AECOM

Harborough Local Plan
Pre-submission version

Sustainability Appraisal

(SA Report)

Technical Appendix A: Site Proformas (Housing)

September, 2017

Introduction

This technical appendix contains a proforma for each of the site options appraised through the Sustainability Appraisal (SA) for the Harborough Local Plan. A summary table of the findings, along with a discussion of why sites have been selected or not are included within the main SA Report.

Methodology

The site appraisal methodology was determined through the Scoping process. The Site appraisal framework is set out below to aid in the understanding of the scoring in each proforma.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Health and Wellbeing						
Access to jobs: **H1:** How close is the site/settlement to key employment sites?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	<800m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport[193]. It is considered reasonable to extend this distance to 1200m for rural areas. Distance is measured from site boundary. Whilst this does not reflect the fact that access to services can differ throughout a site, this is more of an issue for larger strategic sites. 400m is considered to be a desirable walking distance to a primary school.
Access to health services **H2:** What is the overall distance to a GP service or health centre?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to education **H3:** How accessible is the site to the nearest primary school on foot?	Housing	0-5min walk (0-400m)	10-15 min walk (400-800m)	15-20 min walk (800 - 1600m)	> 20 min walk (1600m)	
H4: How accessible is the site to the nearest Secondary school?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to open space **H5:** Access to local natural greenspace (ANGST). To what extent do the sites meet the following ANGST standards? 1. Natural greenspace at least 2 hectares in size, no more than 300 metres from home; 2. At least one accessible 20 hectare greenspace site within two kilometre of home;	Housing	Standards met for both criteria.	Standards met for 1 criteria only	Standards not met for either criteria.	N/A	A negative impact is scored where standards are not met as it would require further consideration of mitigation measures. In some instances development could enhance provision, but this is not assumed at this stage. ANGST is considered a useful measure of the sustainability of locations.

[193] Sport England (2007), Active Design: Promoting opportunities for sport and physical activities through good design.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Access to community facilities **H6:** How far is the site to any of the following community facilities? • Leisure centre • Library	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	These facilities have wider catchment areas it is considered that the reasonable travel time/distance should be higher than for local facilities such as primary schools. This criterion does not account for mode of travel. Access by any mode is considered positive for health and wellbeing. Access via sustainable modes is considered in a different criterion.
H7: How far is the site to local community facilities?	Housing	<800m away	800m – 1200m away	1200m-3km away	>3km away	Local community centres / parish halls etc.
H8: Distance to the nearest local food shop or post office?	Housing	0-800m	800-1200m	>1200m-3km	>3km	With the introduction of online services and the amalgamation of post offices into shops and supermarkets it is considered that proximity of a post office does not warrant a separate appraisal criteria. 'Local food shop' is defined as a supermarket, minimarket or local convenience store as listed in the Settlement Profiles Study.
Sustainable modes of travel **H9:** How accessible is the site to the nearest train station	Housing and Jobs	<1200m away	1.2km – 3km away	3km-5km	>5km away	<1200m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport.
H10: How well served is the site by a bus service?	Housing and jobs	Regular bus service within 800m	Low frequency bus service within 800m Regular bus service within 800m-1200m	Low frequency bus service within 800m-1200m Regular bus service within 1200m-1600m	Low frequency bus service more than 1200m away Regular bus service more than 1600m away	400m is considered a desirable walking distance to encourage use of public transport. However, the Manual for Streets[194] suggest that 800m is a more appropriate for rural areas. Regular is considered more than 3 stops per hour. Low frequency is considered less than 3 stops per hour.

[194] HMSO (2007) Manual for Streets. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7734/322449.pdf

