

## Appendix 6 – Site Assessments by Parish: Lubbesthorpe to Whetstone

### Site Assessments: Lubbesthorpe

#### Summary

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

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
LUB002	Land at Desford Road / Beggar's Lane	800	Reasonable	N/A
LUB003	Land north of Desford Road	65*	Reasonable	N/A
	TOTAL	800		

\*Site LUB003 overlaps with site LUB002 so do not count towards parish capacity to avoid double-counting.

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

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
ELUB001	Land east of Narborough Wood Park	29,640sqm	Reasonable	N/A
	TOTAL	29,640sqm		

#### Settlement Hierarchy

Lubbesthorpe is proposed to be a Principal Urban Area settlement. New Lubbesthorpe is large mixed-use development that has been under construction since 2014. The remainder of Lubbesthorpe comprises a loose collection of mainly agriculture related dwellings. Currently, the settlement has some access to essential services and facilities, a newly built primary school and community facilities. Further services facilities including local / district centres, health facility and secondary school are proposed. New Lubbesthorpe is not yet on a public transport route but has built in cycle routes and access to the 'Arriva Click' demand responsive public transport. There are multiple employment opportunities nearby at Braunstone Town and Enderby.

## **Settlement Constraints**

### **Green Wedges and Area of Separation**

There is an area currently designated as Green Wedge to the south between New Lubbesthorpe and Enderby and Braunstone Town. There is an Area of Separation between New Lubbesthorpe and Leicester Forest East to the north. All sites are in areas currently designated as Countryside.

### **Heritage**

There are Scheduled Monuments to the south (Lubbesthorpe Mediaeval Settlement at Abbey Farm) and west (Rabbit Warren at Lubbesthorpe) of the Parish.

### **Landscape**

The land in Lubbesthorpe Parish is within two landscape character areas. The west of the parish is within the Thurlaston Rolling Farmland landscape character area where the landscape sensitivity to residential development is identified as moderate sensitivity. It affects site options LUB002 and LUB003. The landscape sensitivity for employment has not been assessed for this landscape character area. The rest of the Parish is Lubbesthorpe Agricultural Parkland where sensitivity to residential development is moderate.

### **Flooding**

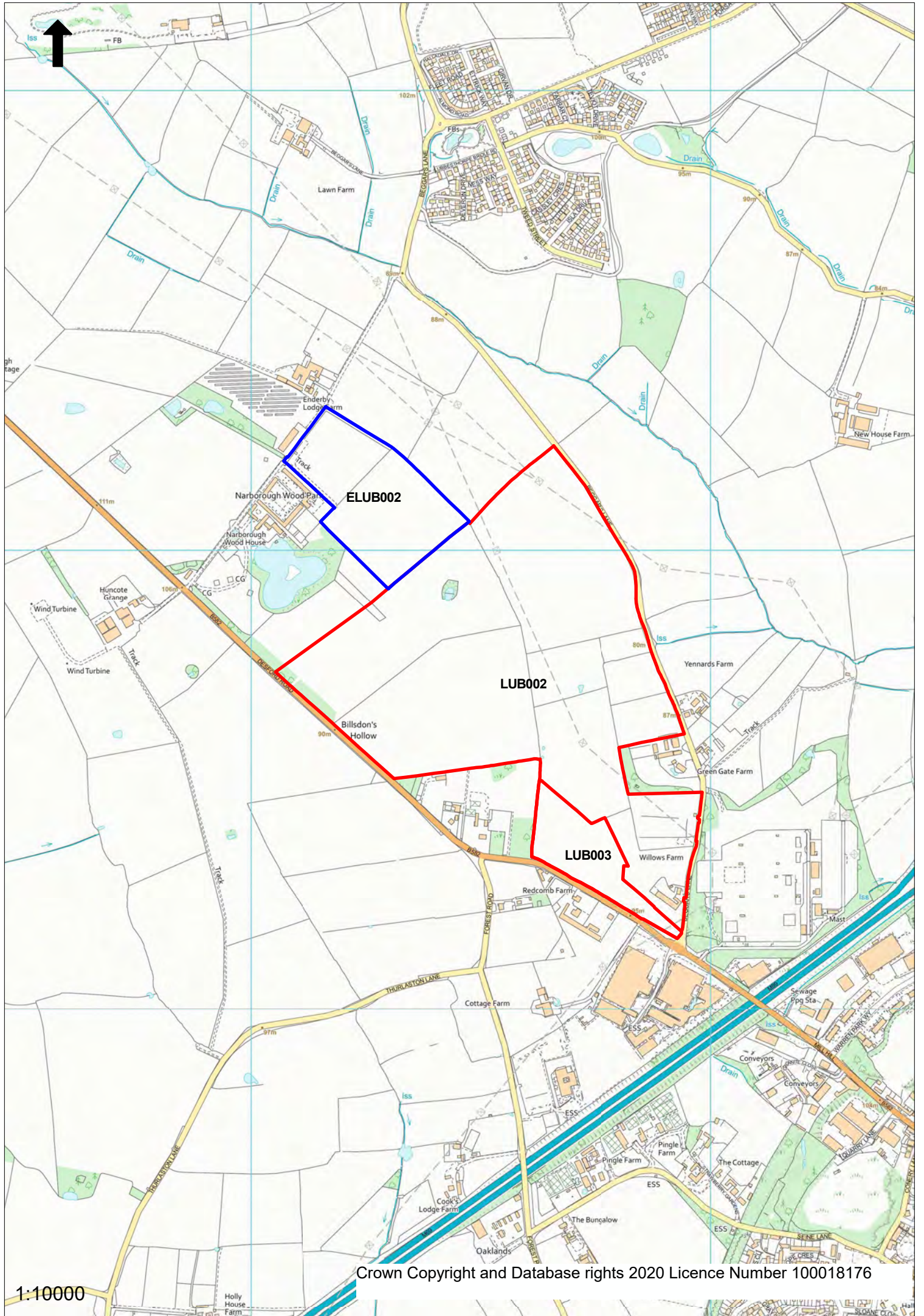
There are areas of flood risk associated with a watercourse to the south of the parish.

### **Air Quality**

Both the housing site options are located, by road distance, within 1km (LUB003) and 5km (LUB002) of the Air Quality Management Area 6a (at Mill Hill, Enderby). There may be potential for the additional car journeys relating to the development to affect the air quality at these AQMAs.

### **Road Infrastructure**

The area is bounded by two motorways which have the potential to result in noise and air pollution.



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Holly House Farm

## LUB002 Land at Desford Road / Beggars Lane, Lubbesthorpe

<b>Stage 1</b>		<b>Initial Site Identification</b>	
<b>Criteria</b>		<b>Comment</b>	
Site reference		LUB002	
Site Name (Parish)		Land at Desford Road / Beggars Lane (Lubbesthorpe)	
Proposed use		Housing and a primary school	
Size in hectares (developable area and reason)		45.25 ha	
Size in dwellings (density, dwelling per hectare)		800 dwellings (based on site promoter's information)	
Grid Reference		E 452575 N 300748	
Current use (previously developed?)		Agricultural land (No)	
<b>Stage 2</b>		<b>Sustainability Appraisal Summary</b>	
<b>Criteria</b>		<b>Comment</b>	
Positive Scores		Population and housing, access to jobs	
Negative Scores		Access to secondary school, access to existing green space, amenity (adjoining electricity sub-station and associated transmission lines), health and safety (proximity to gassing landfill), biodiversity (close to Local Wildlife Site), cultural heritage (medium heritage potential), landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to public transport, access to convenience store	
<b>Stage 3</b>		<b>Consistency with Emerging Strategy</b>	
<b>Criteria</b>		<b>Comment</b>	
What is the site's position in the emerging settlement hierarchy?		The site is close to adjoining Enderby, which is proposed to be an extended Principal Urban Area settlement.	
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?		Yes, Countryside.	
Flood risk: is the site affected by Flood Zone 2 or 3?		No.	
<b>Stage 4</b>		<b>Deliverability of Sites</b>	
<b>Criteria</b>		<b>Comment</b>	
Land ownership		Multiple landowners but agreements in place	
Access to the road network		The site fronts Desford Road and Beggars Lane. Highways Authority indicate that, due to the scale of growth, there are a number of highways issues that will need investigating relating to the impact on Desford crossroads, the speed limits in the vicinity and the junction at Next/Beggars Lane.	
Key infrastructure requirements and capacity issues		Potential highway improvements. Potential for new primary school.	

Lead-in times, delivery rates and market capacity	Suggested start time of 2024/2025. Development rate of about 80 dwellings per year depending on the number of developers involved. 10 years to build the site.
Barriers to delivery	Highways issues need resolving. Potential amenity (electricity sub-station and landfill) and air quality issues need investigating. Potential impacts relating to biodiversity, heritage and landscape need investigating. Part of the site has planning permission for a battery storage facility (planning application reference 17/1223/FUL).
Delivery approach	Masterplan to be developed. Delivery partners to be engaged. The site promoter indicates the potential to be a further phase of New Lubbesthorpe.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates 800 dwellings and one primary school. Part of the site has planning permission for a battery storage facility (planning application reference 17/1223/FUL). If this permission is implemented, then the yield may reduce.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes and potential for primary school + Good access to jobs
Negative Attributes	- Multiple landowners - Poor access to open space and convenience store - Poor access to secondary school and public transport - Highways issues need resolving. - Amenity (electricity sub-station and landfill) and air quality issues need investigating. - Potential impacts relating to biodiversity, heritage and landscape need investigating.
Recommendation	Reasonable option to consider further.

## LUB003 Land north of Desford Road, Lubbesthorpe

<b>Stage 1</b>		<b>Initial Site Identification</b>	
<b>Criteria</b>	<b>Comment</b>		
Site reference	LUB003		
Site Name (Parish)	Land north of Desford Road (Lubbesthorpe)		
Proposed use	Housing		
Size in hectares (developable area and reason)	3.51 ha		
Size in dwellings (density, dwelling per hectare)	65 (30dph)		
Grid Reference	E 452727 N 300338		
Current use (previously developed?)	Agricultural land (No)		
<b>Stage 2</b>		<b>Sustainability Appraisal Summary</b>	
<b>Criteria</b>	<b>Comment</b>		
Positive Scores	Population and housing, access to public transport, access to jobs		
Negative Scores	Access to primary school, access to existing green space, amenity (adjoining electricity sub-station and associated transmission lines), health and safety (proximity to gassing landfill), cultural heritage (medium heritage potential), landscape sensitivity (moderate), agricultural land classification, air quality (within 1km of air quality management area), access to convenience store		
<b>Stage 3</b>		<b>Consistency with Emerging Strategy</b>	
<b>Criteria</b>	<b>Comment</b>		
What is the site's position in the emerging settlement hierarchy?	The site is close to adjoining Enderby, which is proposed to be an extended Principal Urban Area settlement.		
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.		
Flood risk: is the site affected by Flood Zone 2 or 3?	No.		
<b>Stage 4</b>		<b>Deliverability of Sites</b>	
<b>Criteria</b>	<b>Comment</b>		
Land ownership	Single landowner		
Access to the road network	The site fronts Desford Road. Highways Authority indicate that there are a number of highways issues that will need investigating relating to the impact on Desford crossroads, the speed limits in the vicinity and the junction at Next/Beggars Lane.		
Key infrastructure requirements and capacity issues	Potential highway improvements.		
Lead-in times, delivery rates and market capacity	Development within 5 years but no further information		

Barriers to delivery	Highways issues need resolving. The issues concerning amenity (electricity sub-station and landfill) and air quality need investigating. Potential impacts relating to heritage and landscape need investigating. Part of the site has planning permission for a battery storage facility (planning application reference 17/1223/FUL).
Delivery approach	Sell to developer
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 65 dwellings. The site promoter suggests 100 dwellings. The site overlaps with LUB002. Part of the site has planning permission for a battery storage facility (planning application reference 17/1223/FUL). If this permission is implemented, then the yield may reduce.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to jobs and public transport + Single landowner
Negative Attributes	- Poor access to primary school, open space, convenience store - Highways issues need resolving. - Amenity (electricity sub-station and landfill) and air quality issues need investigating. - Potential impacts relating to heritage and landscape need investigating.
Recommendation	Reasonable option to consider further.

## Employment Site

### ELUB001 Land east of Narborough Wood Park, Lubbesthorpe

<b>Stage 1</b>		<b>Initial Site Identification</b>	
<b>Criteria</b>		<b>Comment</b>	
Site reference		ELUB001	
Site Name (Parish)		Land east of Narborough Wood Park (Lubbesthorpe)	
Proposed use		Employment (mix of B uses)	
Size in hectares (developable area and reason)		7.6 ha	
Size in floorspace (sqm, use)		29,640sqm (mix of B uses)	
Grid Reference		E 452262 N 301108	
Current use (previously developed?)		Agricultural land (No)	
<b>Stage 2</b>		<b>Sustainability Appraisal Summary</b>	
<b>Criteria</b>		<b>Comment</b>	
Positive Scores		Site scores positively for creation of small-scale employment land and access to strategic transport routes.	
Negative Scores		Potential for harm to amenity (close to residential uses) and poor access to public transport (low frequency bus service).	
<b>Stage 3</b>		<b>Consistency with Emerging Strategy</b>	
<b>Criteria</b>		<b>Comment</b>	
What is the site's position in the emerging settlement hierarchy?		The site does not adjoin any settlement. New Lubbesthorpe is to the east, beyond Beggars Lane.	
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?		Yes, Countryside.	
Flood risk: is the site affected by Flood Zone 2 or 3?		No.	
<b>Stage 4</b>		<b>Deliverability of Sites</b>	
<b>Criteria</b>		<b>Comment</b>	
Land ownership		Single landowner	
Access to the road network		LCC Highways comment that Desford Road is a class B road with a 60mph speed limit; access from this road would be contrary to the Highways Design Guide. The B582 / Beggar's Lane / Next HQ junction is already over capacity; there are implications for this junction as well as the A47 / Beggars Lane junction and the Desford Crossroads.	
Key infrastructure requirements and capacity issues		None known.	
Lead-in times, delivery rates and market capacity		Site promoter estimates a start on site in 2022-23, and a five year construction timeframe. B1(a) offices are proposed (would need to comply with sequential test as set out in national policy).	
Barriers to delivery		None known.	



Delivery approach	Not known. Site owned by owner of adjoining business park so may retain for own development; noted potential for achieving transport infrastructure improvements alongside adjoining site LUB002.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 6,000 to 12,000sqm of use class B1(a) floorspace. The estimated yield in this assessment is based on the SHELAA methodology.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new employment floorspace (small-scale commercial) and good access to strategic transport routes + Single landowner
Negative Attributes	- Poor access to public transport - Site proposed for office use (which is a main town centre use) and so would need to undertake a sequential test.
Recommendation	Reasonable option to consider further.

