

Appendix 5 – Site Assessments by Parish: Glen Parva to Littlethorpe

Site Assessments: Glen Parva

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
GPA010	Land at Glen Ford Grange, Little Glen Road	19	Not reasonable	Concerns around the site's availability for development
GPA023	Summit Engineering, Wharf Way	65	Reasonable	N/A
	TOTAL	84		

Settlement Hierarchy

Glen Parva is proposed to remain as part of the Principal Urban Area. It has access to four out of five Most Important Services (no GP facility) and five out of 11 Desirable Services. Glen Parva has access to a high frequency bus service (20 minutes or better and a Sunday service) and a dedicated cycle lane / National Cycle route. Employment opportunities are limited: Wharf Way Industrial Estate is the only notable business site in the parish.

Settlement Constraints

Green Wedge

The Soar Valley Green Wedge covers the south and west of Glen Parva.

Heritage

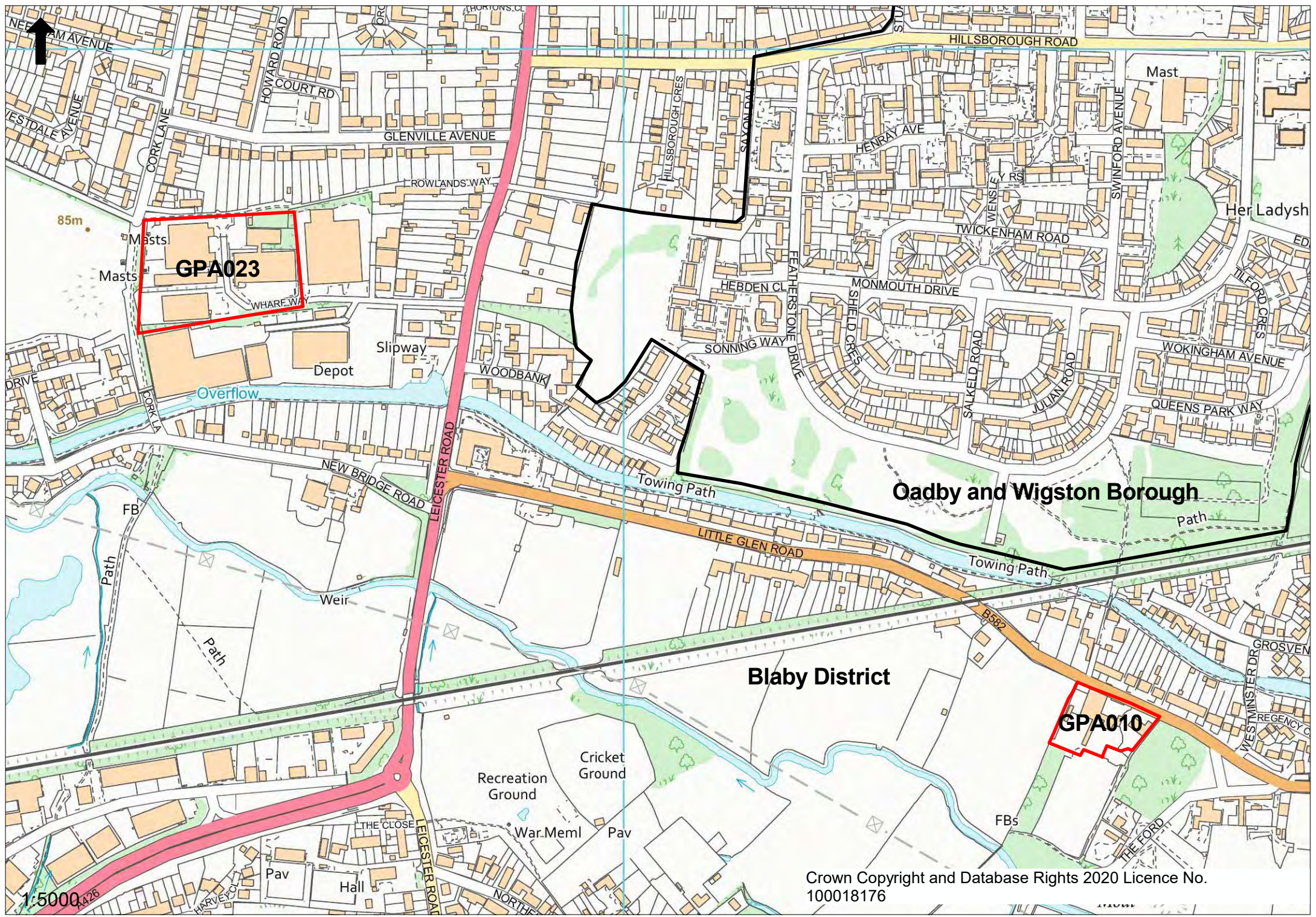
There are listed buildings and a Scheduled Monument to the south of the built-up area of Glen Parva. Site GPA010 is in close proximity to a listed building and Scheduled Monument.

Minerals Safeguarding

Site GPA010 is within a Minerals Safeguarding Area for sand and gravel.

Loss of Employment Floorspace

Development of site GPA023 would result in the loss of employment floorspace (however, Wharf Way Industrial Estate is not identified as a Key Employment Site in the current Local Plan).



GPA023

GPA010

Oadby and Wigston Borough

Blaby District

1:5000

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GPA010 Land at Glen Ford Grange, Little Glen Road, Glen Parva

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	GPA010
Site Name (Parish)	Land at Glen Ford Grange, Little Glen Road (Glen Parva)
Proposed use	Housing
Size in hectares (developable area and reason)	0.58 ha
Size in dwellings (density, dwelling per hectare)	19 (40dph)
Grid Reference	E 457527 N 298262
Current use (previously developed?)	Industrial units / car breakers yard (Yes)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site has good access to a secondary school and health care. The site is previously developed land and so scores well against the objective to make efficient and effective use of land. The site has good access to public transport, job opportunities and a convenience store.
Negative Scores	The site scores poorly for heritage impact (known archaeology on-site, scheduled monument and Grade 2 listed building in the vicinity). Site is within a Minerals Safeguarding Area for sand and gravel.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is within the existing settlement boundary for Glen Parva which is proposed to be part of the Principal Urban Area.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, within the settlement boundary.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Not known.
Access to the road network	The site was found to have suitable access arrangements through a previously approved planning application (planning application reference 13/0912/1/OX).
Key infrastructure requirements and capacity issues	None known.

Lead-in times, delivery rates and market capacity	Not known. Small-scale site but uncertainty around availability of development during period of the Local Plan.
Barriers to delivery	The site is currently in use by one or more businesses. Time would need to be allowed for relocation. No recent planning applications on the site since permission expired in March 2018 and the site has not been promoted for development since.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	Planning permission for 14 dwellings expired in March 2018. SHELAA estimates a yield of 19 dwellings (at 40dph).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores positively for access to health care, secondary education, public transport, job opportunities and a convenience store. + The site is previously developed land.
Negative Attributes	- There are uncertainties around the site's availability for development given that the site achieved planning permission for residential development but this expired and the site remains occupied by businesses. - The site has impacts on heritage objectives (known archaeology on-site and in close proximity to listed building and a Scheduled Monument).
Recommendation	The site is not considered a Reasonable Option for further assessment. Planning permission for residential development on the site expired in March 2018 and the site has not been promoted for development since. In addition, the site is currently in use by businesses so time would need to be allowed for the businesses to relocate. Given the concerns around the site's availability and developability, it is not considered suitable to consider further.

GPA023 Summit Engineering, Wharf Way, Glen Parva

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	GPA023
Site Name (Parish)	Summit Engineering, Wharf Way (Glen Parva)
Proposed use	Housing
Size in hectares (developable area and reason)	1.97 ha
Size in dwellings (density, dwelling per hectare)	65 (40dph)
Grid Reference	E 456553 N 298764
Current use (previously developed?)	Industrial buildings (Yes)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for access to public transport and employment opportunities. Site is previously developed land.
Negative Scores	The site scores poorly for amenity (located on an industrial estate with uncertain amenity issues); redevelopment of the site for residential uses would result in the loss of employment land. Poor access to a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is within the existing settlement boundary for Glen Parva which is proposed to be part of the PUA.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, within the current settlement boundary.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Site is in single ownership.
Access to the road network	LCC Highways comment that access to Summit Engineering is currently via Wharf Way which is an unadopted road. It is likely that improvement works to ensure that the road is to an adoptable standard would be required. Access needs to be given further detailed consideration.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Time would need to be allowed for existing business to relocate / vacate the site. Site promoter estimates start on site within two years and for construction to take two years.

Barriers to delivery	Site is currently occupied by a business. The site is located on an industrial site with an unadopted road forming access to the site. Amenity (noise from adjacent units) and road access are possible barriers to delivery.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 80 units. SHELAA estimates a yield of 65 units.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores positively for access to public transport and employment opportunities. + The site is previously developed land and the landowner is willing to release the site for residential development. The site is within the built-up area of Glen Parva so wouldn't result in the loss of greenfield land.
Negative Attributes	- The site is currently in use by a business and so time would need to be allowed for the site to be vacated. - The remaining units on Wharf Way could present amenity issues to proposed occupants of the site. - Access issues would need to be resolved: access is expected to be gained by Wharf Way which is an unadopted road and would require improvements to be brought up to an adoptable standard.
Recommendation	The site is considered a Reasonable Option for further assessment. Highways access and potential amenity concerns from neighbouring industrial units require further investigation.

Site Assessments: Glenfield

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 / employment floorspace (sqm)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
GLE030	Land rear of County Hall	185	Reasonable	N/A
GLE031	Western Park Golf Course	252 dwellings and 39,409 sqm	Reasonable	N/A
GLE032	Land north of Glenfield	947	Reasonable	N/A
	TOTAL	1,384 dwellings and 39,409 sqm		

Settlement Hierarchy

Glenfield is proposed to be part of the Principal Urban Area of Leicester. Glenfield has access to a wide range of services and facilities both within the settlement (including all the Most Important services). It has frequent public transport services to the higher order services in Leicester City Centre and multiple employment opportunities including Leicestershire County Hall, Optimus Point employment site and Glenfield hospital. The village has a centre containing most services and facilities.

Settlement Constraints

Green Wedge

Glenfield has Green Wedge to its north, west and south. All of the three proposed sites are located within land currently designated as Green Wedge.

Road Infrastructure

The M1 motorway runs to the west of the parish of Glenfield and the A46 crosses west to east across the north-western part of the parish. Both roads are highly trafficked and can experience delays and congestion particularly at peak times. Two of the proposed sites (GLE030 and GLE 032) do not currently have direct access.

Flooding

The majority of Glenfield Parish is within flood zone 1. There are areas to the west of Glenfield that experience fluvial flooding arising primarily from the Rothley Brook. Site option GLE032 contains land within flood zones 2 and 3.

Biodiversity

One site (GLE0032) is in close proximity from a Site of Special Scientific Interest, there are also Local Nature Reserves and a number of Local Wildlife Sites within close proximity. The three sites considered have the potential to affect Local Wildlife Sites.

Landscape Sensitivity

The land around Glenfield (in Blaby District) is surrounded by the Rothley Brook Fringe landscape character area. The landscape sensitivity for residential development is low-moderate (GLE030, GLE031 and GLE032), for small scale commercial (B1/B2) it is low-moderate and for large scale commercial warehousing (B8) it is moderate (GLE031 and GLE032).