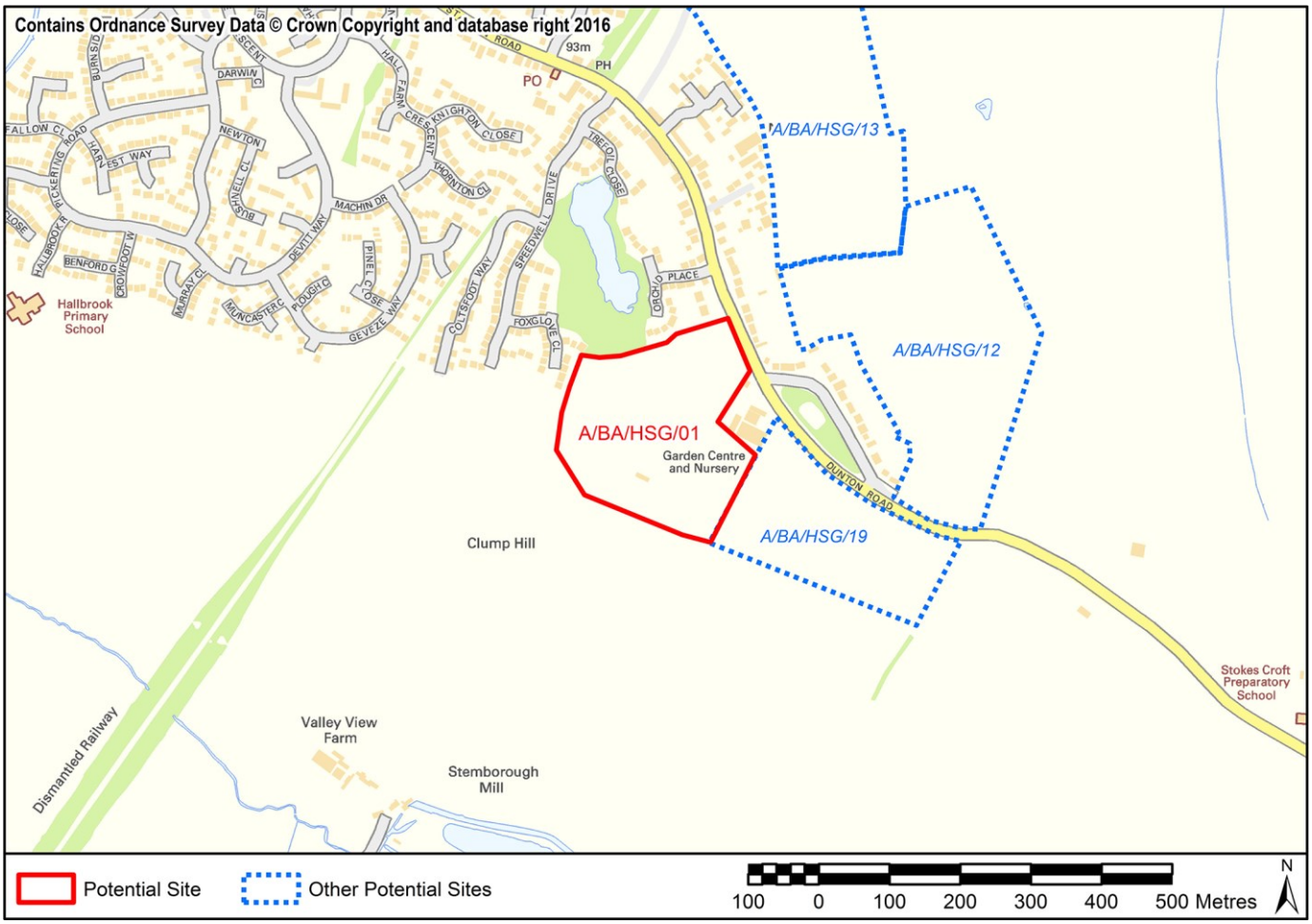
Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation <u>likely</u> to be required / unavoidable impacts	Rationale, assumptions and limitations
Natural environment						
NE1: Could allocation of the site have a potential impact on a SSSI?	Housing and jobs	N/A	>400m	<400m	Within or adjacent to a designated site (<50m from site boundary)	It is Natural England's view (based on recent research into access onto heathland) and other factors) that the area within 400m* of a SSSI is where additional development could have a substantial impact. It is assumed that sites within or adjacent to (<50m) a wildlife site are more likely to have a direct impact. The thresholds used are greater for SSSIs to reflect their national significance. It is recognized that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites, **Measured from site boundaries*
NE2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value such as Ancient Woodland (including where BAP species have been recorded)?	Housing and jobs	N/A	<200m No BAP species recorded	Contains or is adjacent to (50m) a local wildlife site / BAP species have been recorded within 50m of the site. Suitable for biodiversity offsetting.	Contains a locally important site not suitable for biodiversity offsetting	
NE3: Would allocation of the site result in the severance/partial severance of a designated wildlife corridor	Housing and jobs	N/A	Wildlife corridor unaffected	Partial severance of wildlife corridor	**Total severance of** wildlife corridor	Involves a degree of subjectivity as to what constitutes 'partial' or 'total'. This depends on the nature of the corridor.
NE4: What is the potential impact on TPOs	Housing and jobs	N/A	No TPOs on site	TPOs present that could potentially be protected *(i.e. confined to boundaries)*	Multiple TPOs that would be difficult to protect (*i.e. scattered throughout*)	Development on a site containing multiple TPOs that are not confined to one area would be likely to result in unavoidable loss of these assets.
NE5: Could the site have an adverse effect on Green Wedge or Areas of Separation (AoS)?	Housing and jobs	N/A	Development outside of Green Wedge or AoS	Site partially in Green Wedge or AoS	Site fully in Green Wedge or AoS	It is acknowledged that development in or adjacent may or may not have a negative / positive impact and that this is also dependent upon layout/ design and sensitivity. Where possible qualitative data will be used to add context.
NE6: What are the potential impacts on air quality in Lutterworth?	Housing and jobs	N/A	Industrial / warehousing /retail development >2km from AQMA Other sites >1km from AQMA	Industrial / warehousing / retail site within 2km of AQMA Other site within 1km of AQMA	N/A	Sites within and surrounding Lutterworth are the only areas that have the potential to register constraints against this criteria.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