## Site Assessments: Narborough

### Summary

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

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
NAR002	Land at Ambulance station, adjacent to the Rosings	45	Not reasonable	Uncertainty about current use ceasing
NAR008	Land off Leicester Road	55	Reasonable	N/A
NAR016	Land south of Carlton Park	336	Reasonable	N/A
NAR018	Land at Seine Lane	243	Reasonable	N/A
NAR019	Land north of Huncote Road	109	Reasonable	N/A
NAR020	Land off Forest Road	104 (19*)	Reasonable	N/A
NAR021	Land at Cottage Farm	117	Reasonable	N/A
	TOTAL	924		

\*Site NAR020 partly overlaps with site NAR018. The yield of 19 dwellings for this site indicates the part of the site that does not overlap with NAR018.

### Settlement Hierarchy

Narborough is proposed to be part of the Extended Principal Urban Area. The village scores well for access to most services, however there is no large supermarket, bank or secondary school (but Brockington College is close by) in the parish. Narborough has a train station with hourly services to Leicester and Birmingham. There is also a regular bus service (Route 50/50A) to Leicester with a Sunday service and an hourly service (Route X84) to Leicester and Lutterworth but no Sunday service. The village has some access to local employment opportunities including a number of industrial parks, Santander and the Council offices and a small retail centre.

### Settlement Constraints

#### Green Wedge and Area of Separation

There are a number areas currently designated as Green Wedge between Narborough and Whetstone which coincides with the River Soar flood plain and Narborough and Enderby. These affect sites NAR008 and NAR016. There is also land between Narborough and Huncote that is currently designated as Area of Separation. This affects site (NAR018)

#### Biodiversity

The northern part of the parish includes Narborough Bogs SSSI which has potential to be directly affected by NAR008. There are also Local Wildlife Sites affected by NAR019. The River Soar which runs along the south of the village and the Whistle Way (a former railway) to the west of the village are also important wildlife corridors.

### **Heritage**

The village includes a Conservation Area, including a number of Listed Buildings in the central area. There is also a Scheduled Monument, Enderby Mill Bridge, located on the River Soar.

### **Landscape**

The land around the village of Narborough sits within 4 different landscape character areas. The land to the south and east is identified as Sence and Soar Floodplain landscape character area where landscape sensitivity to residential development is identified as having a moderate sensitivity. It affects site NAR008. The land to the south west is identified as Croft Hill and Quarries where landscape sensitivity is classified as moderate sensitivity. This affects the site NAR019. The land to the west is identified as Thurlaston Rolling Farmland where landscape sensitivity is classified as moderate. This affects NAR018 and NAR020. The land to the north is identified as Lubbesthorpe Agricultural Parkland where landscape sensitivity is identified as low-moderate sensitivity for residential development. It affects NAR016.

### **Minerals**

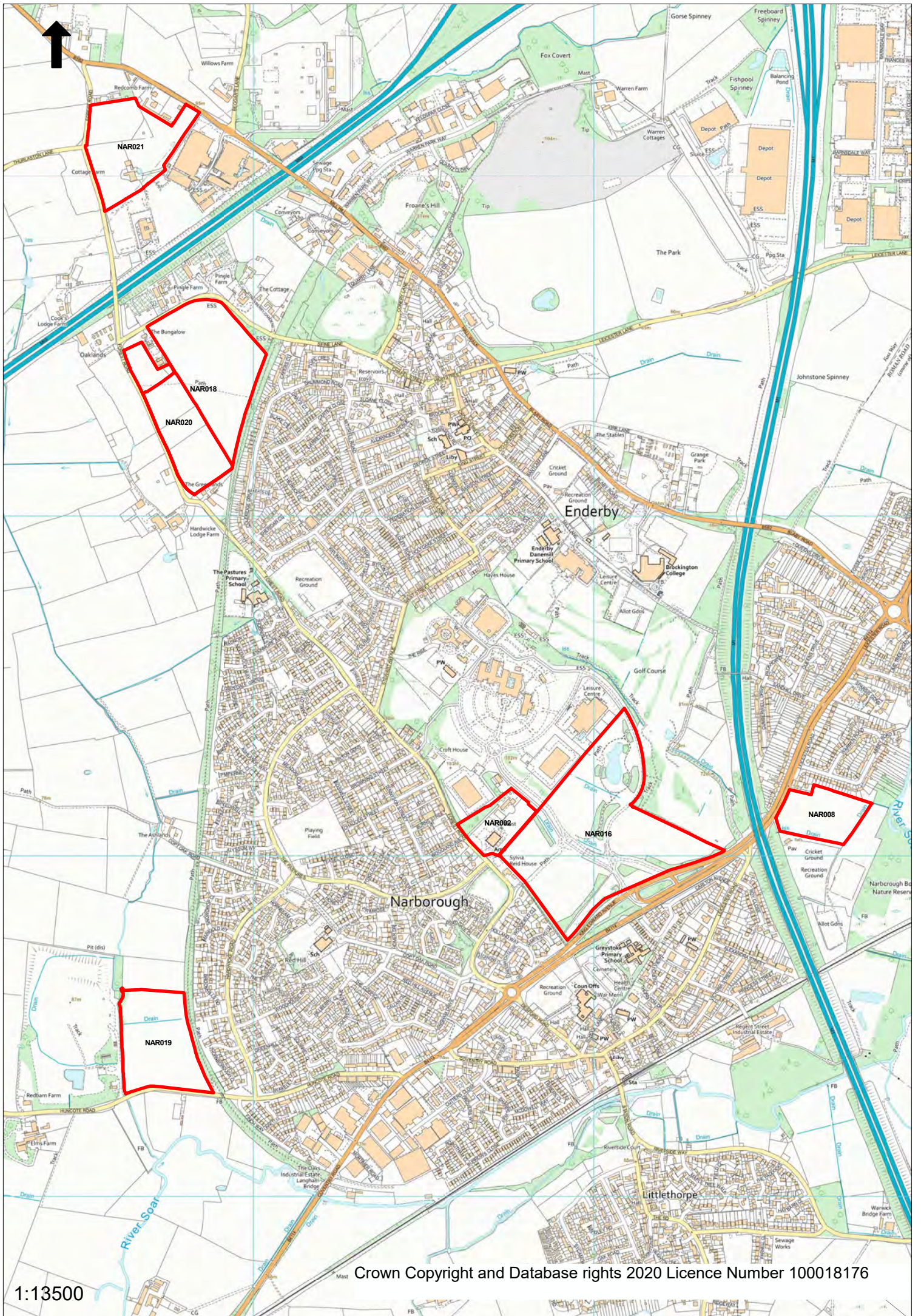
The mineral safeguarding area for sand and gravel surrounds the south and east of the village and may affect sites NAR008, NAR016 and NAR019.

### **Flooding**

The River Soar and its associated floodplains define the south and east extents of the village where the land is classified as Flood Zones 2 and 3. Parts of sites NAR008 and NAR019 are affected.

### **Air Quality**

Several of the sites are located, by road distance, within 1km (NAR008, NAR016, NAR021) or 5km (NAR002, NAR018, NAR019, NAR020) of the Air Quality Management Areas 2 (at M1 corridor in Enderby and Narborough) or 6 (at Mill Hill, Enderby). There may be potential for the additional car journeys relating to the development to affect the air quality at these AQMAs.



## NAR002 Land at Ambulance station, adjacent to the Rosings, Narborough

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR002
Site Name (Parish)	Land at Ambulance station, adjacent to the Rosings (Narborough)
Proposed use	Housing
Size in hectares (developable area and reason)	2.4 ha
Size in dwellings (density, dwelling per hectare)	45 (30dph)
Grid Reference	E 453720 N 298095
Current use (previously developed?)	Ambulance station (Mixed)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Access to primary school, access to health care, access to existing green space, part brownfield, access to public transport, access to jobs, access to convenience store
Negative Scores	Biodiversity (medium ecological value), air quality (within 5km of Air Quality Management Area)
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is within Narborough, which is proposed to be an Extended Principal Urban Area settlement.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, within existing settlement boundary.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner assumed
Access to the road network	The site fronts Forest Road The Highway Authority indicates that the site is acceptable in principle subject to suitable site access being agreed.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	No information. The site is currently occupied by an Ambulance station.
Barriers to delivery	Uncertainty about whether current use will cease. Potential impacts to biodiversity and air quality need to be investigated.
Delivery approach	Not known

Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 45 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Good access to primary school, health care, open space and convenience store + part brownfield site
Negative Attributes	- Potential impacts to biodiversity and air quality need to be investigated. - The site is not being actively promoted. - Uncertainty about whether current use to cease
Recommendation	Not a reasonable option that requires further assessment due to uncertainty about current use ceasing.

### NAR008 Land off Leicester Road, Narborough

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR008
Site Name (Parish)	Land off Leicester Road (Narborough)
Proposed use	Housing
Size in hectares (developable area and reason)	3.2 ha (2.95 ha, flooding)
Size in dwellings (density, dwelling per hectare)	55 (30dph)
Grid Reference	E 454664 N 298118
Current use (previously developed?)	Vacant grassland (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to secondary school, access to health care, access to existing open space, access to public transport, access to jobs
Negative Scores	Amenity (close to M1), biodiversity (close to Narborough Bogs SSSI), cultural heritage (high heritage potential), minerals safeguarding area, landscape sensitivity (moderate), agricultural land classification, air quality (within 1km of Air Quality Management Area), access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Enderby, which is proposed to be an Extended Principal Urban Area settlement.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.

Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, part of the site is in Flood Zone 3.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	No recent information
Access to the road network	The site fronts Leicester Road. The Highways Authority indicated that Leicester Road is a 40mph dual carriageway and the vehicle movement at the access would be limited to left-in and left-out. There are no other apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	No information
Barriers to delivery	Potential impacts on Narborough Bogs SSSI through hydrological links from the site need to be investigated. SFRA indicates a moderate proportion of the site is affected by Flood Zone 3 which will impact on capacity, site access and layout. Potential impacts on amenity and air quality (due to M1), heritage, minerals and landscape will need to be investigated.
Delivery approach	No information
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 55 dwellings but likely to be less due to flood risk impacts.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to health care, open space + Good access to secondary school, jobs and public transport
Negative Attributes	- Poor access to convenience store - No information in terms of site delivery - Potential significant impacts in terms of biodiversity and flood risk - Potential impacts on amenity and air quality (due to M1), heritage, minerals and landscape will need to be investigated.
Recommendation	Reasonable option that requires further assessment.

## NAR016 Land south of Carlton Park, Narborough

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR016
Site Name (Parish)	Land south of Carlton Park (Narborough)
Proposed use	Housing
Size in hectares (developable area and reason)	17.93 ha
Size in dwellings (density, dwelling per hectare)	336 (30dph)
Grid Reference	E 454002 N 298052
Current use (previously developed?)	Unused grassland and ancillary green space to existing leisure centre (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to primary school, access to health care, access to public transport, access to jobs
Negative Scores	Biodiversity (medium ecological value), cultural heritage (medium heritage potential), small area of mineral safeguarding area, landscape sensitivity (low-moderate), agricultural land classification, air quality (within 1km of Air Quality Management Area)
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Narborough, which is proposed to be an Extended Principal Urban Area settlement
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts either side of the access road to Carlton Park (Santander). The Highways Authority indicate that the site would be accessed from an un-adopted road and must meet highway requirements. The B4114 provides access to the Strategic Road Network and this will need to be reflected in transport assessment work.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Start within 2 years and complete within 3 years of start.



Barriers to delivery	Need to maintain access to Carlton Park, a Key Employment Site. Potential impacts on biodiversity, heritage, landscape, air quality, noise and contamination will need to be investigated.
Delivery approach	Landowner intends to sell the site.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 336 dwellings. Site promoter indicates a yield of between 100 – 200 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to primary school and health care + Good access to jobs and public transport + Single landowner
Negative Attributes	- Potential impacts on biodiversity, heritage, landscape, air quality, noise and contamination will need to be investigated.
Recommendation	Reasonable option that requires further assessment.

### NAR018 Land at Seine Lane, Narborough

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR018
Site Name (Parish)	Land at Seine Lane (Narborough)
Proposed use	Housing
Size in hectares (developable area and reason)	13 ha
Size in dwellings (density, dwelling per hectare)	243 (30dph)
Grid Reference	E 452852 N 299402
Current use (previously developed?)	Agricultural (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care, access to existing green space, access to jobs
Negative Scores	Health and safety (close to gassing landfill site), cultural heritage (medium heritage potential), close to safeguarded waste facility, landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is closest to Enderby, which is proposed to be an Extended Principal Area settlement.

Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	3 landowners, but largest landowner now promoting separately as a smaller site.
Access to the road network	The site fronts Seine Lane. The Highways Authority indicates that subject to speed limit issues being resolved, there are no apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	A start on site is expected within 3 years with delivery over the following 5 years at a maximum rate of 45 dwellings.
Barriers to delivery	Potential impacts in terms of landfill, waste and air quality need to be investigated. Potential impacts for biodiversity, heritage and landscape need to be investigated
Delivery approach	There is an option to sell to a house-builder.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 243 dwellings. The site promoter indicates 180-220 dwellings but for a reduced site area (see NAR020 for area to be excluded).
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to health care and open space + Good access to jobs
Negative Attributes	- Multiple landowners - Poor access to convenience store - Potential impacts in terms of landfill, waste and air quality as well as for biodiversity, heritage and landscape need to be investigated.
Recommendation	Reasonable option that requires further assessment.

## NAR019 Land north of Huncote Road, Narborough

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR019
Site Name (Parish)	Land north of Huncote Road (Narborough)
Proposed use	Housing
Size in hectares (developable area and reason)	6.13 ha (5.85 ha, flooding)
Size in dwellings (density, dwelling per hectare)	109 (30dph)
Grid Reference	E 452713 N 297453
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to public transport, access to jobs
Negative Scores	Access to primary school, access to secondary school, biodiversity (close to Local Wildlife Site), cultural heritage (medium heritage potential), minerals safeguarding area, landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Narborough which is proposed to be an Extended PUA settlement.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Area of Separation.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, small parts of the site are affected by Flood Zones 2 and 3.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts Huncote Road The Highways Authority indicates that subject to speed limit issues being resolved, there are no apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	One year lead-in time and 4 years to build at a maximum rate of 50 dwellings per year with one developer.