Amenity / Health and Safety Issues

There are a number of potential amenity and health and safety issues affecting the site options around Glenfield. There is potential on one of the sites for migrating landfill gas and potential noise and air quality issues associated with the M1 and A46.

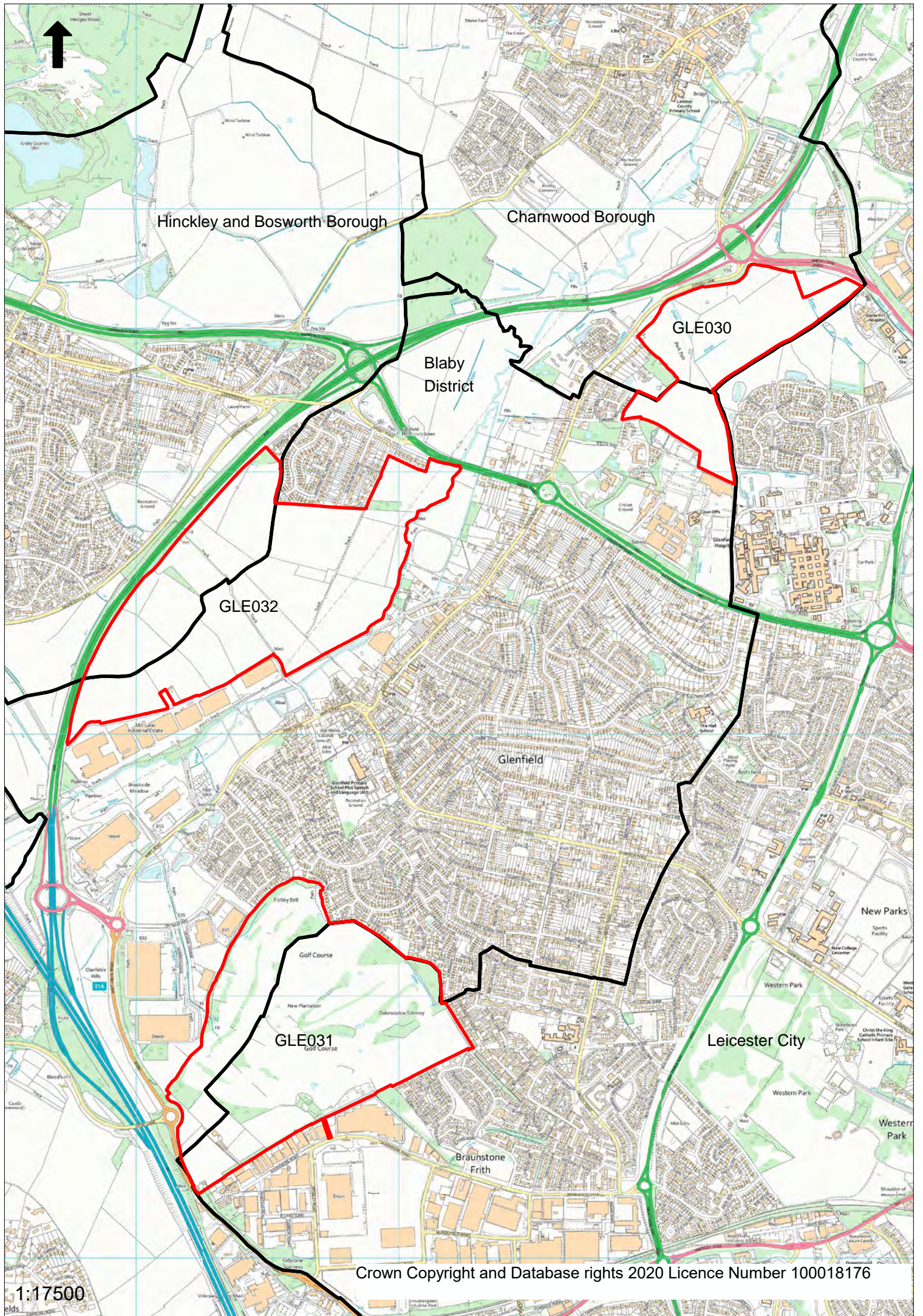
Minerals Safeguarding Area

One site (GLE032) is within a Minerals Consultation Area for sand and gravel.

Site Summaries

- All three sites cross administrative boundaries and would require cooperation with neighbouring planning authorities.
- All sites are of sufficient scale to accommodate a mix of uses.
- Two of the sites could potentially contain housing and employment.
- All sites have landowners and developers promoting development.
- Detailed assessment of transport implications will need to be carried out.

In summary, all three sites are considered to be reasonable options and the Council will continue to gather additional evidence to support the potential allocation of these sites should they be required to meet housing and employment needs.



Hinckley and Bosworth Borough

Charnwood Borough

Blaby District

GLE030

GLE032

Glenfield

GLE031
Golf Course

Leicester City

Braunstone Frith

GLE030 Land rear of County Hall, Glenfield

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	GLE030
Site Name (Parish)	Land rear of County Hall (Glenfield)
Proposed use	Housing
Size in hectares (developable area and reason)	The full site is some 45 ha and extends into Charnwood Borough and Leicester City Council administrative areas. 7.4 ha of the site is within Blaby District.
Size in dwellings (density, dwelling per hectare)	185 (40dph). This is the area within Blaby District.
Grid Reference	E 455113 N 307212
Current use (previously developed?)	Agriculture / garden land / paddock
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Close to some services and facilities – health care, and public transport choice and accessible employment opportunities.
Negative Scores	Poor access to a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Glenfield is part of the Principal Urban Area of Leicester.
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
Criteria	Comment
Land ownership	Single land ownership and part of development consortium promoting a wider site
Access to the road network	Site does not have direct access to the highway network but potential to access the site as part of a larger development.
Key infrastructure requirements and capacity issues	Potential access improvements to local and wider road network. There is potential to have an impact on existing services and facilities including education.
Lead-in times, delivery rates and market capacity	No lead in time stated. The SHELAA indicates longer term (11-15 years). Potential for earlier delivery depending on site promoters. Site capacity is some 185 in Blaby District. Overall site capacity including Charnwood and Leicester City areas is c.900.
Barriers to delivery	Requires a comprehensive development to secure access. Green Wedge impacts require assessment.

Delivery approach	The site is promoted on behalf of a consortium including developers.
Net dwelling (or floorspace) capacity within plan period	The SHELAA indicates a capacity of 185 dwellings. This is consistent with the site promoter's estimates.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes close to the PUA + Good access to employment and most services and facilities + Good access to public transport + Single landowner and promoted by developer
Negative Attributes	- Poor access to convenience store - Impact on Green Wedge - Relies on development of a wider site
Recommendation	Reasonable option that requires further assessment.

GLE031 Western Park Golf Course, Glenfield

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	GLE031
Site Name (Parish)	Western Park Golf Course (Glenfield)
Proposed use	Mixed use: housing and employment
Size in hectares (developable area and reason)	Full site is 73.11 ha and extends into Leicester City Council administrative area. 20.21 ha of the site is within Blaby District.
Size in dwellings (density, dwelling per hectare)	252 dwellings (at 40dph) and 40,400sqm employment floorspace. This yield assumes a 50:50 split of residential to employment development.
Grid Reference	E 455113 N 307212
Current use (previously developed?)	Former golf course
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Delivery of housing to meet needs. Access to employment. Access to public transport.
Negative Scores	Loss of potential agricultural land and access to a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Glenfield is part of the Principal Urban Area of Leicester.
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
Criteria	Comment
Land ownership	Single land ownership (Leicester City Council)
Access to the road network	The site has a potential access from a traffic island off Ratby Lane.
Key infrastructure requirements and capacity issues	Potential access improvements to local and wider road network. There is potential to have an impact on existing services and facilities including education.
Lead-in times, delivery rates and market capacity	No lead in times have been specified. 252 dwellings (at 40dph) and 40,400sqm employment floorspace. This yield assumes a 50:50 split of residential to employment development.
Barriers to delivery	The site has some Tree Preservation Orders. It forms part of the wider former Western Park Golf Course site owned by Leicester City Council. Green Wedge impacts require assessment. Potential impacts on the local and strategic road network in particular the implications for the M1 and A46. Amenity constraints due to proximity of M1 and employment. Proximity of Local Wildlife site and Local Nature reserve and potential for ecological value.
Delivery approach	The site is promoted on behalf of the site owner as part of a wider development.
Net dwelling (or floorspace) capacity within plan period	252 dwellings and 40,400 square metres of employment floorspace.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes close to the PUA + Good access to employment and most services and facilities + Single landowner + Potential for a mixed use
Negative Attributes	- Impact on Green Wedges - Potential impact on Strategic Road network - Impact on protected trees
Recommendation	Reasonable option that requires further assessment.

GLE032 Land north of Glenfield

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		GLE032	
Site Name (Parish)		Land north of Glenfield (Glenfield)	
Proposed use		Housing	
Size in hectares (developable area and reason)		Whole site is 74.34 ha: 50.73 ha in Blaby District, 23.61 ha in Hinckley and Bosworth Borough (70.97 ha is developable, of which 47.36 ha is in Blaby District). Developable area is reduced as a result of flood zones 2 and 3.	
Size in dwellings (density, dwelling per hectare)		947 (40dph) in Blaby District. Whole site has potential capacity of 1,419 (40dph).	
Grid Reference		E 453436 N 306548	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		Provision of housing and employment. Access to employment. Access to public transport.	
Negative Scores		Loss of agricultural land. Potential impact on bio-diversity.	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		Glenfield is part of the Principal Urban Area of Leicester.	
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, potential access to the site crosses Flood Zone 3. A small part of the south of the site is Flood Zones 2 and 3.	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		Site is being promoted by a developer.	
Access to the road network		There are potential access points from the A50 (to the north) and from Kirby Road / the Mill Lane to the south and east.	
Key infrastructure requirements and capacity issues		There is existing congestion on the A50 Groby Road, between the A46 and County Hall roundabouts (am and pm). There are capacity constraints including delays and congestion on the A46 and M1. There is limited capacity in primary schools in Glenfield.	

Lead-in times, delivery rates and market capacity	No lead in time stated. The SHELAA indicates longer term (11-15 years). Potential for earlier delivery depending on site promoters. Site capacity is some 185 in Blaby District. If residential only, the overall site capacity is 947 (40dph) in Blaby District. The Whole site has potential capacity for 1,419 dwellings (40dph).
Barriers to delivery	Access from the A50 would require a new junction capable of accommodating substantial traffic flows. Access from Mill Lane may require demolition of premises. Access crosses flood zone 3 land. Minerals consultation area implications need to be explored.
Delivery approach	The site is promoted on behalf of developers.
Net dwelling (or floorspace) capacity within plan period	SHELAA capacity estimates a yield of 1,419 dwellings across the whole site. The site promoter estimates a yield of 1,000 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provision of housing and employment in the PUA + Close to services facilities and employment
Negative Attributes	- Access constraints and highway capacity issues - Partly in flood zones 2 and 3 (including access) - Close to a Scheduled Monument
Recommendation	Reasonable option that requires further assessment.

Site Assessments: Huncote

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
HUN013	Land south of Narborough Road	182	Reasonable	N/A
HUN016	Land east of Huncote	126	Reasonable	N/A
HUN017	Land west of Forest Road	40	Reasonable	N/A
	TOTAL	348		

Settlement Hierarchy

Huncote is proposed to be a Medium Village. Huncote has access to three out of five Most Important Services (no GP facility or community building) and six out of 11 Desirable services. The village has access to a moderate frequency bus service (20 minutes to 1 hour and no Sunday service) and employment opportunities are limited in the village.