NE7: Could development of the site lead to the remediation of land potentially affected by contamination?	Housing and Jobs	Site is potentially contaminated and could be remediated.	Site is not thought to be contaminated	Site is potentially contaminated but may be difficult to remediate.	-	Most contaminated land is unlikely to be remediated without development funding. The presence of contamination could therefore be viewed positively where viability is not adversely affected.
NE8: Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Housing and jobs	N/A	Falls outside	Site falls within Zone 2 or 3	Site falls within zone 1 (inner protection zone)	Potential for negative impacts in zones 1-3. However, type of use would be important and mitigation would be possible.
NE9: Would allocation of the site result in the loss of High Quality Agricultural Land?	Housing and jobs	Does not contain any agricultural land grade 1-3b	Contains less than 10hectares of agricultural land 1-3	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares1-3	Contains more than 20 hectares of agricultural land class 1-2	Although there is little guidance, the loss of 20 hectares triggers consultation with DEFRA/Natural England, which can be considered significant.
Resilience						
R1: Is the site (or part of) within an identified flood zone?	Housing and Jobs	N/A	Site predominantly within flood zone 1 (>80%)	Contains areas of flood zone 2/3	**Site predominantly in flood zone 2/3**	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation. Sites wholly within zones 2 and 3 should be sieved out. However, for those sites where it is considered mitigation could still be implemented a 'red' categorization is given.
Built and Natural Heritage						
BH1: Potential for direct impacts upon heritage assets. • *Conservation Area* • *Nationally listed buildings* • *Scheduled Ancient Monuments* • *Registered Park or Garden.*	Housing and Jobs	N/A	No heritage assets within or adjacent (50m) to the sites	Site contains or is within 50m from: Grade II heritage features Conservation area Ancient park or garden	Site contains or is within 50m from: Grade 1 heritage features Ancient park or garden	The criteria combine a consideration of various heritage features to avoid potential duplication. E.g. an asset could be listed, in a consideration area and also a SAM. Proximity to heritage assets does not necessarily mean that impacts will occur, but it is assumed that they may be more likely. Criteria BH2 will seek to provide a qualitative assessment.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
BH2: Impacts on the setting of the built environment?	Housing and Jobs	*Site contains vacant buildings / buildings at risk / derelict land that could be enhanced*	Setting not likely to be affected	The setting and significance of a heritage asset may be affected.	The setting and significance of a heritage asset will be harmed by the site.	Reliant upon professional opinion. Impacts likely to be determined utilizing Conservation Area Statements and Settlement Profiles.