Barriers to delivery	Potential impacts relating to adjoining landfill site require investigation Potential impacts for biodiversity, heritage, minerals, landscape and air quality need to be investigated.
Delivery approach	The site is promoted on behalf of a developer.
Net dwelling (or floorspace) capacity within plan period	SHELAA formula estimates 109 dwellings. The site promoter indicates about 180 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to jobs and public transport + Single landowner with developer involved
Negative Attributes	- Poor access to primary school and convenience store - Poor access to secondary school - Potential impacts relating to adjoining landfill site require investigation - Potential impacts for biodiversity, heritage, minerals, landscape and air quality need to be investigated.
Recommendation	Reasonable option that requires further assessment.

### NAR020 Land off Forest Road, Narborough

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR020
Site Name (Parish)	Land off Forest Road (Narborough)
Proposed use	Housing
Size in hectares (developable area and reason)	5.57 ha
Size in dwellings (density, dwelling per hectare)	104 (30dph)
Grid Reference	E 453726 N 296766
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to existing green space, access to jobs
Negative Scores	Cultural heritage (medium heritage potential), landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is closer to Enderby, which is proposed to be an Extended Principal Urban Area settlement.

Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	2 landowners
Access to the road network	The site fronts Forest Road. Forest Road has a speed limit of 60mph and so a site access to this road is contrary to policy.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	5 years to start development but no further information.
Barriers to delivery	Potential for site access issues which needs to be resolved. Potential impacts for heritage, landscape and air quality need to be investigated
Delivery approach	Sell to developer.
Net dwelling (or floorspace) capacity within plan period	SHELAA formula estimates 104 dwellings. The site promoter indicates up to 120 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to open space + Good access to jobs
Negative Attributes	- Poor access to convenience store - Potential impacts for heritage, landscape and air quality need to be investigated - Uncertainty about site access - As a standalone site, detached from settlement
Recommendation	Reasonable option that requires further assessment.

## NAR021 Land at Cottage Farm, Narborough

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	NAR021
Site Name (Parish)	Land at Cottage Farm (Narborough, also partly in Lubbethorpe parish)
Proposed use	Housing
Size in hectares (developable area and reason)	6.29 ha
Size in dwellings (density, dwelling per hectare)	117 (30dph)
Grid Reference	E 452652 N 300077
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to public transport, access to jobs
Negative Scores	Access to primary school, access to secondary school, access to existing green space, health and safety (proximity to gassing landfill), cultural heritage (medium heritage potential), landscape sensitivity (moderate), agricultural land classification, air quality (within 1km of Air Quality Management Area), access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Enderby, which is proposed to be an Extended Principal Urban Area settlement.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts Desford Road The Highways Authority indicate that subject to issues relating to the speed limit, nearby signalised junction and contributions to improvements at Desford Crossroads, there is no apparent fundamental reason to exclude the site from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	5 years to start development but no further information.

Barriers to delivery	<p>Potential impacts relating to gassing landfill, air quality, heritage and landscape need to be investigated.</p> <p>A planning application is currently pending consideration for car parking for the Next Head Office; this will affect the yield of the site (planning application reference: 20/0320/FUL).</p>
Delivery approach	Sell to developer
Net dwelling (or floorspace) capacity within plan period	<p>SHELAA formula estimates 117 dwellings. The site promoter indicates a capacity of up to 180 dwellings.</p> <p>A planning application is currently pending consideration for car parking for the Next Head Office; this will affect the yield of the site.</p>
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	<ul style="list-style-type: none"> <li>+ Provide new homes</li> <li>+ Good access to jobs and public transport</li> <li>+ Single landowner</li> </ul>
Negative Attributes	<ul style="list-style-type: none"> <li>- Poor access to primary school, open space and convenience store</li> <li>- Poor access to secondary school</li> <li>- Potential impacts relating to gassing landfill, air quality, heritage and landscape need to be investigated.</li> </ul>
Recommendation	Reasonable option that requires further assessment.

## Site Assessments: Sapcote

### Summary

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

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
SAP013	Land north of Hinckley Road	113	Reasonable	N/A
SAP019	Land at Park Road	37	Reasonable	N/A
SAP023	Land at Strawberry Cottage, Hinckley Road	32	Not reasonable	Site access (recent planning application refused)
SAP024	Land north of Leicester Road	149	Reasonable	N/A
SAP025	Land south of Hinckley Road	77	Reasonable	N/A
SAP026	Lime Avenue, The Limes	22	Not reasonable	Site for protected species mitigation
SAP028	Land north of Stanton Lane, south west of Stoney Stanton	82	Not reasonable	Detached from settlement
SAP029	London Leys Farm, Sharnford Road	144	Reasonable	N/A
SAP031	Nuttingore Farm, Stanton Lane	345	Reasonable	N/A
	TOTAL	1001		

### Settlement Hierarchy

Sapcote is proposed to be a Medium Village. The village scores moderately for access to services (it has four out of five Most Important services): it has locally important services such as a primary school, convenience store and community building but it has no doctor's surgery. There are some desirable and other services, but not a pharmacy, supermarket, bank, leisure centre, dentist or secondary school (it has four out of 11 Desirable services). Sapcote has a limited bus service to higher order centres (Leicester and Hinckley) with a low frequency bus service, of 2 hourly or less, and no Sunday service. The village has limited access to local employment opportunities. The nearest major employment centre is Stoney Stanton which contains a Key Employment Site (Foxbank Industrial Estate) and Hinckley.



## **Settlement Constraints**

### **Area of Separation**

There is an Area of Separation between the built up areas of Sapcote and Stoney Stanton. One site is partly within the Area of Separation (SAP031). The remaining sites are greenfield sites located in the area currently designated as Countryside.

### **Biodiversity**

There are no Sites of Special Scientific Interest in close proximity to Sapcote. There are a number of Local Wildlife Sites within close proximity to Sapcote. Several sites have the potential to affect Local Wildlife Sites (SAP013, SAP019, SAP024, SAP025, SAP029 and SAP031).

### **Heritage**

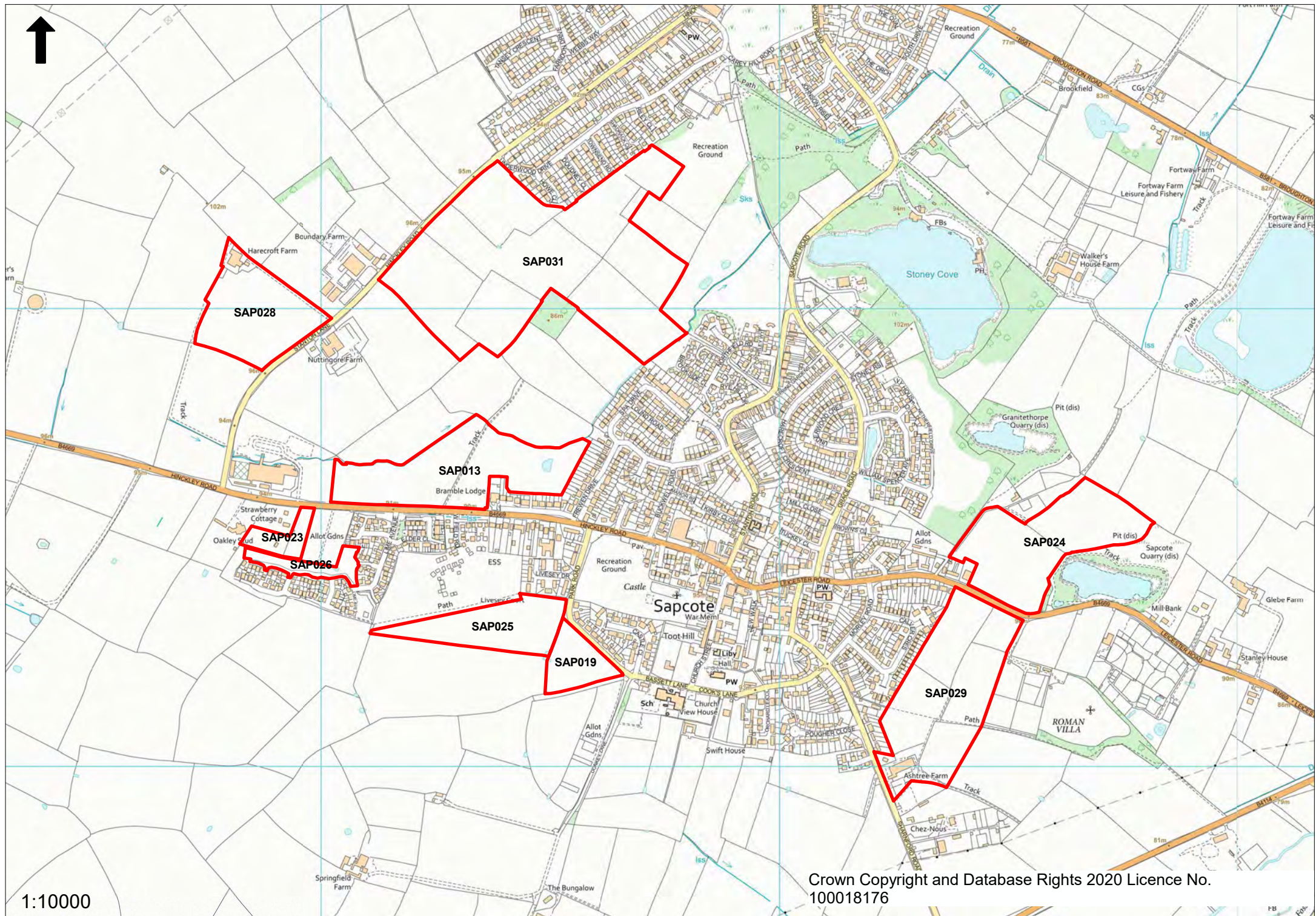
There is a Scheduled Monument (Sapcote Castle and Moat) located to the west of the centre of the village. There are also Listed Buildings. Several sites are close to the Scheduled Monument and its setting (SAP013, SAP019 and SAP025).

### **Landscape Sensitivity**

The land around the village of Sapcote is identified as Stoney Stanton Rolling Farmland landscape character area. In terms of landscape sensitivity to residential development, this is identified as having a low-moderate sensitivity.

### **Minerals Safeguarding Area**

A minerals safeguarding area for sand and gravel affects the western parts of Sapcote and specifically the following sites: SAP013, SAP019, SAP023, SAP025, SAP026 and SAP031.



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## SAP013 Land north of Hinckley Road, Sapcote

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP013
Site Name (Parish)	Land north of Hinckley Road (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	6.25 ha (6.05 ha, flooding)
Size in dwellings (density, dwelling per hectare)	113 (30dph)
Grid Reference	E 448288 N 293674
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to convenience store.
Negative Scores	Access to secondary school, biodiversity (adjoins/overlaps a local wildlife site), cultural heritage (high heritage potential and proximity to scheduled monument), minerals safeguarding area, landscape sensitivity (low-moderate), agricultural land classification, access to public transport, access to jobs
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Site adjoins Sapcote which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, a small part of the site is in Flood Zone 3.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single land owner.
Access to the road network	Site access from Hinckley Road. LCC Highways advise that the site would be acceptable in principle subject to a review of speed limits on Hinckley Road.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Planning application required. Site promoter indicates a delivery rate of 40 dwellings per year from a single developer giving a 3 year timescale.
Barriers to delivery	Flood risk, biodiversity, heritage and landscape issues will need to be investigated.
Delivery approach	Land owner intends to sell / develop the site.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 113 dwellings. The site promoter indicates 120 dwellings.

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to local convenience store + Single landowner who seeks to sell site
Negative Attributes	- Poor access to secondary school, jobs and public transport - Potential impacts on biodiversity, heritage, landscape, flood risk and minerals need investigating
Recommendation	Reasonable option for further assessment

### **SAP019 Land at Park Road, Sapcote**

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP019
Site Name (Parish)	Land at Park Road (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	1.5 ha
Size in dwellings (density, dwelling per hectare)	37 (30dph)
Grid Reference	E 448556 N 293233
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to primary school, access to convenience store.
Negative Scores	Access to secondary school, biodiversity (overlaps with Local Wildlife Site and medium ecological value), cultural heritage (certain heritage potential, proximity to scheduled monument and listed building), minerals safeguarding area, landscape sensitivity (low-moderate), agricultural land classification, access to jobs
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Adjoins Sapcote, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner.
Access to the road network	The site fronts Park Road. LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	No information
Barriers to delivery	Biodiversity, heritage and landscape issues will need to be investigated.
Delivery approach	Site promoter indicates will sell / develop the site.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 37 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to primary school and convenience store + Single landowner who intends to sell site
Negative Attributes	- Poor access to secondary school and jobs - Potential impacts on biodiversity, heritage, landscape and minerals need investigating
Recommendation	Reasonable option for further assessment

### **SAP023 Land at Strawberry Cottage, Hinckley Road, Sapcote**

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP023
Site Name (Parish)	Land at Strawberry Cottage, Hinckley Road (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	1.31 ha
Size in dwellings (density, dwelling per hectare)	32 (30dph)
Grid Reference	E 447909 N 293521
Current use (previously developed?)	Residential and garden land (Mixed)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing
Negative Scores	Access to primary school, access to secondary school, access to existing green space, biodiversity (medium ecological value), minerals safeguarding area, landscape sensitivity (low-moderate), access to public transport, access to jobs, access to convenience store

<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Adjoins Sapcote, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. No legal constraints.
Access to the road network	The site fronts the Hinckley Road. One reason for refusal of recent planning application relates to safe and suitable access. The proposal, if permitted, would lead to an increase in turning traffic using an access onto a busy, high speed, unrestricted Class B road where the turning manoeuvres would be an additional source of danger to road users which would not be in the interests of highway safety.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	12 - 18 months lead in time to start on site, including determination of Outline and Reserved Matters planning applications. Delivery rate of 3 per year to be completed within 3 years.
Barriers to delivery	Site access and highway safety. Recent refusal of planning application 20/0373/OUT (1 October 2020) for 8 self and custom build dwellings. Potential impacts on biodiversity, landscape and minerals need investigating
Delivery approach	Delivery through self builders.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 32 dwellings. Site is promoted for 8 self and custom build dwelling plots.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Single landowner who intends to sell self build plots
Negative Attributes	- Poor access to primary school, green space and convenience store - Poor access to secondary school, jobs and public transport - Potential impacts on biodiversity, minerals and landscape need to be investigated - Concerns about site access and highway safety
Recommendation	Not a reasonable option for further assessment due to site access issues (recent planning application refused).