Settlement Constraints

Area of Separation

There is an existing Area of Separation to the east of Huncote that seeks to maintain the separation between Huncote and Narborough. Site HUN016 is in the Area of Separation. The rest of the village is surrounded by Countryside.

Flooding

Site HUN013 is affected by flooding (approximately 25% of the site is in Flood Zone 3).

Biodiversity

There are a number of Local Wildlife Sites around the village. Site HUN013 contains a Local Wildlife Site.

Amenity

Site HUN013 adjoins Croft Quarry which presents some amenity issues.

Minerals Safeguarding Areas

All three sites overlap with Minerals Safeguarding Areas for sand, gravel and igneous rock.

Landscape Character

Huncote is surrounded by two Landscape Character Areas: sites HUN013 and HUN016 are in the Croft Hill and Quarries Landscape Character Area and site HUN017 is in the Thurlaston Rolling Farmland Landscape Character Area. Both Landscape Character Areas have moderate sensitivity to residential development.

HUN013 Land south of Narborough Road, Huncote

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		HUN013	
Site Name (Parish)		Land south of Narborough Road (Huncote)	
Proposed use		Housing	
Size in hectares (developable area and reason)		12.95 ha (9.75 ha, flooding)	
Size in dwellings (density, dwelling per hectare)		182 (30dph)	
Grid Reference		E 451808 N 296995	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		The site scores positively for population and housing, and access to a primary school and existing green spaces.	
Negative Scores		The site scores poorly for amenity as the site is adjacent to Croft Quarry. Medium ecological value and the site contains a Local Wildlife Site. The site is in an area identified for Minerals Safeguarding for sand and gravel. The site is in an area that has moderate sensitivity to landscape change. Approximately 25% of the site is in Flood Zone 3. The site has poor access to a convenience store.	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site adjoins the settlement of Huncote 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, about 25% of the site is in Flood Zone 3 (to the west and south).	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		The site is owned by a house-builder.	
Access to the road network		Site promoter indicates that access is to be achieved through the adjoining site (Peers Way / Preston Way).	
Key infrastructure requirements and capacity issues		None known.	
Lead-in times, delivery rates and market capacity		Site promoter estimates short lead-in time given that the site is owned by a house-builder. Indicative trajectory shows two phases of development. Phase 1: 35 dwellings. Phase 2: 145 dwellings, achieving a peak delivery of 45 units per year.	

Barriers to delivery	None known.
Delivery approach	Site owned by a house-builder.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate is 182 dwellings, site promoter estimates 170 dwellings in total.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a primary school and existing green spaces. + The site is owned by a house-builder and there are no known barriers to development.
Negative Attributes	- The site has some environmental constraints (adjacent to Croft Quarry – amenity concerns, biodiversity, landscape and flooding).
Recommendation	The site is a Reasonable Option and should be considered further.

HUN016 Land east of Huncote, Huncote

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	HUN016
Site Name (Parish)	Land east of Huncote (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	6.72 ha
Size in dwellings (density, dwelling per hectare)	126 (30dph)
Grid Reference	E 452201 N 297443
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing. Good access to existing green space.
Negative Scores	The site is in a Minerals Safeguarding Area for sand, gravel and igneous. The site is in an area of the Landscape Character Area that has moderate sensitivity to residential development. The site has poor access to a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Huncote which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, the site is in the Area of Separation between Huncote and Narborough.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is owned by a house-builder.
Access to the road network	LCC Highways comment that Huncote Road is a class C road with a 60mph speed limit. At the approach to the village, the speed limit changes to 30mph. Access from Huncote Road is contrary to the Highways Design Guidance, which restricts access points to roads where measured vehicle speeds are in excess of 40mph. Due consideration should be given to the requirement to alter the speed limit to cover the development as well as the village and site access proposals to ensure it conforms with appropriate standards set out within the relevant guidance.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates short lead-in time given that the site is owned by a house-builder. Estimated trajectory shows peak delivery of 45 units per year.
Barriers to delivery	None known.
Delivery approach	The site is owned by a house-builder.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates 186 dwellings; SHELAA estimate is 126 dwellings (at 30dph).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to existing open space. + The site is owned by a house-builder and there are no known barriers to development.
Negative Attributes	- The site has some environmental constraints (minerals safeguarding and landscape harm). - Access issue would need to be resolved.
Recommendation	The site is a Reasonable Option and should be considered further.

HUN017 Land west of Forest Road, Huncote

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	HUN017
Site Name (Parish)	Land west of Forest Road (Huncote)
Proposed use	Housing
Size in hectares (developable area and reason)	2.18 ha
Size in dwellings (density, dwelling per hectare)	40 (30dph)
Grid Reference	E 451611 N 297968
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing and access to a primary school and public transport.
Negative Scores	The site scores overlaps with a Minerals Safeguarding Area for sand, gravel and igneous rock. The site is in an area that is of moderate sensitivity to landscape change. The site has poor access to a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Huncote which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	The site is owned by a house-builder.
Access to the road network	LCC Highways comment that Forest Road is a Class C road with a 60mph speed limit. At the approach to the village the speed limit changes to 30mph. Due 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 conforms with the appropriate standards set out within the relevant Highways Design Guidance.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	Site promoter estimates short lead-in time given that the site is owned by a house-builder and that the site could be built out within a year.
Barriers to delivery	None known.

Delivery approach	The site is owned by a house-builder.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 40 dwellings (this is the same as the SHELAA calculated yield).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a primary school and public transport. + The site is owned by a house-builder and there are no known barriers to development.
Negative Attributes	- The site has some environmental constraints (overlaps with a Minerals Safeguarding Area, landscape harm) - Access issue would need to be resolved.
Recommendation	The site is a Reasonable Option and should be considered further.

Site Assessments: Kilby

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
KIL002	Steeple Chase Farm, Main Street	30	Reasonable	N/A
KIL006	Land to the south of Chapel Close and Main Street	17	Not reasonable	Site is land-locked and concerns about availability of site for residential development
KIL008	Land rear of 40 Main Street	7	Not reasonable	Site access issues and concerns about availability of site for residential development
	TOTAL	54		

Settlement Hierarchy

Kilby is proposed to be a Small Village. It has access to two out of the five Most Important services (a Primary School and high-speed broadband) and access to two out of 11 Desirable services (a public house and the mobile library). Kilby has access to an infrequent bus service (less than 1 per hour and no Sunday service) and access to employment opportunities in the village are limited.

Settlement Constraints

Flooding

Site KIL006 is affected by Flood Zone 3 (approximately 11% of the site).

Heritage

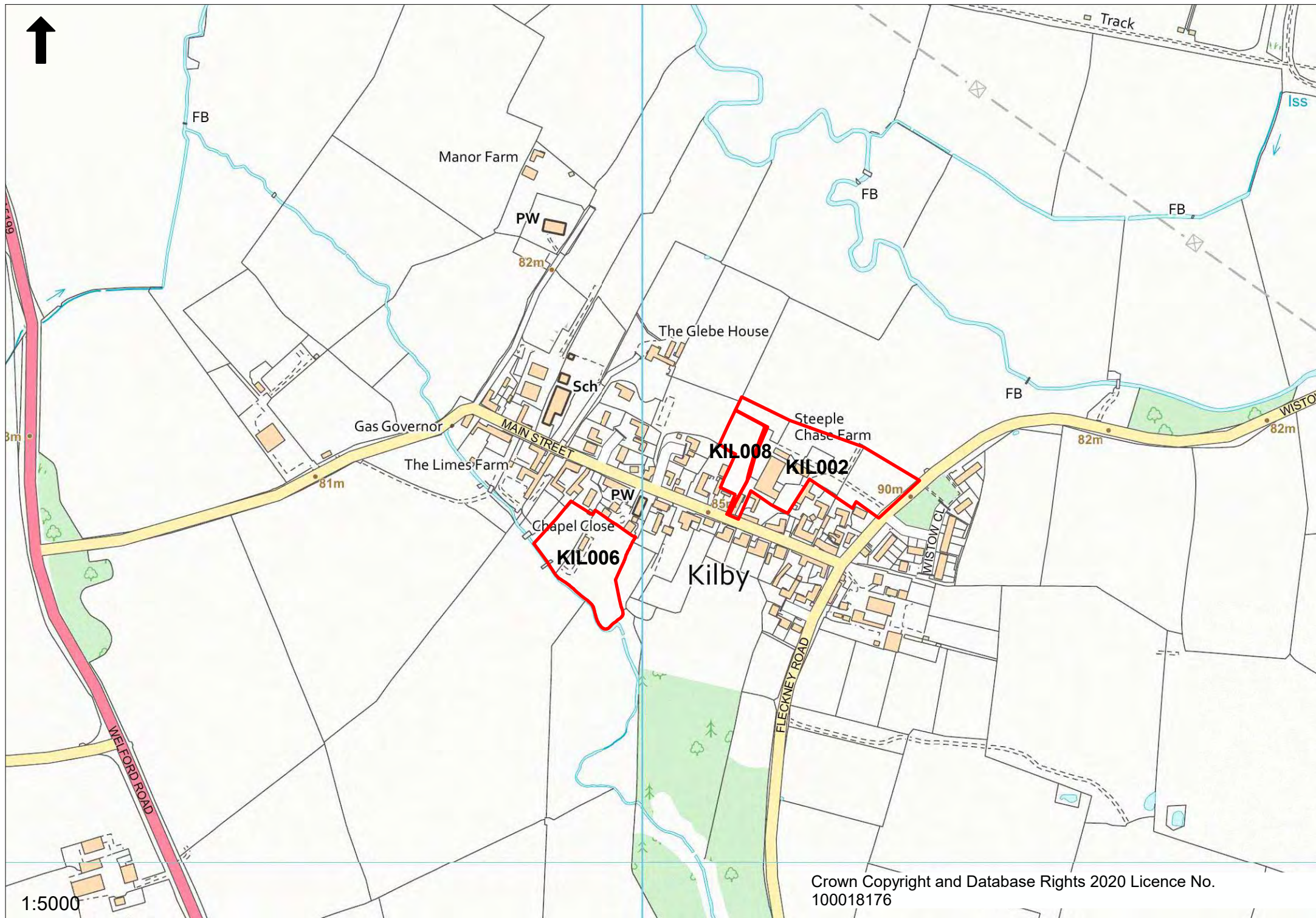
There are a number of listed buildings in the built-up area of the village. All sites are within close proximity to one or more listed buildings.

Landscape Character

The village is surrounded by two Landscape Character Areas: sites KIL002 and KIL007 is within the Kilby Meadows Landscape Character Area and site KIL006 is within the Kilby Rural Rolling Farmland Landscape Character Area. Both character areas have a moderate sensitivity to residential development.

Minerals Safeguarding

Site KIL002 overlaps with a Minerals Safeguarding Area for sand and gravel, however the site contains a range of farm buildings.