BH3: Capacity of the landscape to accommodate development, while respecting its character.	Housing and Jobs	High	Medium-high Medium.	Medium-low	Low	Relies upon the findings of Landscape Character Assessments and capacity studies.
Resource use						
RU1: Would allocation of the site result in the use of previously developed land?	Housing and Jobs	Predominantly brownfield (>70%)	Partial Brownfield (>30%)	Site is predominantly Greenfield (>70%)	NA	The majority of available land is not brownfield, so criteria need to reflect that impacts are likely.
RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Housing	<3miles	3-7miles	>7miles	-	Use of HWRCs is by car. Access by foot is typically prohibited and unlikely. Travel distances are typically longer for rural areas. For example Husbands Bosworth is approximately 6 miles from the nearest Civic Amenity site in Market Harborough. It is also necessary to include sites that are close by in neighboring authorities.
Housing and economy						
EH1: Would site development lead to the loss of employment land?	Housing / Mixed use	Employment development proposed	Not allocated for employment	Yes – low quality	Yes – High quality	Quality defined in existing Employment Area Review 2012.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
EH2: Will the site help to stimulate housing development? *Deliverability and scale*	Housing	Site is available for development within the next 5 years and could provide over **50** dwellings	Site is available for development within the next 5 years but would provide less than 50 dwellings Site is available for development in the plan period and could provide over 50 dwellings	Availability is uncertain	N/A	Provision of a higher level of development would contribute more significantly to the Borough's housing targets and would achieve economies of scale. Availability may change over time. Does not consider viability.
EH3: Distance to Principal Road Network by vehicle.	Jobs	<1mile	<3miles	>3miles	>4miles	Assumes that employment and housing sites with better access to the road network are more attractive for development.
Infrastructure						
I4: Is the site within: a) 150m of a high pressure gas pipeline? b) 100m of overhead electricity cables	Housing	N/A	No constraints	Yes but mitigation unlikely to be difficult	Yes, mitigation anticipated to be difficult / costly	Sites intersected by such constraints (particularly smaller sites with less room to provide a buffer) would not be feasible and / or mitigation would be costly.
I5: Electricity substation capacity constraints? Waste water constraints?	Housing and Jobs	N/A	No constraints	Constraints	N/A	Involves a degree of subjectivity, reliant upon input from utilities.
I6: Access to the Highway network	Housing and Jobs	N/A	Satisfactory access to the highway network exists or could be provided	N/A	Satisfactory access to the highway network is unlikely without major investment	Information to be sourced from SHLAA (2013 and Update 2015) and SELAA 2017.