## SAP024 Land north of Leicester Road, Sapcote

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP024
Site Name (Parish)	Land north of Leicester Road (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	6.03 ha
Size in dwellings (density, dwelling per hectare)	149 (30dph)
Grid Reference	E 449559 N 293483
Current use (previously developed?)	Agricultural (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to convenience store
Negative Scores	Access to a secondary school, biodiversity (adjoins Local Wildlife Site), cultural heritage (medium heritage potential), landscape sensitivity (low-moderate), agricultural land classification, access to jobs
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Adjoins Sapcote, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. No legal issues.
Access to the road network	The Highways Authority indicates that there are no apparent fundamental reasons to exclude this site. A suitable access needs to be created on to Leicester Road.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	12 - 18 months lead in time to start on site, including determination of planning application(s). Delivery rate of 40-50 per year to be completed within 3 years with one developer
Barriers to delivery	Potential impacts on biodiversity, cultural heritage and landscape need investigating
Delivery approach	Sell site to developer to deliver.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 149 dwellings. Site is promoted for 85 dwellings.

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to local convenience store + Single landowner who seeks to sell site
Negative Attributes	- Poor access to secondary school and jobs - Potential impacts on biodiversity, heritage and landscape need investigating
Recommendation	Reasonable option for further assessment

### SAP025 Land south of Hinckley Road, Sapcote

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP025
Site Name (Parish)	Land south of Hinckley Road (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	3.12 ha
Size in dwellings (density, dwelling per hectare)	77 (30dph)
Grid Reference	E 448383 N 293304
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing
Negative Scores	Access to secondary school, biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (medium heritage potential), minerals safeguarding area, landscape sensitivity (low moderate), agricultural land classification, access to public transport, access to jobs
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Adjoins Sapcote, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.



<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. No legal constraints.
Access to the road network	The Highways Authority advise that there are no apparent fundamental reasons to be exclude this site from consideration at this stage. A suitable access needs to be created. Site promoter indicates that site will be accessed from the development site to the north.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Site promoter indicates that it will take 2 years to complete the site with a single developer.
Barriers to delivery	Potential impacts on biodiversity, cultural heritage, landscape and minerals need investigating.
Delivery approach	Sell land to developer.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 77 dwellings. The site promoter estimates that the site has capacity for 50 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Single landowner who intends to sell to developer
Negative Attributes	- Poor access to secondary school, jobs and public transport - Potential impacts on biodiversity, cultural heritage, minerals and landscape need to be investigated
Recommendation	Reasonable option for further assessment

## SAP026 Limes Avenue, The Limes, Sapcote

<b>Stage 1</b>		<b>Initial Site Identification</b>	
<b>Criteria</b>		<b>Comment</b>	
Site reference		SAP026	
Site Name (Parish)		Limes Avenue, The Limes (Sapcote)	
Proposed use		Housing	
Size in hectares (developable area and reason)		0.89 ha	
Size in dwellings (density, dwelling per hectare)		22 (30dph)	
Grid Reference		E 447956 N 293433	
Current use (previously developed?)		Open space (No)	
<b>Stage 2</b>		<b>Sustainability Appraisal Summary</b>	
<b>Criteria</b>		<b>Comment</b>	
Positive Scores		Population and housing	
Negative Scores		Access to primary school, access to secondary school, access to existing green space, biodiversity (medium ecological value), minerals safeguarding area, access to public transport, access to jobs, access to convenience store	
<b>Stage 3</b>		<b>Consistency with Emerging Strategy</b>	
<b>Criteria</b>		<b>Comment</b>	
What is the site's position in the emerging settlement hierarchy?		Within Sapcote, which is proposed to be a Medium Village.	
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?		No, within current settlement boundary.	
Flood risk: is the site affected by Flood Zone 2 or 3?		No.	
<b>Stage 4</b>		<b>Deliverability of Sites</b>	
<b>Criteria</b>		<b>Comment</b>	
Land ownership		Single landowner. No legal constraints.	
Access to the road network		Site access through existing development off Lime Avenue. LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration at this stage.	
Key infrastructure requirements and capacity issues		None known.	
Lead-in times, delivery rates and market capacity		Site promoter indicates a 12 months lead in time to start on site, including determination of planning application. Delivery rate of 20 per year to be completed within 1 year with one developer	

Barriers to delivery	This land was set aside for protected species mitigation associated with adjoining The Limes development. Recent planning application 18/1740/FUL for 28 dwellings on existing open space/protected species mitigation was withdrawn before a decision was made.
Delivery approach	Site owned and promoted by a developer.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 22 dwellings. Recent planning application for 28 dwellings by the site promoter.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Single landowner, a developer, who intends to develop site + Within settlement boundary
Negative Attributes	- Poor access to primary school, green space and convenience store - Poor access to secondary school, jobs and public transport - Potential impacts on biodiversity and minerals need to be investigated - Site is mitigation land for protected species
Recommendation	The site is not a reasonable option for further assessment due to its status from a previous development as mitigation for protected species.

### SAP028 Land north of Stanton Lane, west of Stoney Stanton, Sapcote

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP028
Site Name (Parish)	Land north of Stanton Lane, west of Stoney Stanton (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	4.39 ha
Size in dwellings (density, dwelling per hectare)	82 (30dph)
Grid Reference	E 447833 N 293972
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	None
Negative Scores	Access to primary school, access to secondary school, access to existing green space, cultural heritage (medium heritage potential), landscape sensitivity (low-moderate), agricultural land classification, access to public transport, access to jobs, access to convenience store

<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Site does not adjoin a settlement. The nearest is Sapcote which is proposed as a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. No legal issues.
Access to the road network	LCC Highways advise access from Stanton Lane which is subject to a 60mph speed limit is contrary to Policy. It is unlikely that they would support a new access, or the increased use of an existing access in this location.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Planning application required. Site promoter suggests development rates of 50 per year with potential for up to 3 developers. Total development time of 2 to 3 years.
Barriers to delivery	Site detached from edge of settlement. Also part of a larger proposal at land West of Stoney Stanton (STO026). Potential impacts on cultural heritage and landscape need investigating.
Delivery approach	Promoted by a strategic land company.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 82 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Single landowner.
Negative Attributes	- Poor access to primary school, green space and convenience store - Poor access to secondary school, jobs and public transport - Potential impacts on cultural heritage and landscape need to be investigated - Site access and highway safety concerns - Detached from settlement
Recommendation	The site is not a reasonable option for further assessment, as a standalone site, as the site is detached from the settlement and site access is not supported.

## SAP029 London Leys Farm, Sharnford Road, Sapcote

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP029
Site Name (Parish)	London Leys Farm, Sharnford Road (Sapcote)
Proposed use	Housing
Size in hectares (developable area and reason)	7.69 ha
Size in dwellings (density, dwelling per hectare)	144 (30dph)
Grid Reference	E 449368 N 293158
Current use (previously developed?)	Agricultural land and farm buildings (Mixed, mostly greenfield)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to existing green space, access to convenience store
Negative Scores	Access to secondary school, biodiversity (proximity to Local Wildlife Site), cultural heritage (high heritage potential), landscape sensitivity (low-moderate), agricultural land classification, access to jobs
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Sapcote, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner.
Access to the road network	Access via Sharnford or Leicester Road. LCC Highways advise that depending on the point of access the 30mph speed limit may need to be extended. Otherwise, there are no apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Suggested start within four years with delivery rate of 45 dwellings a year over 4 years.
Barriers to delivery	Potential for landfill gas. Will need investigation. Potential impacts on biodiversity, cultural heritage and landscape need investigating.
Delivery approach	Landowner to sell site when gained outline planning permission.

Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 144 dwellings. Site promoter indicates 150 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to open space and convenience store + Single landowner who intends to sell site
Negative Attributes	- Poor access to secondary school and jobs - Potential for impacts on biodiversity, cultural heritage and landscape need investigating - Potential for landfill gas needs investigating
Recommendation	Reasonable option for further assessment

### SAP031 Nuttingore Farm, Stanton Lane, Sapcote

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SAP031
Site Name (Parish)	Nuttingore Farm, Stanton Lane (Sapcote, also partly in Stoney Stanton Parish)
Proposed use	Housing
Size in hectares (developable area and reason)	18.41 ha
Size in dwellings (density, dwelling per hectare)	345 (30dph)
Grid Reference	E 448458 N 294124
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care, access to existing green space, access to jobs
Negative Scores	Access to secondary school, biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (medium heritage potential), minerals safeguarding area), landscape sensitivity (low-moderate), agricultural land classification, access to public transport, access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, part Area of Separation and part Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site promoter indicates main access from Hinckley Road. LCC Highways advise that there are no apparent fundamental reasons for this site to be excluded from consideration subject to consideration of site access options and speed limit on Hinckley Road. Recommend that access be gained from either Underwood Drive or Howe Close.
Key infrastructure requirements and capacity issues	None known for stand alone proposal.
Lead-in times, delivery rates and market capacity	The site promoter indicates start within 2 years and will take 4 to 5 years to complete. Delivery rates of 40 dwellings per year from 2 developers.
Barriers to delivery	Potential biodiversity, cultural heritage, minerals and landscape issues require investigation.
Delivery approach	Seek to develop as part of a larger proposal at land West of Stoney Stanton (STO026).
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 345 dwellings which is similar to the site promoter estimate of 340 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to health care and open space + Good access to jobs + Single landowner who intends to sell site
Negative Attributes	- Poor access to convenience store - Poor access to secondary school and public transport - Potential for impacts on biodiversity, cultural heritage, minerals and landscape need investigating
Recommendation	Reasonable option for further assessment

## Site Assessments: Sharnford

### Summary

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

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
SHA008	Land west of Coventry Road	21	Reasonable	N/A
	TOTAL	21		

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

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
ESHA001	Aston Lane	21,600sqm employment and 5,400sqm retail floorspace	Reasonable	N/A
	TOTAL	21,600sqm employment and 5,400sqm retail floorspace		

### Settlement Hierarchy

Sharnford is proposed to be a Smaller Village. The village scores moderately for access to services. It has locally important services such as a primary school, a small convenience store, a community building and satellite access to a doctor's surgery. There are some desirable and other services, but not a pharmacy, supermarket, bank, leisure centre, dentist or secondary school. Sharnford has a limited bus service to higher order centres (Leicester and Hinckley) with a low frequency bus service, of 2 hourly or less, and no Sunday service. The village has limited access to local employment opportunities. The nearest major employment centre is Hinckley.

### Settlement Constraints

#### Countryside

The land outside of the settlement boundary is designated as Countryside, which affects both sites.

#### Landscape

The land around the village of Sharnford is sits within three different landscape character areas. The land to the south west is identified as Soar Meadows landscape character area where landscape sensitivity to residential development is identified as having a moderate-high sensitivity. The land to the south east is identified as Aston Flamville Wooded Farmland where landscape sensitivity for residential development is classified as moderate sensitivity.



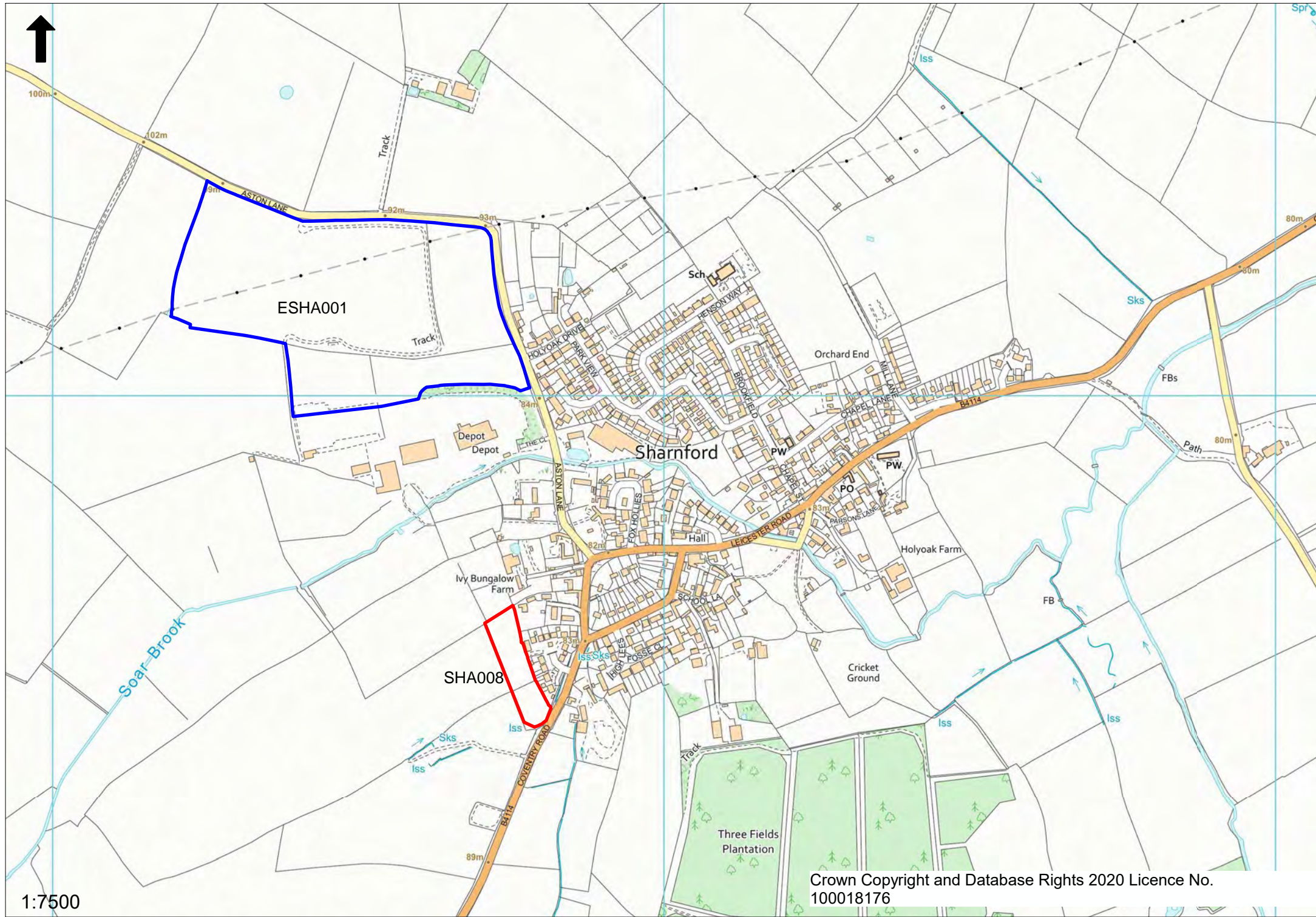
This affects the site option SHA008. The landscape sensitivity for small-scale commercial development (B1/B2) is moderate-high and for large scale commercial warehousing (B8) it is high. This affects the site option ESHA001.