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KIL002 Steeple Chase Farm, Main Street, Kilby

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		KIL002	
Site Name (Parish)		Steeple Chase Farm, Main Street (Kilby)	
Proposed use		Housing	
Size in hectares (developable area and reason)		1.25 ha	
Size in dwellings (density, dwelling per hectare)		30 (30dph)	
Grid Reference		E 462181 N 295442	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		The site scores positively for access to a primary school and public transport (access to a low frequency service).	
Negative Scores		The site scores poorly for heritage impact (partly inside historic core of the village, listed building in the vicinity and heritage potential considered to be high). The site overlaps with a Minerals Safeguarding Area for sand and gravel (c. 62% of the site). Approximately 70% of the site is in an area of the landscape that has moderate sensitivity to change. The site has poor access to employment opportunities and a convenience store.	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site adjoins Kilby 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.	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		The site is in single ownership.	
Access to the road network		LCC Highways comments that there are no apparent fundamental reasons for the site to be excluded from consideration at this stage. Site promoter indicates accessed to be achieved from Wistow Road.	
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 of all units within 5 years.	
Barriers to delivery		The site is currently in use as a farm.	

Delivery approach	The site will be disposed of on receipt of outline planning permission.
Net dwelling (or floorspace) capacity within plan period	Site promoter estimates a yield of 25 dwellings; SHELAA estimates a yield of 30 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site scores positively for access to a primary school and public transport.
Negative Attributes	- The site has some environmental constraints (heritage, landscape and overlap with a Minerals Safeguarding Area). - Kilby has limited services (site scores poorly for access to employment opportunities and a convenience store).
Recommendation	Reasonable option that requires further assessment.

KIL006 Land to the south of Chapel Close and Main Street, Kilby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KIL006
Site Name (Parish)	Land to the south of Chapel Close and Main Street (Kilby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.8 ha (0.71 ha, flooding)
Size in dwellings (density, dwelling per hectare)	17 (30dph)
Grid Reference	E 461934 N 295340
Current use (previously developed?)	Paddocks / grazing land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing, access to a primary school and public transport (served by a low frequency service).
Negative Scores	The site scores poorly for heritage harm (site is inside the historic core of the village, listed building in vicinity, heritage potential is high). The site is in a Landscape Character Area where the landscape has moderate sensitivity to change. Approx. 11% of the site is in Flood Zone 3. The site has poor access to employment opportunities and a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins the settlement of Kilby which is proposed to be a Small Village.

Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, approximately 18% of the site is in Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Not known.
Access to the road network	LCC Highways comment that the site appears to be land-locked and has no frontage to an adopted highway.
Key infrastructure requirements and capacity issues	Access issue would need to be resolved.
Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	Uncertainties around availability of the site. It was previously a larger SHELAA submission that had part of the area removed when granted permission for residential development. The site has recent planning history for the construction of a stable building and storage container (built).
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate is 17 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a primary school and public transport (low frequency bus service).
Negative Attributes	- The site has some environmental constraints (heritage, landscape harm, flooding). - Kilby has limited services (site scores poorly for access to employment opportunities and a convenience store). - Concerns about the availability of the site (willingness of landowner) for residential development given recent planning history for stables. - Concerns around lack of access to the site.
Recommendation	The site is not considered to be a Reasonable Option for further consideration. The site is land-locked and there are concerns about the availability of the site for residential development.

KIL008 Land rear of 40 Main Street, Kilby

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KIL008
Site Name (Parish)	Land rear of 40 Main Street (Kilby)
Proposed use	Housing
Size in hectares (developable area and reason)	0.26 ha
Size in dwellings (density, dwelling per hectare)	7 (30dph)
Grid Reference	E 462109 N 295446
Current use (previously developed?)	Garden land (no)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	The site scores positively for population and housing and access to a primary school. Good access to public transport (low frequency bus service).
Negative Scores	Potential heritage harm (adjacent to a Listed Building) and this was part of a reason for refusal for a planning application at the site in 2015 and a dismissed appeal in 2016. The site scores poorly for access to employment opportunities and a convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins the settlement of Kilby which is proposed to be a Small Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, most of the site is in Countryside. A small part of the site closest to Main Street is in the current settlement boundary for Kilby.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Understood to be owned by homeowner at 40 Main Street.
Access to the road network	LCC Highways comments on planning application 15/0905/FUL: the proposed access is restricted in width and lacks pedestrian visibility splays at the access. The access has limited visibility to the left of the access due to the property boundary of the access being set back from the property boundary of 42 therefore making the visibility splays substandard. Accessibility was also a reason for the appeal to be dismissed.
Key infrastructure requirements and capacity issues	Not known.

Lead-in times, delivery rates and market capacity	Not known.
Barriers to delivery	Access issues would need to be resolved.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimate is for 7 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ The site has good access to a primary school and public transport (low frequency bus service).
Negative Attributes	- Potential for heritage harm (see planning history). - Kilby has limited services (site scores poorly for access to employment opportunities and a convenience store). - Concerns about the availability of the site (willingness of landowner) for residential development. - Concerns around lack of access to the site.
Recommendation	The site is not considered to be a Reasonable Option for further consideration. The site access is constrained and unlikely to be resolved and there are concerns about the availability of the site for residential development.

Site Assessments: Kirby Muxloe

Summary

Eight sites have been assessed for housing development or 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
KMU009	Land north of Desford Road	318	Reasonable	N/A
KMU020	Blood's Hill (small)	156	Not reasonable	Detached from settlement and heritage
KMU021	Blood's Hill (large)	468	Reasonable but significant heritage issues	N/A
KMU022	Land off Farley Way	23	Reasonable but significant flood risk	N/A
KMU023	Land at Roundhill	39	Reasonable	N/A
KMU024	Land off Portland Road	128	Reasonable but site access issue	N/A
KMU025	Land north of Hinckley Road	748	Reasonable	N/A
KMU026	Land at Blood's Hill (south)	365 and 56,979sqm	Reasonable but significant heritage issues	N/A
	TOTAL	2,245 and 56,979sqm		

The site promoter of KMU026 has also asked that the site is assessed for 100% 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
EKMU001	Land at Blood's Hill (south)	113,958sqm	Reasonable but significant heritage issues	N/A
	TOTAL	113,958sqm		

Settlement Hierarchy

Kirby Muxloe is proposed to remain as part of the Principal Urban Area. The settlement has access to most essential services and facilities with the exception of a doctor's surgery. It also has access to a range of desirable and other facilities, notable exceptions include a supermarket and bank. Some public transport to higher order services (mainly Leicester City Centre) are frequent but take longer to access key centres, services and facilities than others in the Leicester Urban Area. Meynell's Gorse Park and Ride facility is adjacent to the settlement. There are multiple employment opportunities nearby.

Settlement Constraints

Green Wedge

There are a number areas, including site options KMU009, KMU020, KMU021, KMU022, KMU023, KMU025, KMU026 and EKMU001, that are currently designated as Green Wedge between Kirby Muxloe and Ratby and Kirby Muxloe and Leicester. Areas to the west of Kirby Muxloe, including site option KMU025, are currently designated as Countryside.

Road Infrastructure

The M1 motorway runs to the east of the parish and the A46 crosses east to west across the northern part of the parish.

Heritage

The village includes Kirby Fields Conservation Area and a number of Listed Buildings in the central area. There is also a Scheduled Monument and listed building at Kirby Muxloe Castle to the east of the settlement and this affects site options KMU020, KMU021, KMU022, KMU023, KMU024, KMU026 and EKMU001.

Landscape

The land around Kirby Muxloe sits within 2 different landscape character areas. The land to the north and east is identified as Rothley Brook Fringe landscape character area where landscape sensitivity to residential development is identified as having a low-moderate sensitivity (affects site options KMU009, KMU020, KMU021, KMU022, KMU023, KMU024 and KMU026). The landscape sensitivity for site options involving employment use – small scale commercial is low-moderate and for large scale commercial (B8 warehousing) is moderate (KMU026 and EKMU001). The land to the west is identified as Thurlaston Rolling Farmland where landscape sensitivity for residential development is moderate and affects site option KMU025.

Flooding

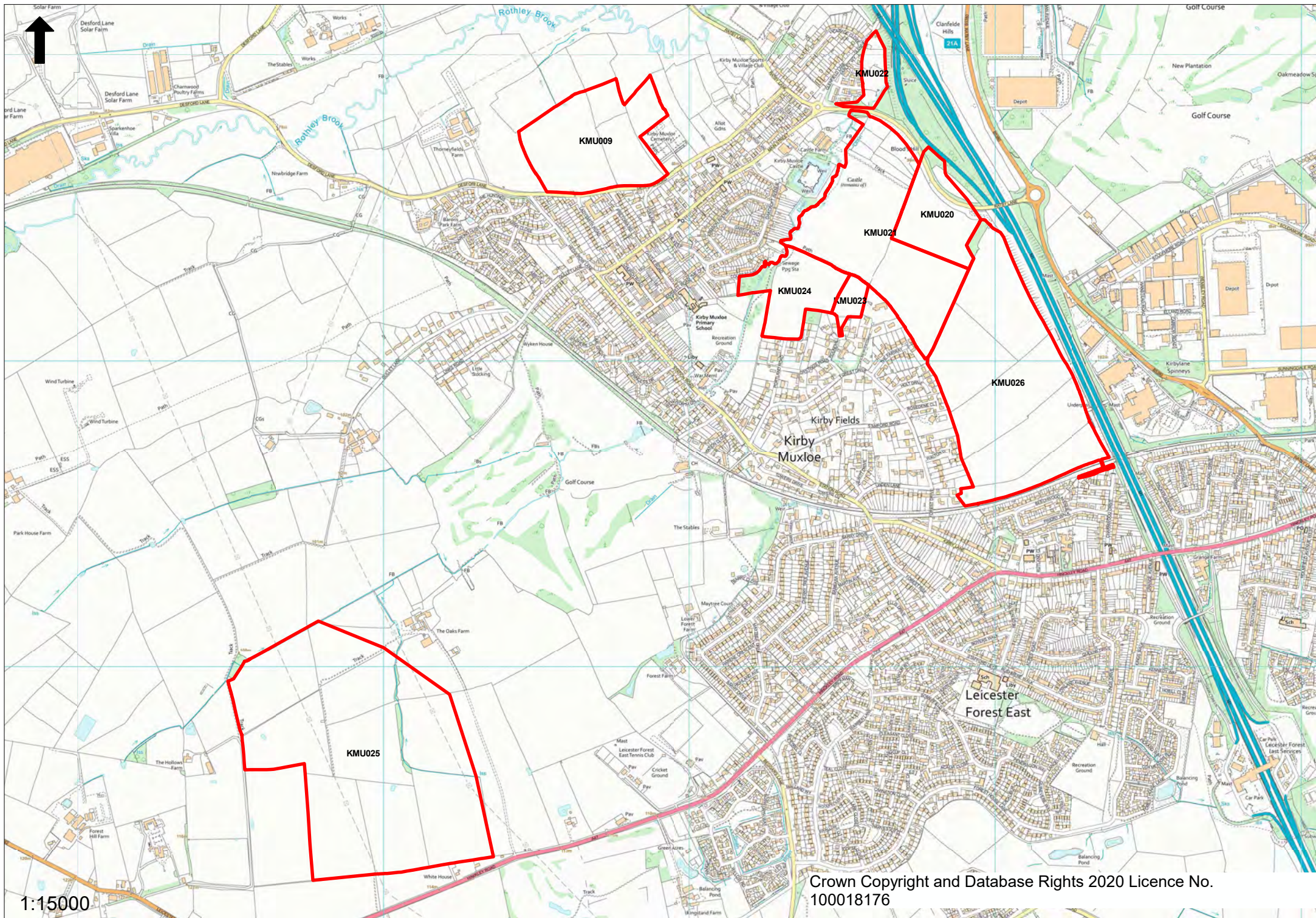
There are areas of flood risk associated with the stream running to the east of Kirby Muxloe Castle affecting a large portion of KMU022 and the western boundaries of site options KMU021 and KMU024. There is also flood risk along the Rothley Brook to the north of Kirby Muxloe.