Site Option:	**A/BA/HSG/01**	Settlement:	**Broughton Astley**
Address:	**Land off Dunton Road**		
Area (ha):	**6.02**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1111m
H2 - Access to Health Services	2249m - Orchard Medical Centre
H3 - Access to Education (Primary)	1385m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	1385m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	2180m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.5km from parish hall
H8 - Access to Food Shop / Post Office	568m
H9 - Access to Train Station	5637m - Narborough
H10 - Bus Services	156m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	4723m
NE2 - Potential Impact on Wildlife	195m - Disused railway hedgerow, Broughton Astley (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	6794m
NE7 - Potential to Remediate Contaminated Land	Adjacent to Contaminated Land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	8859m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	112
EH3 - Links to Principal Roads	1-3km

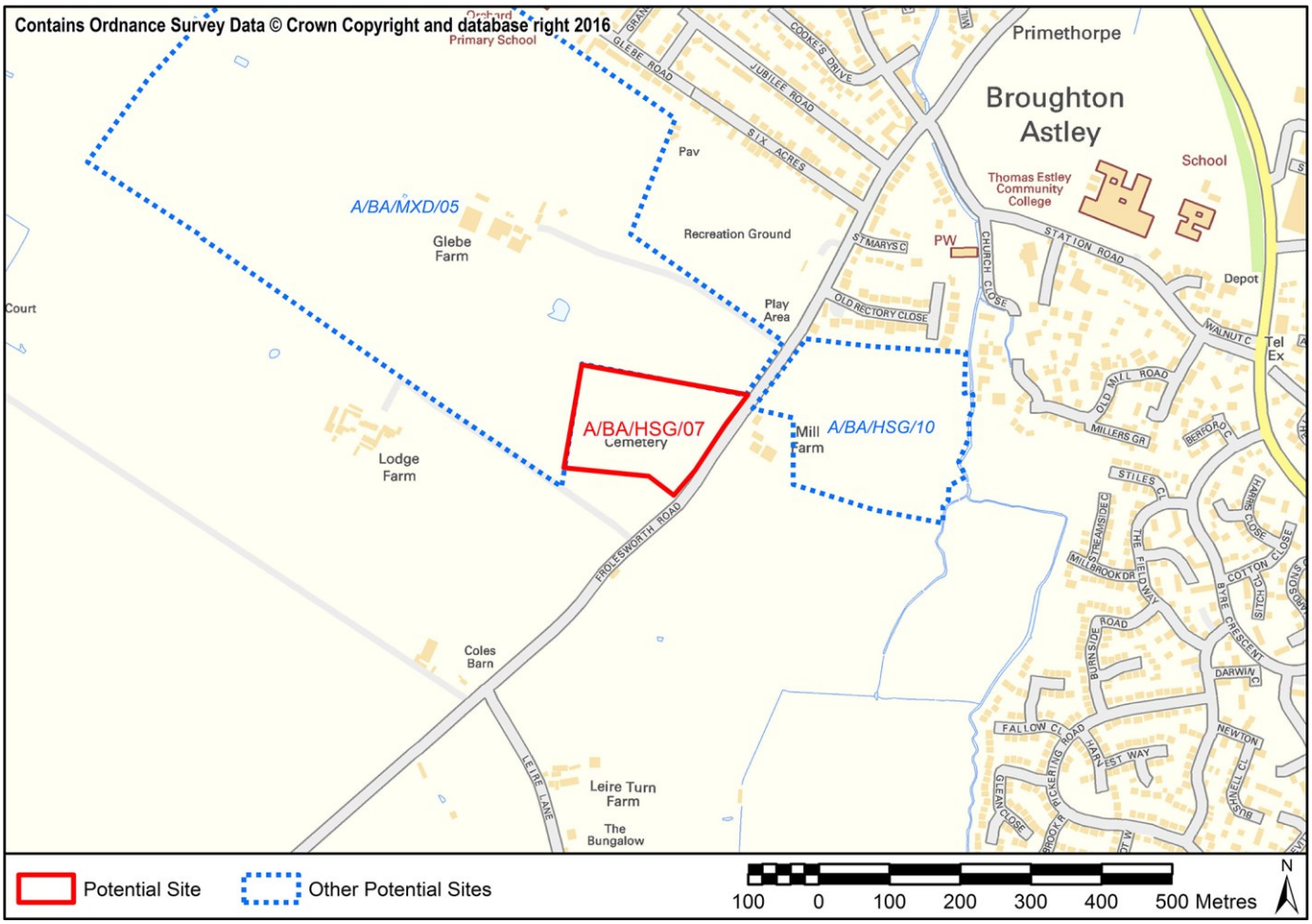
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/BA/HSG/07** Settlement: **Broughton Astley**