### **Flooding**

The Soar Brook runs west to east across the centre of the village. There are areas of Flood Zones 2 and 3 along this route and also to the south west of the village.

### **Minerals Safeguarding Area**

A minerals safeguarding area for sand and gravel affects all extents of Sharnford.



ESHA001

SHA008

Sharnford

## SHA008 Land west of Coventry Road, Sharnford

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	SHA008
Site Name (Parish)	Land west of Coventry Road (Sharnford)
Proposed use	Housing
Size in hectares (developable area and reason)	0.87 ha
Size in dwellings (density, dwelling per hectare)	21 (30dph)
Grid Reference	E 447760 N 291552
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to public transport
Negative Scores	Access to secondary school, access to health care, cultural heritage (medium heritage potential), minerals safeguarding area, landscape sensitivity (moderate), access to jobs, access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Sharnford which is proposed to be a Smaller Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner who is a developer.
Access to the road network	The site promoter state that site access will be via the recent development. The Highways Authority indicates there are no apparent fundamental reasons for this site to be excluded from consideration. Public footpath (U80) crosses the site.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	The site promoter notes that the start date will depend on grant of planning permission. Development will take 3 years with a maximum rate of 10 dwellings per year.
Barriers to delivery	Potential impacts on biodiversity, heritage and landscape issues will need to be investigated.
Delivery approach	Landowner is the developer.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 21 dwellings. The site promoter indicates a capacity of 25 dwellings.

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to (low frequency) public transport + Single landowner who is a developer
Negative Attributes	- Limited access to health care and large convenience store - Poor access to secondary school and jobs - Potential impacts on biodiversity, heritage and landscape issues will need to be investigated.
Recommendation	Reasonable option for further assessment

## Employment Site

### ESHA001 Aston Lane, Sharnford

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	ESHA001
Site Name (Parish)	Aston Lane (Sharnford)
Proposed use	Employment and retail (Use classes B and A)
Size in hectares (developable area and reason)	14.06 ha
Size in floorspace (sqm, use)	The site promoter indicates: 21,600sqm B1, B2 and B8 uses and use class A floorspace of up to 5,400sqm.
Grid Reference	E 447481 N 292160
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	The site scores well for provision of small-scale employment land and access to public transport (low-frequency service).
Negative Scores	The site scores poorly for amenity (residential properties in close proximity); site is within a minerals safeguarding area for sand and gravel; in an area of the landscape where sensitivity to small-scale commercial development is moderate-high.
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Sharnford which is proposed to be a Smaller Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner.
Access to the road network	LCC Highways comment that Aston Lane is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Aston Lane is contrary to the Highways Design Guidance but consideration should be given to altering the speed limit to cover the development as well as the village and site access proposals to ensure it complies with Design Guidance.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates a start on site and completion within 5 years.
Barriers to delivery	Overhead power line crosses the site which will affect the proposed layout of the site.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	Site promoter indicates a yield of 21,600sqm use class B employment land floorspace and 5,400sqm of use class A retail floorspace.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new employment land and retail floorspace + Greenfield site within single landowner
Negative Attributes	- Sensitive landscape character area to employment development - Overhead power line will affect development layout - Retail element of proposal is in an out of town location and would need to be subject to a retail sequential test.
Recommendation	Reasonable option for further assessment

## Site Assessments: Stoney Stanton

### Summary

Nine sites have been assessed for housing development and mixed-use development and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
STO002	Land at Boundary Farm (smaller site), Stanton Lane	180*	Reasonable	N/A
STO009	Land west of Huncote Road	37	Reasonable	N/A
STO016	Land south of Hinckley Road	42*	Reasonable	N/A
STO019	Land at junction of Huncote Road and Calor Gas access road	47	Not reasonable	Site access; Proximity to Calor Gas hazard
STO023	Land off Middleton Close	102	Reasonable	N/A
STO024	Land north of Broughton Road	110	Not reasonable	Detached from settlement
STO025	Land south of Broughton Road	165	Reasonable	N/A
STO026	Land west of Stoney Stanton	5000	Reasonable	N/A
STO028	Boundary Farm, Stanton Lane	618*	Reasonable	N/A
	TOTAL	5461		

\*These sites overlap with STO026, so numbers not included in parish total to avoid double-counting.

### Settlement Hierarchy

Stoney Stanton is proposed to be a Medium Village. The village scores well for access to most services, however there is no bank, dentist, leisure centre or secondary school in the parish. Stoney Stanton has a limited bus service to higher order centres (Leicester and Hinckley) with a frequency of 2 hourly or less and no Sunday service. The village has some access to local employment opportunities with a small retail centre and a business site on the fringes of the village. A standalone settlement is proposed to the west of Stoney Stanton (STO026) and the site promoter states that it will provide its own social infrastructure (e.g. education facilities).

## **Settlement Constraints**

### **Area of Separation**

There is an Area of Separation between the built up areas of Stoney Stanton and Sapcote. None of the proposed sites is located within the Area of Separation. However, the promoted land are greenfield sites located in the area currently designated as Countryside.

### **Biodiversity**

There are no Sites of Special Scientific Interest in close proximity to Stoney Stanton. There are a number of Local Wildlife Sites within close proximity to Stoney Stanton. Several sites have the potential to affect Local Wildlife Sites (STO009, STO019, STO023, STO024, STO025, STO026).

### **Landscape Sensitivity**

The land around the village of Stoney Stanton is identified as Stoney Stanton Rolling Farmland landscape character area. In terms of landscape sensitivity to residential development, this is identified as having a low-moderate sensitivity.

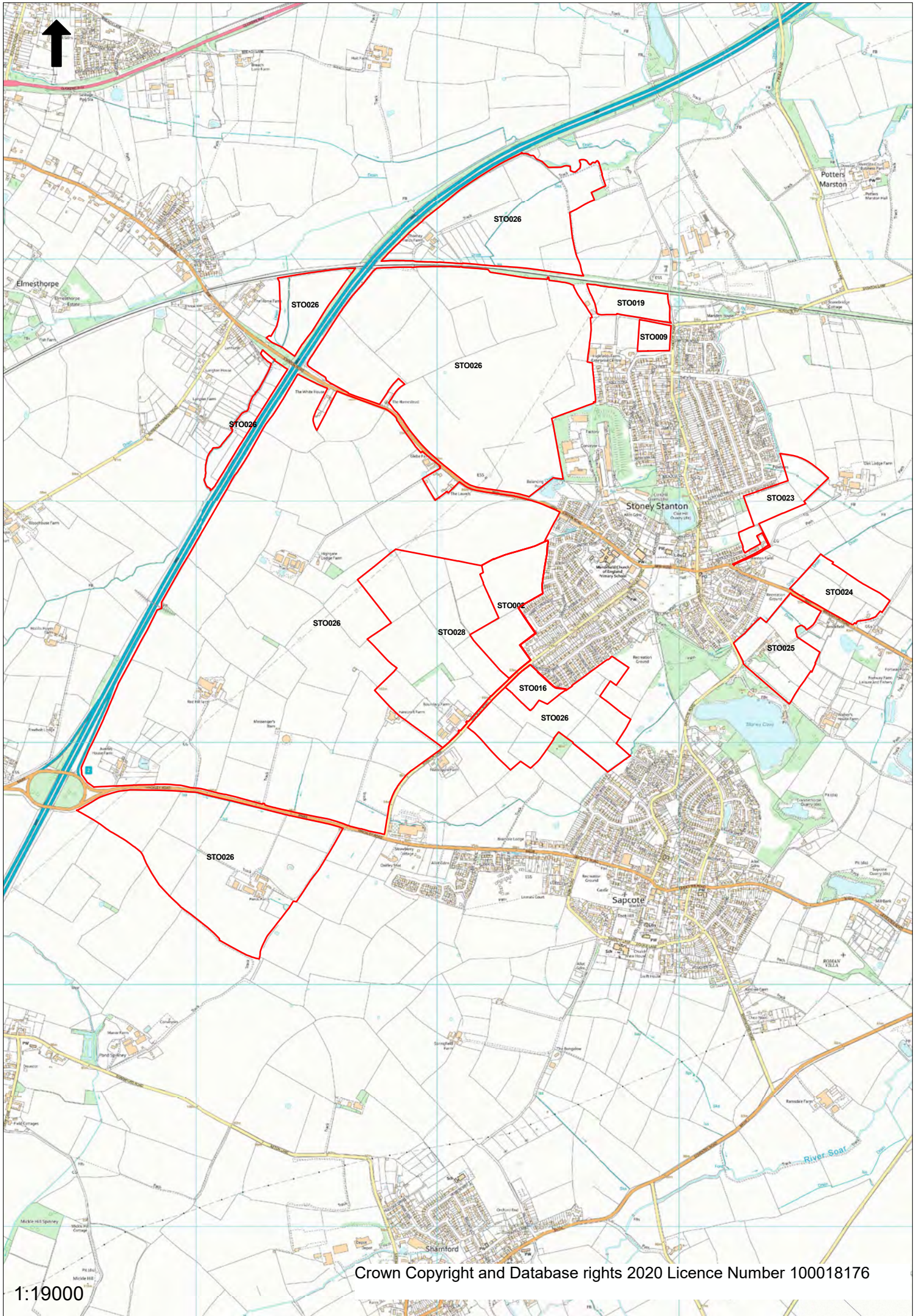
### **Amenity / Health and Safety Issues**

There are a number of potential amenity and health and safety issues affecting site around Stoney Stanton:

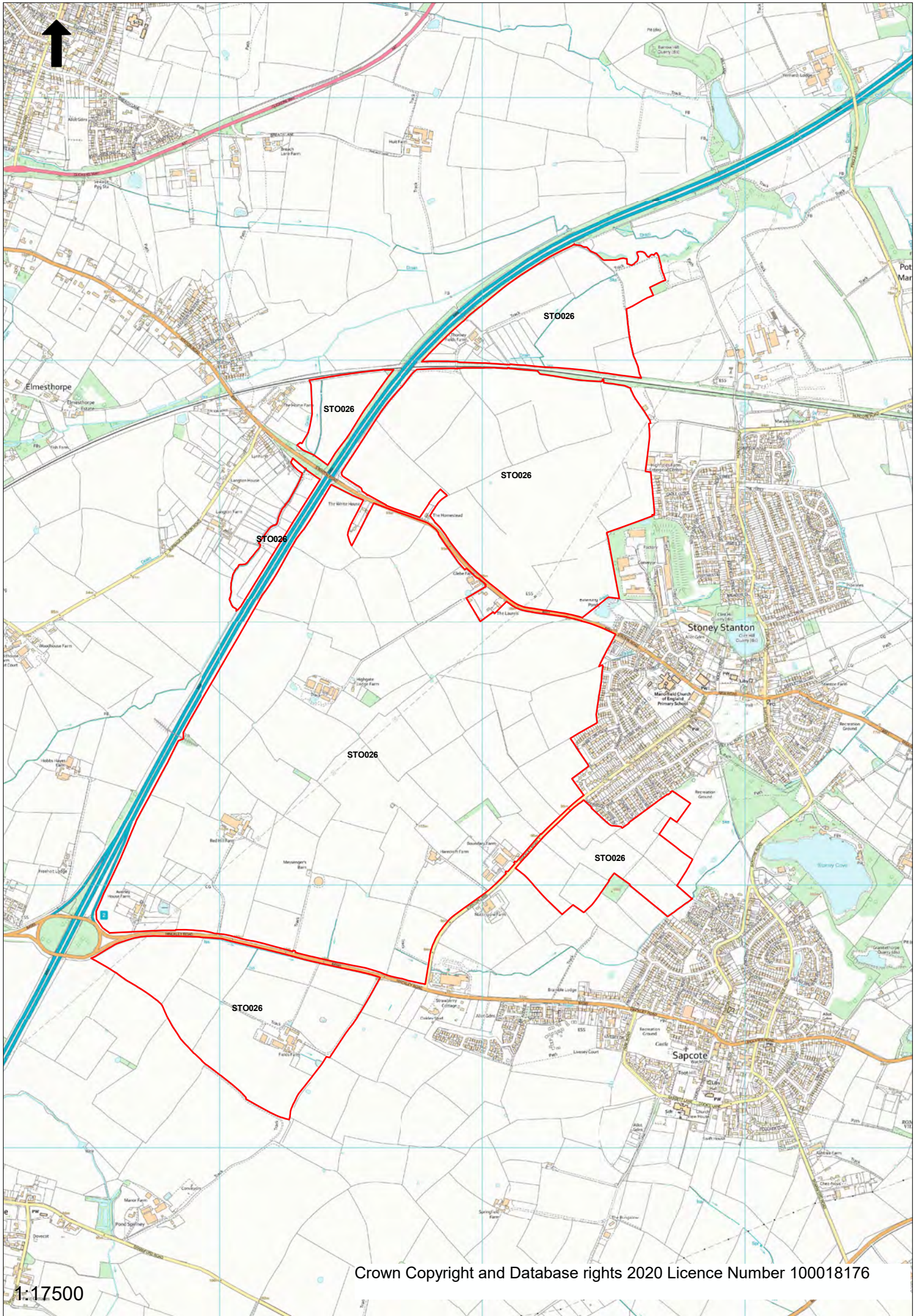
- Land contamination (STO002, STO026)
- Gassing landfill (STO024, STO025, STO026, STO028)
- Calor Gas hazard (STO009, STO019, STO026)
- Amenity affects from the railway (STO019) and the M69 (STO026)

### **Minerals Safeguarding Area**

A minerals safeguarding area for sand and gravel affects the southern parts of Stoney Stanton and specifically the following sites: STO002, STO016, STO026, STO028.







## STO002 Land at Boundary Farm (smaller site), Stanton Lane, Stoney Stanton

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	STO002
Site Name (Parish)	Land at Boundary Farm (smaller site), Stanton Lane (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	9.65 ha
Size in dwellings (density, dwelling per hectare)	180 (30dph)
Grid Reference	E 448894 N 295681
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care
Negative Scores	Access to secondary school, access to existing green space, health and safety (proximity to contamination point), cultural heritage (high heritage potential), minerals safeguarding area, landscape sensitivity (low-moderate), access to public transport, access to jobs, access to convenience store
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. No legal issues.
Access to the road network	Site fronts Stanton Lane. LCC Highways advise that the 30mph speed limit may need to be extended and a footway provided adjacent to the site on Hinckley Road.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	2 year lead in time. Delivery rates of 40 per year over 3 years with one developer.
Barriers to delivery	Potential issues relating to contamination, heritage, minerals and landscape will need to be investigated.
Delivery approach	Landowner intends to sell / develop the site.

Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 180 dwellings. The site promoter indicates 120 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to health care + Single landowner intends to sell site
Negative Attributes	- Poor access to open space and convenience store - Poor access to secondary school, jobs and public transport - Potential issues relating to contamination, heritage, minerals and landscape will need to be investigated.
Recommendation	Reasonable option that requires further assessment.

### STO009 Land west of Huncote Road, Stoney Stanton

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	STO009
Site Name (Parish)	Land west of Huncote Road (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	1.54 ha
Size in dwellings (density, dwelling per hectare)	37 (30dph)
Grid Reference	E 448894 N 295681
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care, access to public transport
Negative Scores	Access to primary school, access to secondary school, health and safety (proximity to Calor Gas hazard), biodiversity (close to Local Wildlife Site), cultural heritage (high heritage potential), landscape sensitivity (low-moderate), access to jobs, access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Appears to be a single landowner
Access to the road network	The site fronts Huncote Road. LCC Highways advise there are no apparent fundamental reasons to exclude this site from consideration subject to a suitable access being demonstrated.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	No lead-in time stated but expected to take 3 years to complete with one developer.
Barriers to delivery	Potential issues relating to Calor Gas hazard, biodiversity, cultural heritage and landscape need investigating.
Delivery approach	The site is promoted on behalf of a developer.
Net dwelling (or floorspace) capacity within plan period	The SHELAA indicates a capacity of 37 dwellings. The site promoter suggests 40 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to health care + Some access to public transport (2 hourly + bus service) + Single landowner and promoted by developer
Negative Attributes	- Poor access to primary school and convenience store - Poor access to secondary school; and jobs - Potential issues relating to Calor Gas hazard, biodiversity, cultural heritage and landscape need investigating.
Recommendation	Reasonable option that requires further assessment.

## STO016 Land south of Hinckley Road, Stoney Stanton

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	STO016
Site Name (Parish)	Land south of Hinckley Road (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	2.26 ha
Size in dwellings (density, dwelling per hectare)	42 (30dph)
Grid Reference	E 448390 N 294225
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to primary school, access to health care, access to existing green space
Negative Scores	Access to secondary school, cultural heritage (high heritage potential), mineral safeguarding area, landscape sensitivity (low-moderate), access to public transport, access to jobs
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts Hinckley Road. LCC Highways advise that are no apparent fundamental reasons to exclude this site from consideration subject to extension of 30mph speed limit.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Suggested start within 3 years with delivery over 2 years
Barriers to delivery	Potential impacts on heritage, minerals and landscape will need investigating.
Delivery approach	Landowner to dispose of site when outline planning permission achieved.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates 42 dwellings. The site promoter indicates 40 dwellings.

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to primary school, health care and ,open space + Single landowner to sell site
Negative Attributes	- Poor access to secondary school, jobs and public transport - Potential impacts on heritage, minerals and landscape will need investigating.
Recommendation	Reasonable option that requires further assessment.

### **STO019 Land at junction of Huncote Road and Calor Gas access road, Stoney Stanton**

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	STO019
Site Name (Parish)	Land at junction of Huncote Road and Calor Gas access road (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	3.6 ha
Size in dwellings (density, dwelling per hectare)	47 (30dph)
Grid Reference	E 448806 N 295812
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to public transport
Negative Scores	Access to primary school, access to secondary school, amenity (proximity to railway), health and safety (proximity to Calor Gas hazard), biodiversity (adjoins Local Wildlife Site), cultural heritage (medium heritage potential), landscape sensitivity (low-moderate), access to jobs, access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is close to but does not adjoin Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Appears to be a single landowner
Access to the road network	Site access from Calor Gas or Highfields Enterprise Centre access roads or through proposed development to the south. LCC Highways advise that the site is unlikely to be acceptable due to the access road joining Huncote Road on a sharp bend which is subject to a 60mph speed limit.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	No lead-in time stated but expected to take 3 years to complete with one developer.
Barriers to delivery	Site access. Part of site within Hazard Consultation Zone for Calor Gas and requires investigation. Potential issues relating to amenity, biodiversity, heritage and landscape need investigating.
Delivery approach	The site is promoted on behalf of a developer. Site promoter indicates potential to develop alongside STO009.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 47 dwellings. The site promoter indicates 65 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Some access to public transport (2 hourly + bus service) + Single landowner
Negative Attributes	- Poor access to primary school and convenience store - Poor access to secondary school and jobs - Site access is uncertain - Proximity to Calor Gas hazardous installation. - Potential issues relating to amenity, biodiversity, heritage and landscape need investigating.
Recommendation	As a standalone site, it is not a reasonable option that requires further assessment due to site access and Calor Gas hazard.

## STO023 Land off Middleton Close, Stoney Stanton

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	STO023
Site Name (Parish)	Land off Middleton Close (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	5.48 ha
Size in dwellings (density, dwelling per hectare)	102 (30dph)
Grid Reference	E 449395 N 294986
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care, access to convenience store
Negative Scores	Access to secondary school, health and safety (contamination), biodiversity (adjoins/overlaps Local Wildlife Site), landscape sensitivity (low-moderate), agricultural land classification, access to jobs
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner.
Access to the road network	Potential site access via byway or Middleton Close Abbot Drive. LCC Highways advises that there are no apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Suggested start date within 3 years with delivery over 2 years at a maximum rate of 50 per year.
Barriers to delivery	Potential impacts on biodiversity, heritage and landscape require investigation. Potential for contamination needs to be investigated.
Delivery approach	No approach indicated.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates a capacity of 102 dwellings. The site promoter indicates 85 dwellings.



<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes Good access to health care and convenience store + Single landowner
Negative Attributes	- Potential for impacts on heritage (medieval ridge and furrow) and biodiversity needs to be investigated - Potential for contamination needs to be investigated. - Poor access to secondary school and jobs.
Recommendation	Reasonable option that requires further assessment.

### **STO024 Land north of Broughton Road, Stoney Stanton**

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	STO024
Site Name (Parish)	Land north of Broughton Road (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	5.91 ha
Size in dwellings (density, dwelling per hectare)	110 (30dph)
Grid Reference	E 449641 N 294617
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care, access to existing green space, access to jobs, access to convenience store
Negative Scores	Access to secondary school, health and safety (gassing landfill), biodiversity (close to Local Wildlife Site), cultural heritage (medium heritage potential), landscape sensitivity (low-moderate), agricultural land classification
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is close to but does not adjoin Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts Broughton Road. LCC Highways advise there are no apparent fundamental reasons for this site to be excluded from consideration subject to consideration of speed limit.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Start date within 3 years. Estimate delivery timeframe of 2 to 4 years with delivery rate of 50 dwellings per year.
Barriers to delivery	Site is detached from settlement. Potential for impacts from gassing landfill need to be investigated. Potential impacts on biodiversity, heritage and landscape need to be investigated.
Delivery approach	Delivery will involve several partners. The site promoter indicates that the site is associated with a HIF bid proposal for a link road.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates 110 dwellings. The site promoter indicates 120 dwellings. The site promoter considers that the site may also be suitable for small-scale employment, retail, leisure, recreation or community facilities.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to health care, open space and convenience store + Good access to jobs + Single landowner
Negative Attributes	- Poor access to secondary school - Detached from settlement
Recommendation	As a standalone site, it is not a reasonable option that requires further assessment due to the site being detached from the settlement.

## STO025 Land south of Broughton Road, Stoney Stanton

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	STO025
Site Name (Parish)	Land south of Broughton Road (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	8.85 ha
Size in dwellings (density, dwelling per hectare)	165 (30dph)
Grid Reference	E 449422 N 294385
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care
Negative Scores	Access to secondary school, health and safety (close to gassing landfill), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (medium heritage potential), landscape sensitivity (low-moderate), agricultural land classification, access to public transport, access to jobs.
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts Broughton Road and also Sapcote Road. LCC Highways advise there are no apparent fundamental reasons for this site to be excluded from consideration subject to consideration of speed limit.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Start date within 3 years. Estimate delivery timeframe of 2 to 4 years with delivery rate of 50 dwellings per year.
Barriers to delivery	Potential impacts related to gassing landfill, biodiversity heritage and landscape need to be investigated.
Delivery approach	Delivery will involve several partners. The site promoter indicates that the site is associated with a HIF bid proposal for a link road.

Net dwelling (or floorspace) capacity within plan period	SHELAA estimates 165 dwellings. Site promoter indicates 180 dwellings. The site promoter considers that the site may also be suitable for small-scale employment, retail, leisure, recreation or community facilities.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to health care + Single landowner
Negative Attributes	- Poor access to secondary school, jobs and public transport - Potential impacts related to gassing landfill, biodiversity heritage and landscape need to be investigated.
Recommendation	Reasonable option that requires further assessment.

### STO026 Land west of Stoney Stanton

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	STO026
Site Name (Parish)	Land west of Stoney Stanton (Stoney Stanton)
Proposed use	Mixed use Including residential (5000+ homes), open space/sports pitches and infrastructure – primary and secondary schools, local centres and medical facility. Possibly employment land.
Size in hectares (developable area and reason)	391.52 ha
Size in dwellings (density, dwelling per hectare)	5,000+ dwellings (based on site promoter's information)
Grid Reference	E 447595 N 294571
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to primary school (new provision), access to health care, access to convenience store (new provision)
Negative Scores	Access to secondary school (but potential for new provision), access to existing green space, amenity (proximity to M69), health and safety (close to gassing landfill, Calor Gas Hazard and contamination), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (medium heritage potential), small part of minerals safeguarding area, landscape sensitivity (low-moderate), agricultural land classification, access to public transport, access to jobs

<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is a potential new settlement and the site also adjoins Stoney Stanton which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Multiple landowners – at least 10.
Access to the road network	The site fronts Hinckley Road, Stanton Lane and Station Road. There are strategic proposals for the motorway junction and railway in this location and the impacts need to be considered. Highways England and Network Rail will need to be involved. LCC Highways advise there are no apparent fundamental reasons for this site to be excluded from consideration subject to consideration of the strategic issues above and speed limit issues.
Key infrastructure requirements and capacity issues	A strategic site of 5000 new homes will need considerable transport and local infrastructure.
Lead-in times, delivery rates and market capacity	No lead-in or start date is indicated. The site promoter suggests that at an average of 250 dwellings per annum, the estimated timeframe is 20 years to complete for full development. Assumes potential for 5 developers on site.
Barriers to delivery	Multiple landowners may affect the delivery of the site. Significant co-ordination will be required with landowner and other agencies. The scale of the site will require transport and infrastructure requirements will slow the start of the site. Several potential issues require further investigation: amenity - proximity to M69, health and safety - gassing landfill, Calor Gas Hazard and contamination, biodiversity, heritage, minerals safeguarding area, landscape and agricultural land classification High voltage powerlines cross the site
Delivery approach	Lead promoter is acting on behalf of 3 main landowners
Net dwelling (or floorspace) capacity within plan period	The site promoter indicates 5000+ dwellings

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ The scale of the site provides the opportunity to create a new settlement local infrastructure (schools, health care, open space, shops) to support new residents
Negative Attributes	- Multiple landowners - Involve multiple agencies - Significant transport and other infrastructure requirements which are likely to delay delivery. - Poor access to jobs and public transport - Several potential issues require further investigation: amenity, health and safety, biodiversity, heritage, minerals, landscape and agricultural land classification
Recommendation	Reasonable option that requires further assessment.

### **STO028 Boundary Farm, Stanton Lane, Stoney Stanton**

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	STO028
Site Name (Parish)	Boundary Farm, Stanton Lane (Stoney Stanton)
Proposed use	Housing
Size in hectares (developable area and reason)	41.25 ha
Size in dwellings (density, dwelling per hectare)	618 (30dph)
Grid Reference	E 448079 N 294439
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to health care
Negative Scores	Access to secondary school, health and safety (close to gassing landfill), heritage (medium heritage potential), small part within minerals safeguarding area, landscape sensitivity (low-moderate), agricultural land classification, access to public transport, access to jobs, access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Stoney Stanton, which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site fronts Stanton Lane / Hinckley Road. LCC Highways advise there are no apparent fundamental reasons for this site to be excluded from consideration subject to consideration of speed limit.
Key infrastructure requirements and capacity issues	The scale of growth proposed will require some local infrastructure.
Lead-in times, delivery rates and market capacity	For the standalone site, the site promoter indicates a timescale of 9 years for delivery is estimated with a start within 3 years estimated.
Barriers to delivery	High voltage powerlines cross the northern edge of the site. Potential issues relating to gassing landfill, heritage, minerals, landscape and agricultural land classification need investigating.
Delivery approach	The site is promoted as a standalone site but also as part of a wider strategic site (STO026).
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 618 dwellings. The site promoter indicates 770 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provides new homes + Good access to health care + Single landowner
Negative Attributes	- Poor access to convenience store - Poor access to secondary school, jobs and public transport - Potential issues relating to gassing landfill, heritage, minerals, landscape and agricultural land classification need investigating.
Recommendation	Reasonable option that requires further assessment.

## Site Assessments: Thurlaston

### Summary

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

SHELAA site reference	Site address	Potential capacity (dwellings)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
THU003	Land at Croft Road	7	Reasonable	N/A
THU004	Nursery, Hill View Nurseries	15	Reasonable	N/A
THU005	Land east of Croft Road	44	Reasonable	N/A
	TOTAL	66		

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

SHELAA site reference	Site address	Potential capacity (floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
ETHU001	Thurlaston Sawmill	5,000sqm	Reasonable	N/A
	TOTAL	5,000sqm		

### Settlement Hierarchy

Thurlaston is proposed to be a Small Village. The village has limited access to services. It has some locally important services such as a primary school and community building but it has no convenience store or doctor's surgery. There is limited access to a range of desirable and other services. Thurlaston has a limited bus service to higher order centres (Leicester and Hinckley) with a low frequency bus service, of 2 hourly or less, and no Sunday service. The village has limited access to local employment opportunities. The nearest major employment centre is Hinckley.

### Settlement Constraints

#### Countryside

The land outside of the settlement boundary is currently designated as Countryside which applies to all sites.

#### Biodiversity

There are no Sites of Special Scientific Interest in close proximity to Thurlaston. There are a number of Local Wildlife Sites within close proximity to Thurlaston. Sites THU003, THU004, THU005 are close Local Wildlife Sites.