Minerals Safeguarding Areas

The mineral safeguarding area for sand and gravel adjoins the north of the village and may affect site option KMU009.

Air Quality

Several of the sites are located, by road distance, within 1km (KMU020, KMU021, KMU022, KMU026 and EKMU001) or 5km (KMU023, KMU024, KMU025) of the Air Quality Management Areas at M1 corridor in Leicester Forest East. There may be potential for the additional car journeys relating to the development to affect the air quality at these AQMAs.



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KMU009 Land north of Desford Road, Kirby Muxloe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KMU009
Site Name (Parish)	Land north of Desford Road (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	12.74 ha
Size in dwellings (density, dwelling per hectare)	216 (40dph)
Grid Reference	E 451757 N 304670
Current use (previously developed?)	Agriculture (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to primary school, access to public transport, access to convenience store
Negative Scores	Biodiversity, Cultural heritage (Close to scheduled monument, listed building and very high heritage potential), mineral safeguarding area, landscape sensitivity (low-moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to jobs.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Kirby Muxloe which is proposed to be a 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
Criteria	Comment
Land ownership	Multiple landowners.
Access to the road network	The site fronts Desford Road. The Highways Authority indicate 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	No information.
Barriers to delivery	Potential issues relating to air quality need investigating Potential impacts relating to biodiversity, heritage, minerals and landscape need investigating.

Delivery approach	No specific information but some interest from developers.
Net dwelling (or floorspace) capacity within plan period	The SHELAA estimates 216 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes + Good access to primary school and convenience store + Good access to public transport
Negative Attributes	- Poor access to jobs. - Potential issues relating to air quality and impacts relating to biodiversity, heritage, minerals and landscape need investigating - Multiple landowners may affect delivery.
Recommendation	Reasonable option for further assessment.

KMU020 Blood's Hill (small), Kirby Muxloe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KMU020
Site Name (Parish)	Blood's Hill (small) (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	6.25 ha
Size in dwellings (density, dwelling per hectare)	156 (40dph)
Grid Reference	E 452816 N 304482
Current use (previously developed?)	Agriculture (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to public transport, access to jobs
Negative Scores	Access to secondary school, access to existing green space, amenity (close to M1), biodiversity (close to Local Wildlife Site), cultural heritage (close to scheduled monument, listed building and medium heritage risk), landscape sensitivity (low-moderate), agricultural land classification, air quality (within 1km of Air Quality Management Area), access to convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is detached from any settlement. The nearest is Kirby Muxloe.
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
Criteria	Comment
Land ownership	Single landowner.
Access to the road network	The site fronts Ratby Lane. The Highways Authority indicate that Ratby Lane experiences congestion in peak periods and requires substantial infrastructure work to provide a surfaced footway to / from Kirby Muxloe. It is not acceptable as a stand-alone site and would be resisted.
Key infrastructure requirements and capacity issues	Potential highway improvements.
Lead-in times, delivery rates and market capacity	Site promoter indicates the site could be developed in the next 5 years and take 2 to 3 years to build. Development rate of 40-50 dwellings a year.
Barriers to delivery	Potential issues relating to amenity (noise) and air quality need investigating Potential impacts relating to biodiversity and landscape need investigating. Significant concerns about the impact on the setting of Kirby Muxloe Castle.
Delivery approach	Site promoted on behalf of a developer.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 156 dwellings (at 40dph). Site promoter estimates a yield of 100 dwellings. There is reference to the wider Strategic Development Opportunity but it is unclear whether this is being promoted.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes + Good access to jobs and public transport + Single landowner with developer involvement
Negative Attributes	- Poor access to open space and convenience store - Poor access to secondary school - Potential issues relating to air quality and impacts relating to biodiversity, heritage, minerals and landscape need investigating - Detached from settlement as a stand-alone site.
Recommendation	Not a reasonable option to take forward for further assessment as a stand-alone site as the site is detached from settlement.

KMU021 Blood's Hill (large), Kirby Muxloe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KMU021
Site Name (Parish)	Blood's Hill (large) (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	19.11 ha (18.73 ha, flooding)
Size in dwellings (density, dwelling per hectare)	468 (40dph)
Grid Reference	E 452597 N 304478
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to public transport, access to jobs.
Negative Scores	Access to secondary school, access to existing green space, amenity (close to M1), biodiversity (close to Local Wildlife Site), Cultural heritage (close to scheduled monument, listed and certain heritage risk), landscape (Low-moderate), air quality (within 1km of Air Quality Management Area), access to convenience store.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Kirby Muxloe which is proposed to be a 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, potential access to the site crosses Flood Zone 3. A small part of the south of the site is Flood Zones 2 and 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single landowner but site would benefit from co-operation with adjoining landowner.
Access to the road network	The site fronts Ratby Lane. Highways Authority indicate that speed limit and site access issues will need resolving.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	The site promoter indicates a start within 5 years with a 5 year build timescale at a development rate of 50 dwellings per year.

Barriers to delivery	Highways issues need resolving. Significant known heritage issues need to be investigated and overcome in terms of setting of Scheduled Monument. Potential issues relating to amenity (noise), flood risk and air quality need investigating Potential impacts relating to biodiversity and landscape need investigating.
Delivery approach	None identified.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 468 dwellings. The site promoter indicates 250 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes + Good access to jobs
Negative Attributes	- Poor access to open space and large convenience store - Poor access to secondary school - Significant heritage issues - Potential issues relating to amenity, flood risk and air quality and impacts for biodiversity and landscape need investigating. - Highways issues need resolving.
Recommendation	Reasonable option for further assessment. Significant heritage issue

KMU022 Land off Farley Way, Kirby Muxloe

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		KMU022	
Site Name (Parish)		Land off Farley Way (Kirby Muxloe)	
Proposed use		Housing	
Size in hectares (developable area and reason)		1.69 ha (0.7 ha, flooding)	
Size in dwellings (density, dwelling per hectare)		23 (40dph)	
Grid Reference		E 452601 N 304938	
Current use (previously developed?)		Agricultural land / paddock (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		Population and housing, access to public transport	
Negative Scores		Access to secondary school, access to health care, access to existing open space, amenity (close to M1), biodiversity (close to Local Wildlife Site), cultural heritage (close to scheduled monument, listed building and medium heritage risk), landscape sensitivity (low-moderate), agricultural land classification, air quality (within 1km of Air Quality Management Area), flood risk (more than 50% Flood Zones 2 and 3), access to jobs, access to convenience store.	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site adjoins Kirby Muxloe which is proposed to be a 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, parts of site including potential site access are within Flood Zone 3.	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		Single landowner.	
Access to the road network		The site fronts Ratby Lane. The Highways Authority indicate that, subject to suitable access being 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 indicates that the site could be started within a year and that the build would take 1 year.	

Barriers to delivery	Potential site access issues. Significant portion of site affected by flood risk Potential issues relating to amenity (noise) and air quality need investigating Potential impacts relating to biodiversity, heritage and landscape need investigating.
Delivery approach	None identified.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula indicates 23 dwellings. The site promoter indicates 14 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes + Good access to public transport + Single landowner
Negative Attributes	- Poor access to convenience store - Poor access to jobs - Potential site access issues - Significant portion of site affected by flood risk - Potential issues relating to amenity, flood risk and air quality and impacts for biodiversity, heritage and landscape need investigating.
Recommendation	Reasonable option for further assessment. Significant flood risk

KMU023 Land at Roundhill, Kirby Muxloe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KMU023
Site Name (Parish)	Land at Roundhill (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.21 ha
Size in dwellings (density, dwelling per hectare)	39 (40dph)
Grid Reference	E 452524 N 304202
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Provide new homes. access to primary school, access to public transport, access to convenience store
Negative Scores	Access to secondary school, biodiversity (close to Local Wildlife Site and medium ecological value), cultural heritage (close to scheduled monument, listed building, adjoins Conservation Area and medium heritage potential), landscape sensitivity (low-moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to jobs.

Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Kirby Muxloe which is proposed to be a 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
Criteria	Comment
Land ownership	Single landowner.
Access to the road network	No access point identified. The Highways Authority indicate that, subject to a suitable access from Roundhill being identified, 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	Site will be developed within one year of planning permission being granted.
Barriers to delivery	Potential site access issue to be resolved. Potential issue relating to air quality need investigating Potential impacts relating to biodiversity, heritage and landscape need investigating.
Delivery approach	Landowner will develop the site.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 39 dwellings. A recent planning application (20/0722/FUL) was submitted for 9 dwellings (not yet determined).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes + Good access to primary school and convenience store in local centre + Good access to public transport + Single landowner
Negative Attributes	- Poor access to secondary school and jobs - Site access needs resolving - Potential issue and impacts relating to air quality, biodiversity, heritage and landscape need investigating.
Recommendation	Reasonable option for further assessment

KMU024 Land off Portland Road, Kirby Muxloe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KMU024
Site Name (Parish)	Land off Portland Road (Kirby Muxloe)
Proposed use	Housing
Size in hectares (developable area and reason)	5.88 ha (5.12 ha, flooding)
Size in dwellings (density, dwelling per hectare)	128 (40dph)
Grid Reference	E 452333 N 304264
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Access to primary school, access to existing open space, access to public transport, access to convenience store
Negative Scores	Access to secondary school, biodiversity (adjoins/overlaps Local Wildlife Site and medium ecological value), cultural heritage (close to scheduled monument, listed building, adjoins Conservation Area and medium heritage potential), landscape sensitivity (low-moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), flood risk (16% in Flood Zones 2 and 3), access to jobs
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Kirby Muxloe which is proposed to be a 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, western part of the site is within Flood Zone 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single landowner.
Access to the road network	Portland Road is identified as the site access. The Highways Authority advise that this is an unadopted road is accessed from Forest Drive, which is also unadopted. Advise imposing a requirement to build the development in accordance with highway requirements in the LHDG.
Key infrastructure requirements and capacity issues	None known

Lead-in times, delivery rates and market capacity	The site promoter indicates that the site could be started within one year and take 4 years to build at a rate of 45 dwellings per year.
Barriers to delivery	Potential access to unadopted road Potential issues relating to air quality and flood risk need to be investigated. Potential impacts in terms of biodiversity, heritage and landscape need to be investigated. Steep site topography.
Delivery approach	Site is owned by a housebuilder who intend to develop.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 128 dwellings. Site promoter estimates a yield of 177 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to primary school, open space and convenience store + Good access to public transport + Single landowner
Negative Attributes	- Concern that site is unachievable - Poor access to secondary school and jobs - Potential issues relating to air quality, flood risk, biodiversity, heritage and landscape need to be investigated. - Steep site topography
Recommendation	Reasonable option for further assessment.

KMU025 Land north of Hinckley Road, Kirby Muxloe

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		KMU025	
Site Name (Parish)		Land north of Hinckley Road (Kirby Muxloe)	
Proposed use		Housing	
Size in hectares (developable area and reason)		37.42 ha	
Size in dwellings (density, dwelling per hectare)		748 (40dph)	
Grid Reference		E 451002 N 302630	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		Provide new homes, access to jobs, access to public transport	
Negative Scores		Access to primary school, access to secondary school, access to existing green space, biodiversity (adjoins/overlaps Local Wildlife Site), amenity (close to A47), cultural heritage (close to listed building), landscape sensitivity (Moderate), agricultural land classification, air quality (within 5km of Air Quality Management Area), access to convenience store	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site adjoins Kirby Muxloe (subject to the adjoining site allocation being developed) which is proposed to be a 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.	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		Single landowner	
Access to the road network		The site will be accessed through the adjoining site allocation via a roundabout onto Hinckley Road (A47). The Highways Authority indicate that, subject to maintaining traffic flow and safety, considering the impact on the surrounding network and points of access, there are no apparent fundamental reasons for this site to be excluded from consideration.	
Key infrastructure requirements and capacity issues		Potential highway improvements.	