Address: **Land west of Mill Farm**

Area (ha): **2.97** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1326m
H2 - Access to Health Services	1054m - Orchard Medical Centre
H3 - Access to Education (Primary)	914m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	914m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	984m - Broughton Astley Library
H7 - Community Facilities	Approximately 700m from church
H8 - Access to Food Shop / Post Office	904m
H9 - Access to Train Station	5196m - Narborough
H10 - Bus Services	600m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	3381m
NE2 - Potential Impact on Wildlife	11m - Mill Farm hedge, Frolesworth Road (cLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 350m from nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	7997m
NE7 - Potential to Remediate Contaminated Land	Adjacent to Hazardous Installation therefore contanimated land assessment would be required. Mitigation NA.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Not likely to be affected. A grade II listed structure (Church of St Mary) is located approximately 600 to the north east, and screened from the site through housing and vegetation.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	10076m

Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	54 dwellings (11-15 years)
EH3 - Links to Principal Roads	1-3km

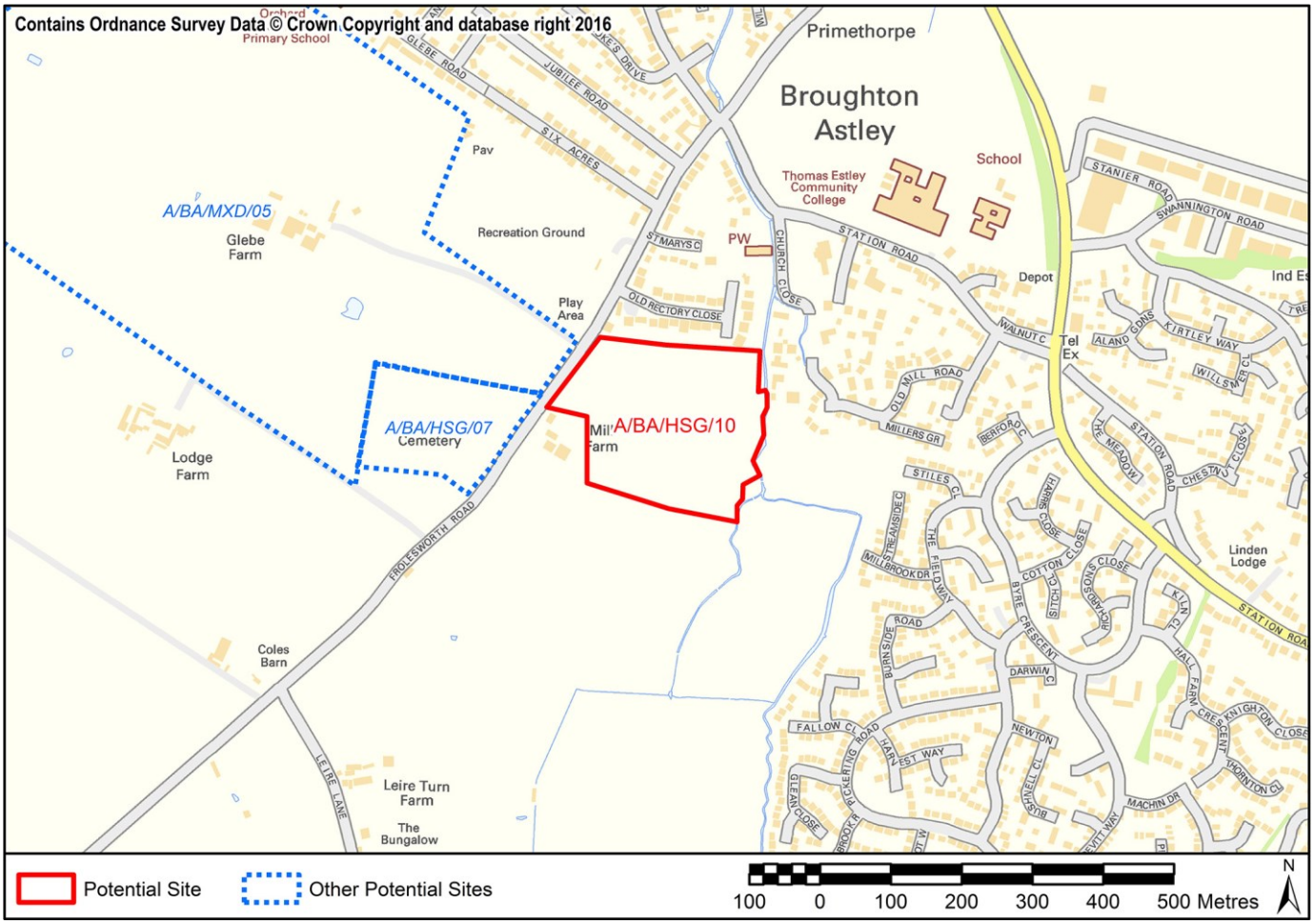
Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within constraints
I6 - Access to Highways	Satisfactory access should speed limit be reduced

Site Option: **A/BA/HSG/10** Settlement: **Broughton Astley**

Address: **Agricultural land off Frolesworth Road (north)**

Area (ha): **5.73** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1188m
H2 - Access to Health Services	916m - Orchard Medical Centre
H3 - Access to Education (Primary)	776m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	776m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	846m - Broughton Astley Library
H7 - Community Facilities	Approximately 750m from church hall
H8 - Access to Food Shop / Post Office	766m
H9 - Access to Train Station	5041m - Narborough
H10 - Bus Services	454m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	3452m
NE2 - Potential Impact on Wildlife	0m - River Sence (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	7858m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	A heritage asset is located approximately 150m to the north of the site, but is screened and is unlikely to be affected by development.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	10214m