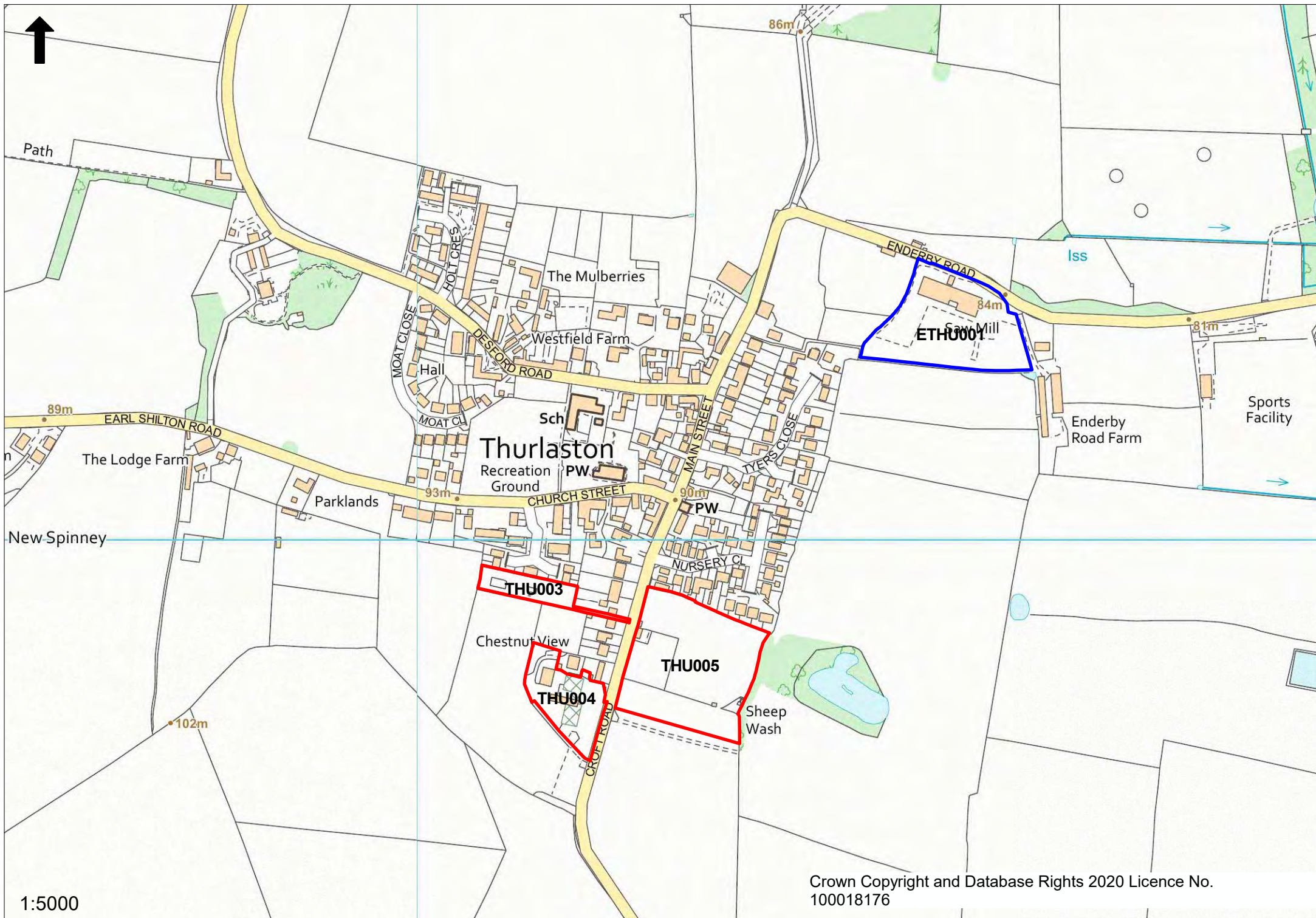
#### Heritage

The Church of All Saints is a Grade II\* Listed Building located in the centre of the village.



## **Landscape**

The land around the village of Thurlaston is sits within two different landscape character areas. The land to the east is identified as Thurlaston Rolling Farmland landscape character area where landscape sensitivity to residential development is identified as having a moderate sensitivity. This affects site THU004. The land to the east is identified as Normanton Agricultural Parkland landscape character area where landscape sensitivity to residential development is identified as having a moderate sensitivity. This affects site THU005. The landscape sensitivity for employment has not been assessed for these landscape character areas.



## THU003 Land at Croft Road, Thurlaston

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	THU003
Site Name (Parish)	Land at Croft Road (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	0.3 ha
Size in dwellings (density, dwelling per hectare)	7 (30dph)
Grid Reference	E 450130 N 298944
Current use (previously developed?)	Vacant greenfield site (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to primary school, access to public transport
Negative Scores	Access to secondary school, access to health care, access to green space, biodiversity (close to Local Wildlife Site, medium ecological effects), cultural heritage (Listed Building nearby, medium heritage potential), air quality (within 5km of an Air Quality management Area), access to jobs, access to convenience store
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Thurlaston, which is proposed to be a Smaller Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner
Access to the road network	The site promoter indicates site access from Croft Road. The Highways Authority state that providing adequate access widths can be achieved there are no apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	The site promoter has provided no information.
Barriers to delivery	Potential impacts on biodiversity and heritage need to be investigated
Delivery approach	No information

Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates a capacity of 7 dwellings. The site promoter indicates 8 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Provide new homes + Good access to primary school + Good access to (low frequency) public transport + Single landowner
Negative Attributes	- Poor access to health care, open space and convenience store - Poor access to secondary school and jobs - Potential impacts on biodiversity and heritage need to be investigated
Recommendation	Reasonable option for further assessment

### THU004 Nursery, Hill View Nurseries, Thurlaston

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	THU004
Site Name (Parish)	Nursery, Hill View Nurseries (Thurlaston)
Proposed use	Housing
Size in hectares (developable area and reason)	0.61 ha
Size in dwellings (density, dwelling per hectare)	15 (30dph)
Grid Reference	E 450156 N 298830
Current use (previously developed?)	Garden centre (Yes)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Access to primary school, agricultural land classification (brownfield land), access to public transport
Negative Scores	Population and housing, Access to secondary school, access to health care, access to existing green space, biodiversity (close to Local Wildlife Site), cultural heritage (medium heritage potential), landscape sensitivity (Moderate), air quality (within 5km of an Air Quality Management Area), access to jobs, access to convenience store
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Thurlaston, which is proposed to be a Smaller Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.

Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. The site is currently used as a garden centre
Access to the road network	The site fronts Croft Road. The Highways Authority indicate that subject to changes to the speed limit being agreed there are no apparent fundamental reasons for this site to be excluded from consideration.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	The site promoter indicates that the site can be completed within 2 years, including 1 year to secure planning permission and 1 year to build.
Barriers to delivery	Potential impacts on biodiversity, heritage and landscape need to be investigated
Delivery approach	The site owners intend to sell the site.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 15 dwellings. The site promoter indicates 15-20 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Good access to primary school + Good access to (low frequency) public transport + Single landowner + brownfield site
Negative Attributes	- Poor access to health care, open space and convenience store - Poor access to secondary school and jobs - Loss of garden centre - Potential impacts on biodiversity, heritage and landscape need to be investigated
Recommendation	Reasonable option for further assessment

## THU005 Land east of Croft Road, Thurlaston

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	THU005
Site Name (Parish)	Land east of Croft Road (Thurlaston)
Proposed use	Housing The site promoter will also consider employment (incubator space) or retail (village shop/post office) on part of the site.
Size in hectares (developable area and reason)	1.81 ha
Size in dwellings (density, dwelling per hectare)	44 (30dph)
Grid Reference	E 450300 N 298864
Current use (previously developed?)	Paddock with stable building, store and field shelters (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Population and housing, access to primary school, access to public transport,
Negative Scores	Access to secondary school, access to health care, access to existing green space, biodiversity (close to Local Wildlife Site), cultural heritage (medium heritage potential), mineral safeguarding area, landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of an Air Quality Management Area), access to jobs, access to convenience store
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site adjoins Thurlaston, which is proposed to be a Smaller Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single landowner. Covenant in place
Access to the road network	The site fronts Croft Road The Highways Authority indicate that subject to changes to the speed limit being agreed there are no apparent fundamental reasons for this site to be excluded from consideration. Public footpath (V74) crosses the site.
Key infrastructure requirements and capacity issues	None known

Lead-in times, delivery rates and market capacity	Site promoter indicates start within 4 years with a build over 3 years - maximum build rate of 35 dwellings per year.
Barriers to delivery	Potential impacts to biodiversity, heritage, landscape and minerals will need to be investigated.
Delivery approach	Landowner to consider developing the site
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 44 dwellings. The site promoter indicates up to 60 dwellings.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Good access to primary school + Good access to (low frequency) public transport + Single landowner
Negative Attributes	- Poor access to health care, open space and convenience store - Poor access to secondary school and jobs - Potential impacts on biodiversity, heritage, landscape and minerals need to be investigated
Recommendation	Reasonable option for further assessment

## Employment Site

### ETHU001 Thurlaston Sawmill, Thurlaston

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	ETHU001
Site Name (Parish)	Thurlaston Sawmill (Thurlaston)
Proposed use	Employment (site promoter also indicates potential for an extra care scheme)
Size in hectares (developable area and reason)	1.4 ha
Size in floorspace (sqm, use)	Site promoter estimates 5,000sqm use class B floorspace (2 <sup>nd</sup> choice: use class C2 Extra Care housing).
Grid Reference	E 450579 N 299243
Current use (previously developed?)	Industrial building
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Creation of employment land.
Negative Scores	Amenity (close to residential properties to south), access to strategic transport network.

<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is in Countryside away from the village of Thurlaston which is proposed to be a Small Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Single ownership.
Access to the road network	LCC Highways comment that Enderby Road is a class C road with a 60mph speed limit and at the approach to the village the speed limit changes to 30mph. Consideration should be given to altering the speed limit to cover the proposed access to the development. Public footpath V73 runs along the site's southern boundary.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates start on site and completion within 5 years.
Barriers to delivery	Existing business in operation. Site promoter indicates that if the site is developed for employment use that the existing business will be retained.
Delivery approach	Site owner already owns / manages a nearby business park, so expected to implement any permission for employment use themselves.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates 5,000sqm of use class B floorspace. Site also promoted as 2 <sup>nd</sup> choice for C2 Extra Care housing.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Creation of employment land + Single ownership and willing landowner
Negative Attributes	- Detached from village - Highways constraints - Poor access to strategic road network
Recommendation	Reasonable option for further assessment



## Site Assessments: Whetstone

### Summary

Seven sites have been assessed for housing development and mixed-use development and details of their capacity are set out below:

SHELAA site reference	Site address	Potential capacity (dwellings) / employment floorspace (sqm)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
WHE004	Land off Station Street	22	Reasonable	N/A
WHE019	JC Remedial, The Nook	5	Not reasonable	Uncertainty about whether current use will cease
WHE026	Land south of Abbott Way	41*	Reasonable	N/A
WHE027	Whetstone Pastures	3,500 dwellings and 372,000sqm	Reasonable	N/A
WHE028	Land off Enderby Road	42	Reasonable	N/A
WHE030	Land at Merrydale Farm	22	Not reasonable	Detached from settlement
WHE031	Land south of Whetstone	770 dwellings and 15,600sqm	Reasonable	N/A
	TOTAL	4,361 dwellings and 387,600sqm		

\*Site WHE026 overlaps with WHE031 so potential capacity is not counted in total to avoid double-counting. Each site is considered to be a reasonable option on its own.

### Settlement Hierarchy

Whetstone is proposed to be a village in the extended Principal Urban Area. Whetstone has all the Most Important services except a GP and access to eight out of 11 Desirable services (no bank, leisure centre, or secondary school). Whetstone has access to a bus service with moderate frequency (20 minutes to 1 hour and no Sunday service). There are industrial estates that provide employment opportunities in the village: Cambridge Road Industrial Estate, Enderby Road Industrial Estates and Grange Business Park, and the Whittle Estate. A mixed use New Garden Village is proposed at Whetstone Pastures (WHE027). The proposal is a free standing settlement and not coterminous with any settlement.

### Settlement Constraints

#### Green Wedge

The built-up area of Whetstone is bounded by Green Wedge to the east and south and Area of Separation (adjacent to Cosby) to the west. Four sites are in areas currently identified as Green Wedge (WHE004, WHE028, WHE030 and WHE031). Other sites are in Countryside as designated in the currently adopted Local Plan.

### **Road Infrastructure**

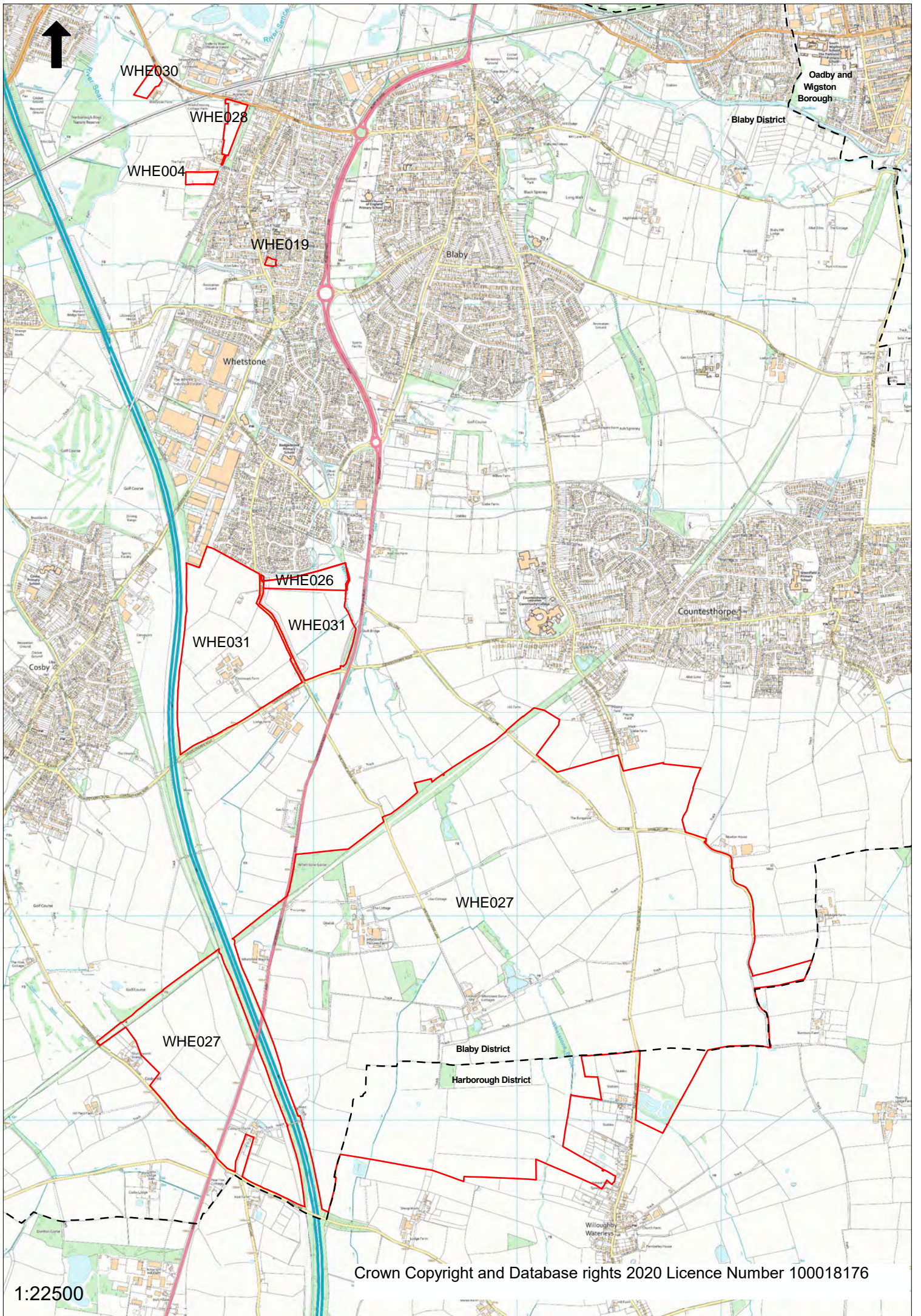
The M1 motorway runs to the west of the parish. The A426 crosses north to south adjacent to the parish.