Lead-in times, delivery rates and market capacity	The site could be started with 3 years with a 12 year timescale to build at a maximum build rate of 80 dwellings a year.
Barriers to delivery	Potential issues relating to amenity (noise) and air quality need investigating Potential impacts for biodiversity, heritage and landscape need investigating
Delivery approach	Site promoter is a strategic land company who is working with the landowner to promote the site.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 748 dwellings. Site promoter estimates a yield of 880 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to jobs and public transport + Single landowner
Negative Attributes	- Poor access to primary school (but potential to provide with development), open space and convenience store - Poor access to secondary school - Potential highway improvements and issues need resolving.
Recommendation	Reasonable option for further assessment (assuming allocated site to east is developed)

KMU026 Land at Blood's Hill (south), Kirby Muxloe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	KMU026
Site Name (Parish)	Land at Blood's Hill (south) (Kirby Muxloe)
Proposed use	Mixed use: housing and employment.
Size in hectares (developable area and reason)	29.22 ha
Size in dwellings (density, dwelling per hectare)	365 (40dph) and 56,979sqm employment including supermarket and leisure uses (assuming 50:50 split of housing to employment land).
Grid Reference	E 453030 N 303933
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, employment land, access to strategic transport routes, access to jobs,
Negative Scores	Access to primary school, access to secondary school, access to existing green space, amenity (close to M1), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (close to scheduled monument, listed building, Conservation Area and high heritage risk), landscape sensitivity (low-moderate for residential / small scale commercial and moderate for large scale commercial), agricultural land classification, air quality (within 1km of Air Quality Management Area), access to public transport, access to convenience store
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Kirby Muxloe and Leicester Forest East both of which are proposed to be Principal Urban Area settlements
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
Criteria	Comment
Land ownership	Single land owner
Access to the road network	Site access is proposed from Ratby Lane. The Highways Authority indicate that Ratby Lane experiences congestion in peak periods and requires substantial infrastructure work to provide a surfaced footway to / from Kirby Muxloe. The site is distant from local services in the village.

Key infrastructure requirements and capacity issues	Potential highway improvements.
Lead-in times, delivery rates and market capacity	The site promoter indicates a realistic start within 4 years with a development rate of 60 dwellings per year. The employment proposals would be complete within 5 years.
Barriers to delivery	Potential highways issues need resolving. Potential issues relating to amenity (noise) and air quality need investigating Potential impacts for biodiversity and landscape need investigating. Significant concerns about the impact on the setting of Kirby Muxloe Castle.
Delivery approach	Site being promoted on behalf of land owner but interest from developers and land promoters.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 365 dwellings (40dph) and 56,979sqm of employment, retail and leisure floorspace.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide a mix of housing, employment, retail and leisure uses + Good access to jobs + Good access to strategic routes + Single landowner
Negative Attributes	- Poor access to primary school, open space and convenience store Poor access to secondary school and public transport - Significant heritage concerns - Potential issues relating to amenity (noise), air quality, biodiversity and landscape need investigating. - Potential highways issues need resolving.
Recommendation	Reasonable option for further assessment. Significant heritage issues

Employment Site

EKMU001 Land at Blood's Hill (south), Kirby Muxloe

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		EKMU001	
Site Name (Parish)		Land at Blood's Hill (south) (Kirby Muxloe)	
Proposed use		Mixed use: housing and employment.	
Size in hectares (developable area and reason)		29.22 ha	
Size in floorspace (sqm, use)		113,958sqm (mix of B uses)	
Grid Reference		E 453030 N 303933	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		Employment land, access to strategic transport routes.	
Negative Scores		Harm to amenity (residential properties close by), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (close to scheduled monument, listed building, Conservation Area and high heritage risk), landscape sensitivity (low-moderate for small-scale commercial and moderate for large-scale commercial), agricultural land classification, air quality (within 1km of Air Quality Management Area), access to public transport (low frequency service).	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site adjoins Kirby Muxloe and Leicester Forest East both of which are proposed to be Principal Urban Area settlements	
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	
Criteria		Comment	
Land ownership		Single land owner	
Access to the road network		Site access is proposed from Ratby Lane. The Highways Authority indicate that Ratby Lane experiences congestion in peak periods and requires substantial infrastructure work to provide a surfaced footway to / from Kirby Muxloe. The site is distant from local services in the village.	
Key infrastructure requirements and capacity issues		Potential highway improvements.	

Lead-in times, delivery rates and market capacity	The site promoter indicates a realistic start within 4 years with a development rate of 60 dwellings per year. The employment proposals would be complete within 5 years.
Barriers to delivery	Potential highways issues need resolving. Potential issues relating to amenity (noise) and air quality need investigating Potential impacts for biodiversity and landscape need investigating. Significant concerns about the impact on the setting of Kirby Muxloe Castle.
Delivery approach	Site being promoted on behalf of land owner but interest from developers and land promoters.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates a yield of 113,958sqm employment floorspace (use class B).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide employment land + Good access to strategic routes + Single landowner
Negative Attributes	- Poor access to public transport - Significant heritage concerns - Potential issues relating to amenity (noise), air quality, biodiversity and landscape need investigating. - Potential highways issues need resolving.
Recommendation	Reasonable option for further assessment. Significant heritage issues.

Site Assessments: Leicester Forest East

Summary

Four 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
LFE018	Land at Baines Lane	65	Reasonable subject to site access	N/A
LFE019	Land at Kingstand Farm	199	Reasonable	N/A
LFE020	Land at Kingstand Golf Course	334	Reasonable subject to adjoining sites	N/A
LFE021	Land north and east of Desford Crossroads	807	Not reasonable	Detached from settlement
	TOTAL	1405		

Settlement Hierarchy

Leicester Forest East is proposed to be a Principal Urban Area settlement. The settlement has access all essential services and facilities. It also has access to a range of desirable and other facilities, notable exceptions include a bank. The settlement has frequent public transport and cycle links along the A47 to higher order services in Leicester City Centre. Meynell's Gorse Park and Ride facility is close to the settlement. There are multiple employment opportunities nearby.

Settlement Constraints

Countryside

The site options LFE019, LFE020 and LFE021 are currently located in an area designated as Countryside. Site LFE018 is within the existing settlement boundary for Leicester Forest East.

Biodiversity

There are no Sites of Special Scientific Interest in or close to Leicester Forest East. There are a number of Local Wildlife Sites overlapping or close to all assessed sites.

Heritage

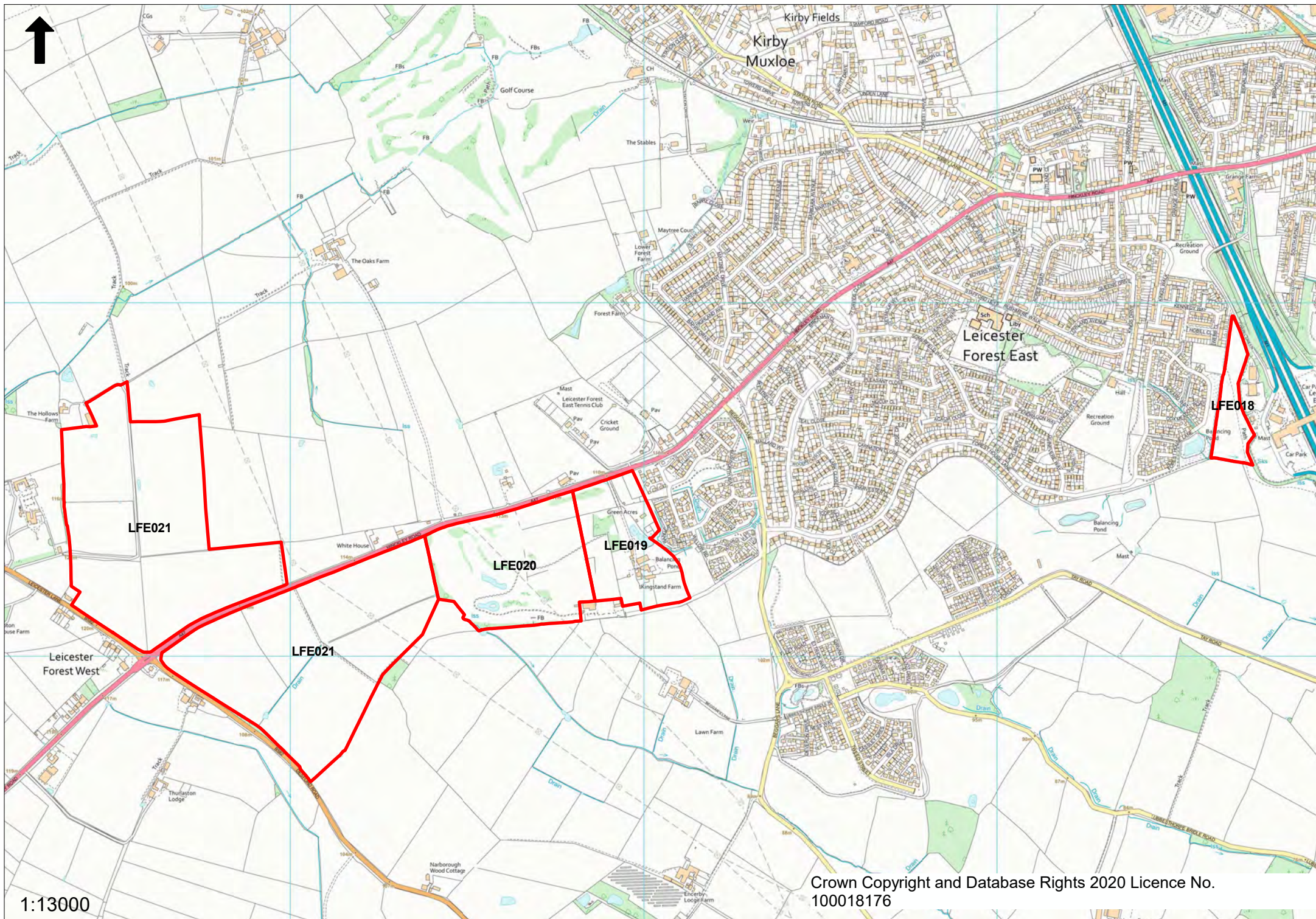
A Scheduled Monument, the Rabbit Warren at Lubbethorpe, may affect site options LFE019 and LFE020.

Landscape

The land to the west of Leicester Forest East is within the Thurlaston Rolling Farmland landscape character area. The landscape sensitivity to residential development is identified as moderate sensitivity and affects site options LFE019, LFE020 and LFE021.

Air Quality

The Air Quality Management Area 3 is located at M1 corridor in Leicester Forest East along All the site options are located, by road distance, within 5km (LFE018, LFE019, LFE020 and LFE021). There may be potential for the additional car journeys relating to the development to affect the air quality at these AQMAs.