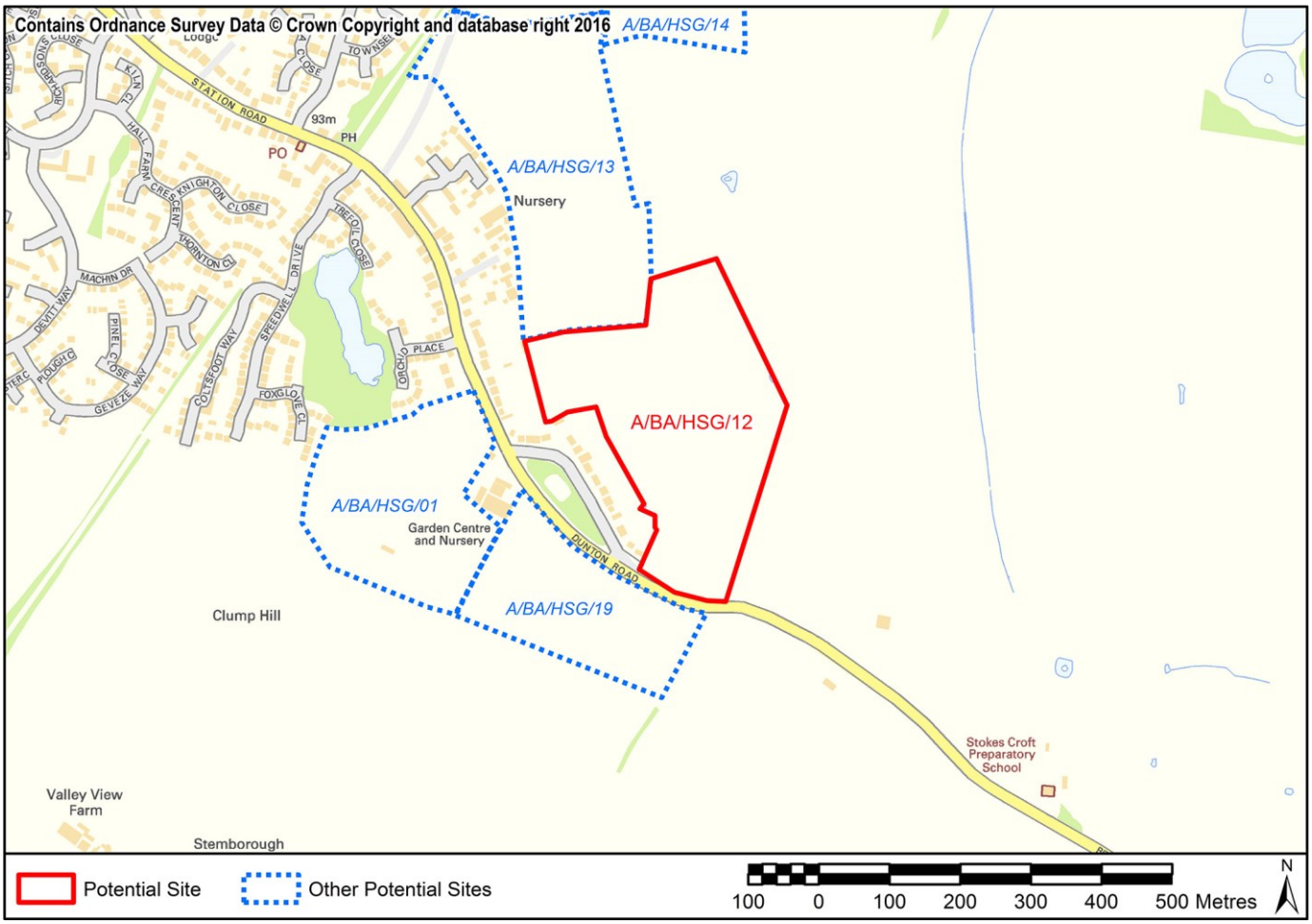
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	101
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/BA/HSG/12**	Settlement:	**Broughton Astley**
Address:	**Land north of Dunton Road**		
Area (ha):	**9.5**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1504m
H2 - Access to Health Services	2642m - Orchard Medical Centre
H3 - Access to Education (Primary)	1436m - Dunton Bassett Primary School
H4 - Access to Education (Secondary)	1778m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	2573m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.4km from village hall
H8 - Access to Food Shop / Post Office	960m
H9 - Access to Train Station	5437m - Narborough
H10 - Bus Services	163m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	4769m
NE2 - Potential Impact on Wildlife	399m - Disused railway hedgerow, Broughton Astley (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	6776m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	8466m