### **Landscape**

Whetstone is surrounded by two landscape character areas. The Blaby, Countesthorpe and Whetstone Fringe to the north, east and south. The landscape sensitivity for residential development is low-moderate and affects site options WHE004, WHE026, WHE028 and WHE031. The landscape sensitivity for small scale commercial (B1/B2) is moderate and for large scale commercial warehousing (B8) it is moderate high (site options WHE031). The land to the north and west of Whetstone is Sence and Soar Floodplain. The landscape sensitivity for residential development is Moderate and affects site option WHE030. Further south from Whetstone is Cosby and Whetstone Rolling Farmland. It includes site option WHE027 where the landscape sensitivity for residential development is moderate, for small scale commercial (B1/B2) it is moderate-high and for large scale commercial warehousing (B8) it is high.

### **Flooding**

Whetstone experiences flooding as a result of the Whetstone Brook that flows north to south through the village. The proposed sites which are partially within Flood Zones 2 and 3 include: WHE019, WHE026, WHE031 and WHE027.



WHE030

WHE028

WHE004

WHE019

WHE026

WHE031

WHE031

WHE027

WHE027

Blaby District

Harborough District

Oadby and  
Wigston  
Borough

Blaby District

Countesthorpe

Blaby District

Willoughby  
Watersleys

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## WHE004 Land off Station Street, Whetstone

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE004
Site Name (Parish)	Land off Station Street (Whetstone)
Proposed use	Housing
Size in hectares (developable area and reason)	0.89 ha
Size in dwellings (density, dwelling per hectare)	22 (30dph)
Grid Reference	E 455438 N 297618
Current use (previously developed?)	Grazing / paddock (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Provision of housing and employment. Access to primary school. Access to public transport. Access to key services and facilities.
Negative Scores	Potential impacts on bio-diversity. Potential air quality issues associated with M1 Air Quality Management Area.
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Whetstone is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	The site is in single ownership and there are no known legal issues or covenants.
Access to the road network	Access could be gained along Station Road / Back Lane and would require improvements to bring up to adoptable standards. Currently a footpath in part.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	No lead in times or delivery rates have been identified.
Barriers to delivery	Access is currently unsuitable. The site is within Green Wedge.
Delivery approach	The site is promoted by the landowner. No developer has been identified.
Net dwelling (or floorspace) capacity within plan period	22 (30dph)

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Delivery of homes + Good access to services, facilities and employment
Negative Attributes	- Green Wedge - Access constraints at present
Recommendation	Reasonable option that requires further assessment.

### WHE019 JC Remedial, The Nook, Whetstone

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE019
Site Name (Parish)	JC Remedial, The Nook (Whetstone)
Proposed use	Housing
Size in hectares (developable area and reason)	0.18 ha
Size in dwellings (density, dwelling per hectare)	5 (30dph)
Grid Reference	E 455786 N 297207
Current use (previously developed?)	Industrial building (Yes)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Access to green space. Use of previously developed land. Access to public transport. Access to employment opportunities.
Negative Scores	Within 600m of an Air Quality Management Area (M1 corridor) but unlikely to result in direct impacts.
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Whetstone is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, within current settlement boundary for Whetstone.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	The site is in a single land ownership.
Access to the road network	Direct access to the Nook.
Key infrastructure requirements and capacity issues	None identified.
Lead-in times, delivery rates and market capacity	The site is currently in employment use. A previous planning permission for residential development lapsed in 2018.

Barriers to delivery	Current use of the site for employment use.
Delivery approach	The site is promoted by the landowner. No developer has been identified.
Net dwelling (or floorspace) capacity within plan period	5 (based on 30dph). Planning permission has previously been granted for 21 units on the site.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Previously developed land and within the built up area of Whetstone + Principle of development has previously been established. + Good access to services facilities and employment.
Negative Attributes	- Currently in employment use so uncertainty about development potential.
Recommendation	Not reasonable option for further assessment due to uncertainty regarding delivery.

### WHE026 Land south of Abbott Way, Whetstone

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE026
Site Name (Parish)	Land south of Abbott Way (Whetstone)
Proposed use	Housing
Size in hectares (developable area and reason)	3.28 ha (2.21 ha, flooding)
Size in dwellings (density, dwelling per hectare)	41 (30dph)
Grid Reference	E 455977 N 295638
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Provision of housing. Access to a primary school. Access to public transport. Access to a convenience store.
Negative Scores	Impacts on bio-diversity.
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Whetstone is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, part of the site is in Flood Zone 3 (near Whetstone Brook).

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	The site is in single ownership and is under option to a house-builder.
Access to the road network	Alterations, improvements and realignment of Springwell Lane would be required in order to allow access. Access from the A426 is unlikely to be acceptable.
Key infrastructure requirements and capacity issues	Improvements to highways infrastructure would be required to allow a suitable access.
Lead-in times, delivery rates and market capacity	No lead in times or delivery rates have been identified.
Barriers to delivery	Access constraints. Countryside designation.
Delivery approach	The site is promoted by the landowner. No developer has been identified but the site is under option.
Net dwelling (or floorspace) capacity within plan period	41 dwellings at (30dph)
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Delivery of homes + Good access to some services, facilities and employment
Negative Attributes	- Countryside designation - Access constraints at present
Recommendation	Reasonable option that requires further assessment.

## WHE027 Whetstone Pastures

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE027
Site Name (Parish)	Whetstone Pastures (majority of the site is in Whetstone parish and crosses into Cosby and Countesthorpe parishes, site also crosses into Harborough District)
Proposed use	Mixed use: housing and employment
Size in hectares (developable area and reason)	Whole site = 448.84 ha (developable area of 344.10 ha, due to flooding and hazard consultation zone of high pressure gas pipeline). 275 ha within Blaby DC, 69 ha within Harborough DC.
Size in dwellings (density, dwelling per hectare)	3,500 to 6,000 dwellings and approximately 372,000sqm of employment floorspace
Grid Reference	E 456701 N 293578
Current use (previously developed?)	Agricultural land (No, majority greenfield)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Provision of housing. Provision of employment land. Access to health and education and other services and facilities. Potential for recreation on site (dependent on delivery on site).
Negative Scores	Potential impact on bio-diversity. Potential impacts on historic and cultural environment. Potential impact on landscape and townscape character. Loss of agricultural land.
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	The site is located remotely from other settlements and has no current position in the settlement hierarchy. The proposal is for a 'New Settlement' which are being considered as 'options' in the emerging Local Plan.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, part of the site is in Flood Zone 3.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	Multiple land ownership with an agreement to promote the site for development. The site is being promoted by a developer.



Access to the road network	Access currently available from the A426. The potential to provide a new junction 20a from the M1 is being explored. The site would require multiple points of access and additional transport work is required in order to demonstrate that the site could be developed without resulting in harm to the local and strategic highway network.
Key infrastructure requirements and capacity issues	The scale of development would require substantial transport infrastructure provision. On site education provision (primary and secondary schools) would be required. On site provision or financial contributions towards other social infrastructure would be required.
Lead-in times, delivery rates and market capacity	No detailed lead in times have been identified. The site promoters have indicated that development delivery could start in 2023/4.
Barriers to delivery	Substantial infrastructure requirements (including transport and social infrastructure). Constraints as a result of flooding, hazard consultation zone, potential environmental constraints.
Delivery approach	Site being promoted by a consortium with developer lead.
Net dwelling (or floorspace) capacity within plan period	c.2,000 depending on start date and delivery trajectory and detailed design and masterplanning.
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Large scale delivery of housing, employment and supporting infrastructure. + Potential to deliver a high quality scheme using Garden Village principles.
Negative Attributes	- Potential impact on landscape. - Potential impact on bio-diversity
Recommendation	Reasonable option that requires further assessment.

## WHE028 Land off Enderby Road, Whetstone

Stage 1	Initial Site Identification
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE028
Site Name (Parish)	Land off Enderby Road (Whetstone,)
Proposed use	Housing
Size in hectares (developable area and reason)	1.73 ha
Size in dwellings (density, dwelling per hectare)	42 (30dph)
Grid Reference	E 455593 N 297852
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Delivery of housing. Access to primary school and medical centre. Access to public transport. Access to employment.
Negative Scores	Potential impacts on biodiversity and nearby heritage assets.
Stage 3	Consistency with Emerging Strategy
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Whetstone is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
<b>Criteria</b>	<b>Comment</b>
Land ownership	The site is in single ownership.
Access to the road network	The site abuts the B582, a heavily trafficked road. No detailed highway access solution has been put forward. Access could potentially be delivered in the south via Station Road. Further details would be required.
Key infrastructure requirements and capacity issues	No issues identified.
Lead-in times, delivery rates and market capacity	No detailed lead-in times or delivery rates have been identified.
Barriers to delivery	Suitable access to the site has not been confirmed. Green Wedge designation.
Delivery approach	Site is promoted by the landowner. No developer has been identified.
Net dwelling (or floorspace) capacity within plan period	42 dwellings (at 30dph)

<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Delivery of housing + Close to some services & facilities and employment
Negative Attributes	- Access constraints - Green Wedge location
Recommendation	Reasonable option that requires further assessment.

### WHE030 Land at Merrydale Farm, Whetstone

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE030
Site Name (Parish)	Land at Merrydale Farm (Whetstone,)
Proposed use	Housing
Size in hectares (developable area and reason)	0.97 ha (0.92 ha, flooding)
Size in dwellings (density, dwelling per hectare)	22 (30dph)
Grid Reference	E 455182 N 298075
Current use (previously developed?)	Grazing / pasture land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Provision of housing. Access to Green Space. Access to public transport. Access to employment.
Negative Scores	Impact on landscape and townscape. Potential air quality issues. No access to a convenience store.
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Whetstone is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, part of the site is in Flood Zone 3.
<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	The site is in single ownership
Access to the road network	Site abuts the B583 Enderby Road – a heavily trafficked road. A potential access solution is uncertain and would require more detailed assessment.
Key infrastructure requirements and capacity issues	None identified.
Lead-in times, delivery rates and market capacity	None identified.

Barriers to delivery	Access constraints. Site is not coterminous with any settlement.
Delivery approach	Site promoted by landowner with no developer partner.
Net dwelling (or floorspace) capacity within plan period	22 dwellings (at 30dph)
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Delivery of housing + Close to open spaces and public transport routes
Negative Attributes	- Not attached to any settlement and isolated in Green Wedge. - Access solution is unclear.
Recommendation	Not a reasonable option for further assessment as the site is detached from any settlement.

### WHE031 Land south of Whetstone, Whetstone parish

<b>Stage 1</b>	<b>Initial Site Identification</b>
<b>Criteria</b>	<b>Comment</b>
Site reference	WHE031
Site Name (Parish)	Land south of Whetstone (Whetstone)
Proposed use	Mixed use: housing and employment
Size in hectares (developable area and reason)	54.92ha (53.17ha net, reduced as a result of a small area of flooding).
Size in dwellings (density, dwelling per hectare)	Approximately 770 dwellings and 15,600sqm employment floorspace (potential to provide primary school – site promoter's information)
Grid Reference	E 455685 N 295331
Current use (previously developed?)	Agricultural land (No)
<b>Stage 2</b>	<b>Sustainability Appraisal Summary</b>
<b>Criteria</b>	<b>Comment</b>
Positive Scores	Provision of housing. Access to services including primary and secondary school (potential to provide on-site primary school – site promoter's information). Access to employment. Access to strategic transport routes.
Negative Scores	Impact on bio-diversity (contains LWS). Loss of agricultural land. Poor access to a convenience store.
<b>Stage 3</b>	<b>Consistency with Emerging Strategy</b>
<b>Criteria</b>	<b>Comment</b>
What is the site's position in the emerging settlement hierarchy?	Whetstone is proposed to be part of the Extended PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Green Wedge.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, small part (7%) of the site is in Flood Zones 2 and 3.

<b>Stage 4</b>	<b>Deliverability of Sites</b>
<b>Criteria</b>	<b>Comment</b>
Land ownership	The site is in single ownership and is under option to a house-builder. Currently a working farm.
Access to the road network	The A426 an A classified road passes to the east of the site. Direct access is unlikely to be acceptable.
Key infrastructure requirements and capacity issues	Alterations, improvements and realignment of Springwell Lane would be required in order to allow access.
Lead-in times, delivery rates and market capacity	No issues identified.
Barriers to delivery	Potential access constraints.
Delivery approach	Land being promoted by a landowner with land under option to a developer.
Net dwelling (or floorspace) capacity within plan period	Approximately 770 dwellings and 15,600sqm employment floorspace
<b>Stage 5</b>	<b>Conclusions and Recommendation</b>
<b>Criteria</b>	<b>Comment</b>
Positive Attributes	+ Delivery of a mixed use development including housing and employment + Access to education, employment and some services and facilities.
Negative Attributes	- Part of the land is within Flood Zones 2 and 3 - Impact on Green Wedge issues - Loss of agricultural land Impact on bio-diversity
Recommendation	Reasonable option that requires further assessment.

-END-