LFE021

LFE020

LFE019

LFE018

LFE021

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LFE018 Land at Baines Lane, Leicester Forest East

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LFE018
Site Name (Parish)	Land at Baines Lane (Leicester Forest East)
Proposed use	Housing
Size in hectares (developable area and reason)	2.62 ha
Size in dwellings (density, dwelling per hectare)	65 (40dph)
Grid Reference	E 453654 N 302709
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Access to existing green space, access to public transport, access to jobs
Negative Scores	Access to secondary school, amenity (close to M1), biodiversity (adjoins/overlaps Local Wildlife Site), air quality (within 5km of air quality management area)
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Within Leicester Forest East which is proposed to be a 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.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	No information
Access to the road network	No access to highway network. Baines Lane is unadopted with a no motors restriction.
Key infrastructure requirements and capacity issues	None known.
Lead-in times, delivery rates and market capacity	No information
Barriers to delivery	No access to public highway. Proposed bus / emergency access route for the Lubbethorpe SUE to the south runs along western perimeter of site. Potential issues relating to amenity (noise) and air quality need to be investigated. Potential impacts on biodiversity need to be investigated.
Delivery approach	No information

Net dwelling (or floorspace) capacity within plan period	SHELAA estimates 65 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Good access to open space + Good access to jobs and public transport
Negative Attributes	- Poor access to secondary school - Delivery is uncertain as there is currently no site promoter - Delivery is uncertain due to site access and proposed bus/emergency access route. - Potential issues relating to amenity (noise), air quality and biodiversity need to be investigated.
Recommendation	Reasonable option that requires further assessment. Uncertainty about site access and delivery.

LFE019 Land at Kingstand Farm, Leicester Forest East

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LFE019
Site Name (Parish)	Land at Kingstand Farm (Leicester Forest East)
Proposed use	Housing
Size in hectares (developable area and reason)	7.99 ha
Size in dwellings (density, dwelling per hectare)	199 (40dph)
Grid Reference	E 451955 N 302299
Current use (previously developed?)	Agricultural land. farmhouses and related buildings (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to health care, access to public transport, access to jobs
Negative Scores	Access to primary school, access to secondary school, amenity (close to A47), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (close to scheduled monument), landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of an Air Quality management Area), access to convenience store
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Leicester Forest East, which is proposed to be a 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.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Some uncertainty about whether multiple or single landowner(s).
Access to the road network	The site fronts Hinckley Road (A47). Highways Authority raise issues about distances to existing services and speed limit. May seek to resist a planning application on policy grounds.
Key infrastructure requirements and capacity issues	Potential highway improvements.
Lead-in times, delivery rates and market capacity	Start on site expected within 2 years with completion within 4 years at a development rate of 40 dwellings per year.
Barriers to delivery	Highways issues need resolving. Potential issues relating to amenity (noise) and air quality need to be investigated. Potential impacts on biodiversity, heritage and landscape need to be investigated.
Delivery approach	Site promoted by developer who has an option to buy the land.
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 199 dwellings. The site promoter indicates 160 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes + Good access to open space + Good access to jobs and public transport
Negative Attributes	- Poor access to primary school and convenience store - Poor access to secondary school - Potential highways need to be resolved. - Potential issues relating to amenity (noise), air quality, biodiversity, heritage and landscape need to be investigated. - Potential multiple landowners.
Recommendation	Reasonable option that requires further assessment

LFE020 Land at Kingstand Golf Course, Leicester Forest East

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LFE020
Site Name (Parish)	Land at Kingstand Golf Course (Leicester Forest East)
Proposed use	Housing
Size in hectares (developable area and reason)	13.36 ha
Size in dwellings (density, dwelling per hectare)	334 (40dph)
Grid Reference	E 451640 N 302266
Current use (previously developed?)	Golf course (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to public transport, access to jobs
Negative Scores	Access to primary school, access to secondary school, amenity (close to A47), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (close to scheduled monument), landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of an Air Quality Management Area), access to convenience store
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site does not adjoin the existing urban area. But the site adjoins the allocated land to the north at Kirby Muxloe and another site option to the east at Leicester Forest East (LFE019). Both settlements are Principal Urban Area settlements.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, Countryside.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single landowner
Access to the road network	The site fronts Hinckley Road (A47). Highways Authority raise issues about distances to existing services and speed limit. May seek to resist a planning application on policy grounds.
Key infrastructure requirements and capacity issues	Potential highways improvements.
Lead-in times, delivery rates and market capacity	Start within 3 years and built out in 5 years with a development rate up to 50 dwellings a year.

Barriers to delivery	Electricity pylons cross the site and may impact on the dwelling capacity. Potential issues relating to amenity (noise) and air quality need to be investigated. Potential impacts on biodiversity, heritage and landscape need to be investigated.
Delivery approach	The site is promoted on behalf of a developer who has an option.
Net dwelling (or floorspace) capacity within plan period	SHELAA formula estimates 334 dwellings. The site promoter indicates 240 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes + Good access to jobs and public transport + Single landowner
Negative Attributes	- Poor access to primary school (although one proposed to the north) and convenience store - Poor access to secondary school - Potential highways need to be resolved. - Potential issues relating to amenity (noise), air quality, biodiversity, heritage and landscape need to be investigated. - Without the development of adjoining sites, the standalone site is detached from existing urban area.
Recommendation	Reasonable option that requires further assessment. However, the site relies on the development of adjoining sites.

LFE021 Land north and east of Desford Crossroads, Leicester Forest East

Stage 1		Initial Site Identification	
Criteria		Comment	
Site reference		LFE021	
Site Name (Parish)		Land north and east of Desford Crossroads (Leicester Forest East)	
Proposed use		Housing	
Size in hectares (developable area and reason)		53.85 ha	
Size in dwellings (density, dwelling per hectare)		807 (30dph, as site is detached from the PUA)	
Grid Reference		E 450768 N 302052	
Current use (previously developed?)		Agricultural land (No)	
Stage 2		Sustainability Appraisal Summary	
Criteria		Comment	
Positive Scores		Population and housing, access to primary school (potential for new provision), access to public transport,	
Negative Scores		Access to secondary school, access to existing green space, amenity (close to A47), biodiversity (adjoins/overlaps Local Wildlife Site), cultural heritage (close to listed building and medium heritage risk), mineral safeguarding area, landscape sensitivity (moderate), air quality (within 5km of Air Quality Management Area), access to jobs, access to convenience store.	
Stage 3		Consistency with Emerging Strategy	
Criteria		Comment	
What is the site's position in the emerging settlement hierarchy?		The site is detached from any settlement. The nearest is Kirby Muxloe.	
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?		Yes, Countryside.	
Flood risk: is the site affected by Flood Zone 2 or 3?		No.	
Stage 4		Deliverability of Sites	
Criteria		Comment	
Land ownership		Multiple landowners.	
Access to the road network		The site fronts Hinckley Road (A47) and Desford Road Highways Authority indicate that there are potential impacts to Desford Crossroads and site access due to speed limits.	
Key infrastructure requirements and capacity issues		Potential highway improvements.	

Lead-in times, delivery rates and market capacity	The site promoters indicate the proposed comprehensive site will start within 5 to 10 years and take 10 years to complete.
Barriers to delivery	Highways issues need resolving. Potential amenity (noise) and air quality issues need to be investigated. Potential impacts on biodiversity, heritage, minerals and landscape need to be investigated.
Delivery approach	Not known.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 807 dwellings. Site promoter indicates potential for a development of 1,500 dwellings with adjoining land (but not specified).
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes (and potential new primary school) + Good access to public transport
Negative Attributes	- Poor access to open space and convenience store - Poor access to secondary school - Highways issues need resolving. - Potential amenity (noise), air quality issues and impacts on biodiversity, heritage, minerals and landscape need to be investigated. - The stand alone site is detached from any settlement. Lack of clarity about the proposed comprehensive development proposal. - Multiple landowners
Recommendation	As a standalone site, it is not a reasonable option that requires further assessment due to the site being detached from a sustainable settlement. Potential to consider alongside LFE019, LFE020 and KMU025 where the site promoters agree.

Site Assessments: Littlethorpe

Summary

Six 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
LIT003	40 Cosby Road	22	Reasonable	N/A
LIT008	Land south of Tysoes Nursery and west of Cosby Road	14	Reasonable but significant flood risk	N/A
LIT009	Tysoes Nursery, 53 Cosby Road	11	Reasonable but significant flood risk	N/A
LIT014	Former Council Depot, Warwick Road	20	Reasonable	Note: site has gained planning permission for housing
LIT022	Land to the south of Warwick Road and east of Cosby Road	194	Reasonable	N/A
LIT023	Land off Oak Road	142	Reasonable	N/A
	TOTAL	403		

Settlement Hierarchy

Littlethorpe is proposed to be a Medium Village. The village has two essential services but no primary school, convenience store or doctor's surgery. The desirable and other services are limited to two public houses. Littlethorpe has a low frequency bus service to higher order centres (Leicester and Lutterworth) but no Sunday service. The village has limited access to local employment opportunities within the village. Whilst the services and facilities within Littlethorpe itself are limited, some parts of the village are close to the centre of Narborough. Narborough contains a wide range of services, a passenger rail station, a frequent bus service and employment opportunities.

Settlement Constraints

Green Wedge and Area of Separation

There are areas of land currently designated as Green Wedge between Littlethorpe and Narborough and Littlethorpe and Cosby. Site option LIT022 is affected. The land to the west of Littlethorpe is currently designated as Countryside and includes site options LIT008, LIT009 and LIT023.

Heritage

There are listed buildings within the northern part of the village.

Landscape

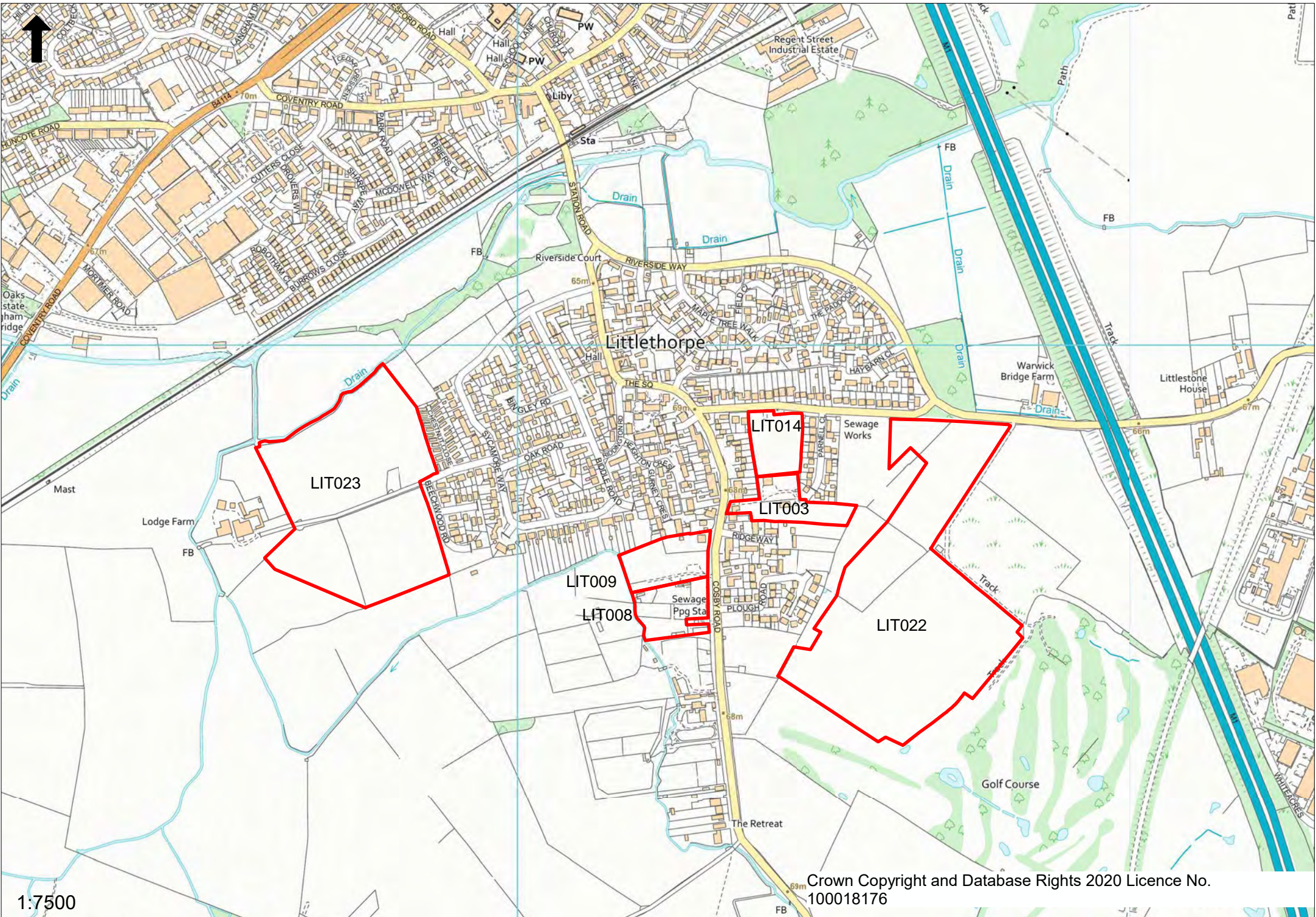
The land surrounding Littlethorpe is split between 2 landscape character areas. The land to the north is identified as Sense and Soar Floodplain where landscape sensitivity for residential development is moderate (LIT008, LIT009, LIT023). The land to the east and south is Blaby, Countesthorpe and Whetstone Fringe where landscape sensitivity is low-moderate (LIT022).

Minerals Safeguarding Area

Minerals Safeguarding Areas for sand and gravel surround the village of Littlethorpe affecting site options LIT008, LIT009, LIT022 and LIT023.

Flooding

The areas surrounding Littlethorpe to the north and west are affected by Flood Zones 2 and 3 and are related to the River Soar. The following site options are affected: LIT008, LIT009 and LIT023.



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LIT003 40 Cosby Road, Littlethorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LIT003
Site Name (Parish)	40 Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	0.92 ha
Size in dwellings (density, dwelling per hectare)	22 (30dph)
Grid Reference	E 454430 N 296746
Current use (previously developed?)	Garden land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to jobs
Negative Scores	Access to primary school, access to secondary school, minerals safeguarding area, air quality (within 5km of Air Quality Management Area), access to public transport
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is within Littlethorpe which is proposed to be a Medium Village.
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.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single landowner but not confirmed.
Access to the road network	The site fronts Cosby Road. The Highways Authority indicate 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	No information
Barriers to delivery	None known
Delivery approach	No information
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 22 dwellings.

Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes + Good access to jobs
Negative Attributes	- Poor access to primary school - Poor access to secondary school and public transport - No information about site promotion or delivery of site.
Recommendation	Reasonable option to be considered further.

LIT008 Land south of Tysoes Nursery and west of Cosby Road, Littlethorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LIT008
Site Name (Parish)	Land south of Tysoes Nursery and west of Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	0.95 ha (0.6 ha, flooding)
Size in dwellings (density, dwelling per hectare)	14 (30dph)
Grid Reference	E 454249 N 296569
Current use (previously developed?)	(No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing
Negative Scores	Access to primary school, access to secondary school, mineral safeguarding area, landscape sensitivity (moderate), air quality (within 5km of Air Quality Management Area), flood risk (zones 2 and 3), access to jobs.
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Littlethorpe 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?	Yes, part of the site is in Flood Zone 3.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single owner but not confirmed.
Access to the road network	The site fronts Cosby Road. The Highways Authority indicates that subject to footway and speed 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	No information
Barriers to delivery	A large proportion (63%) the site is affected by flood zones 2 and 3 and so a sequential test is required before this site is selected. The site is also affected by surface water flooding. Potential impacts on landscape, minerals and air quality need to be investigated.
Delivery approach	No information
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 14 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes
Negative Attributes	- Poor access to primary school Poor access to secondary school and jobs - Site significantly affected by flood risk - Potential impacts on landscape, minerals and air quality need to be investigated. - No information about site promotion or delivery of site.
Recommendation	Reasonable option to be considered further. Significant flood risk.

LIT009 Tysoes Nursery and 53 Cosby Road, Littlethorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LIT009
Site Name (Parish)	Tysoes Nursery and 53 Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	1.02 ha (0.48 ha, flooding)
Size in dwellings (density, dwelling per hectare)	11 (30dph)
Grid Reference	E 454242 N 296647
Current use (previously developed?)	Residential property and a plant nursery (mixed: mostly greenfield)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Access to jobs
Negative Scores	Access to primary school, access to secondary school, biodiversity (medium ecological value), mineral safeguarding area, landscape sensitivity (moderate), agricultural land classification, air quality (within 5km of and Air Quality Management Area, flood risk (zones 2 and 3)
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is partly within and partly adjoining Littlethorpe which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	Yes, majority of the site is in Countryside. Number 53 Cosby Road and its garden area are in the current settlement boundary for Littlethorpe.
Flood risk: is the site affected by Flood Zone 2 or 3?	Yes, approximately 47% of the site is in Flood Zone 3.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Not known
Access to the road network	The site fronts Cosby Road. The Highways Authority indicates that subject to footway and speed 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	No information

Barriers to delivery	Requires closure of nursery business. A large proportion (47%) the site is affected by flood zones 2 and 3 and so a sequential test is required before this site is selected. The site is also affected by surface water flooding. The potential impacts in terms of biodiversity, landscape, minerals and air quality need to be investigated.
Delivery approach	No information
Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 11 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes + Good access to jobs
Negative Attributes	- Poor access to primary school - Poor access to secondary school - Site significantly affected by flood risk - Potential impacts on biodiversity, landscape, minerals and air quality need to be investigated. - No information about site promotion or delivery of site.
Recommendation	Reasonable option to be considered further. Significant flood risk.

LIT014 Former Council Depot, Warwick Road, Littlethorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LIT014
Site Name (Parish)	Former Council Depot, Warwick Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	0.83 ha
Size in dwellings (density, dwelling per hectare)	20 (30dph)
Grid Reference	E 454413 N 296839
Current use (previously developed?)	Vacant (Yes)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing, access to health care, brownfield site, access to jobs, access to convenience store
Negative Scores	Access to secondary school, mineral safeguarding area, air quality (within 5km of an Air Quality management Area)

Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site is within Littlethorpe which is proposed to be a Medium Village.
Areas of Protection: is the site in Green Wedge, Area of Separation or Countryside?	No, within the existing settlement boundary for Littlethorpe.
Flood risk: is the site affected by Flood Zone 2 or 3?	No.
Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single landowner
Access to the road network	The site fronts Warwick Road. Highways Authority indicate 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	The site has gained planning permission subject to Section 106 being signed.
Barriers to delivery	None known
Delivery approach	Developer submitted planning permission and with a view to build.
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 20 dwellings. Planning permission granted subject to S106 (20/0531/FUL) in 2020 for 32 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes. Site has planning permission subject to signing of S106 agreement. + Good access to health care and convenience store + Good access to jobs
Negative Attributes	- Poor access to secondary school
Recommendation	Reasonable option to consider further. However, the site has gained planning permission (subject to S106) and so will be included in the land supply when it is updated in 2021.

LIT022 Land south of Warwick Road and east of Cosby Road, Littlethorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LIT022
Site Name (Parish)	Land south of Warwick Road and east of Cosby Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	10.39 ha
Size in dwellings (density, dwelling per hectare)	194 (30dph)
Grid Reference	E 454629 N 296575
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing
Negative Scores	Access to primary school, access to secondary school, access to existing open space, cultural heritage (certain heritage potential), landscape sensitivity (low-moderate), agricultural land classification, air quality (within 5km of an Air Quality Management Area), access to public transport, access to jobs, access to convenience store
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	Adjoins Littlethorpe which is proposed to be a Medium Village.
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
Criteria	Comment
Land ownership	Single landowner who is a developer
Access to the road network	The site fronts Warwick Road. Highways Authority indicate that 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	Start anticipated within 9 months of grant of planning permission. Development rates of 36 dwellings per year taking 7 years to complete.
Barriers to delivery	Potential impacts in terms of heritage, landscape and air quality need to be investigated.
Delivery approach	Developer owns the land.

Net dwelling (or floorspace) capacity within plan period	The SHELAA formula estimates 194 dwellings. The site promoters indicates 225 dwellings.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provide new homes + Single landowner
Negative Attributes	- Poor access to primary school, open space and convenience store - Poor access to secondary school, jobs and public transport - Potential impacts in terms of heritage, landscape and air quality need to be investigated.
Recommendation	Reasonable option to consider further.

LIT023 Land off Oak Road, Littlethorpe

Stage 1	Initial Site Identification
Criteria	Comment
Site reference	LIT023
Site Name (Parish)	Land off Oak Road (Littlethorpe)
Proposed use	Housing
Size in hectares (developable area and reason)	7.88 ha (7.62 ha, flooding)
Size in dwellings (density, dwelling per hectare)	142 (30dph)
Grid Reference	E 453726 N 296766
Current use (previously developed?)	Agricultural land (No)
Stage 2	Sustainability Appraisal Summary
Criteria	Comment
Positive Scores	Population and housing
Negative Scores	Access to primary school, access to secondary school, biodiversity (close to Local Wildlife Site), mineral safeguarding area, landscape sensitivity (moderate), air quality (within 5km of an Air Quality Management Area), access to jobs
Stage 3	Consistency with Emerging Strategy
Criteria	Comment
What is the site's position in the emerging settlement hierarchy?	The site adjoins Littlethorpe, 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.

Stage 4	Deliverability of Sites
Criteria	Comment
Land ownership	Single landowner
Access to the road network	The site fronts Oak Road. The Highways Authority indicate that the existing road width may need to be widened to cater for the extra volume of traffic.
Key infrastructure requirements and capacity issues	None known
Lead-in times, delivery rates and market capacity	Start within 17 months of gaining planning permission. Development complete within 3 years at a rate of 40 dwellings per year.
Barriers to delivery	Road access width issue needs to be resolved Part of the site is affected by flood zones 2 and 3 and so a sequential test is required before this site is selected. Potential impacts in terms of biodiversity, landscape, minerals and air quality need to be investigated.
Delivery approach	Intend to sell to a developer
Net dwelling (or floorspace) capacity within plan period	SHELAA estimates a yield of 142 dwellings. Site promoter indicates a capacity of 108 dwellings. Planning application (19/0266/OUT) for 108 dwellings was refused in July 2019.
Stage 5	Conclusions and Recommendation
Criteria	Comment
Positive Attributes	+ Provides new homes + Single landowner
Negative Attributes	- Poor access to primary school - Poor access to secondary school, jobs and public transport Road access issue needs to be resolved - Site affected by flood risk - Potential impacts in terms of biodiversity, landscape, minerals and air quality need to be investigated.
Recommendation	Reasonable option to consider further.