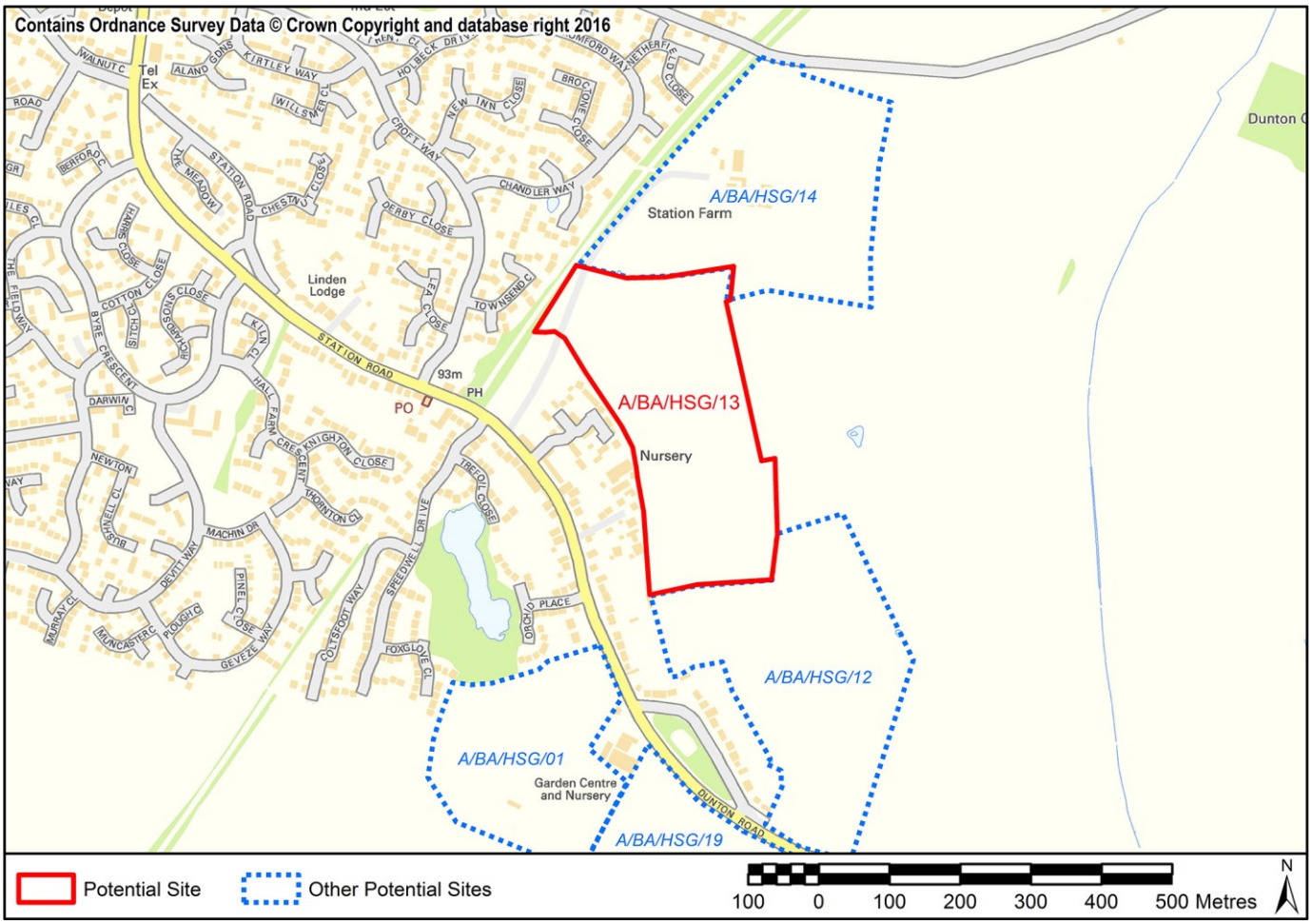
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	180
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/BA/HSG/13**	Settlement:	**Broughton Astley**
Address:	**Land North of Dunton Road**		
Area (ha):	**9.21**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	911m
H2 - Access to Health Services	2049m - Orchard Medical Centre
H3 - Access to Education (Primary)	1184m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	1184m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	1979m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.3km from parish council
H8 - Access to Food Shop / Post Office	367m
H9 - Access to Train Station	5089m - Narborough
H10 - Bus Services	95m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	4325m
NE2 - Potential Impact on Wildlife	77m - 8 Townsend Close (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	7170m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	9391m

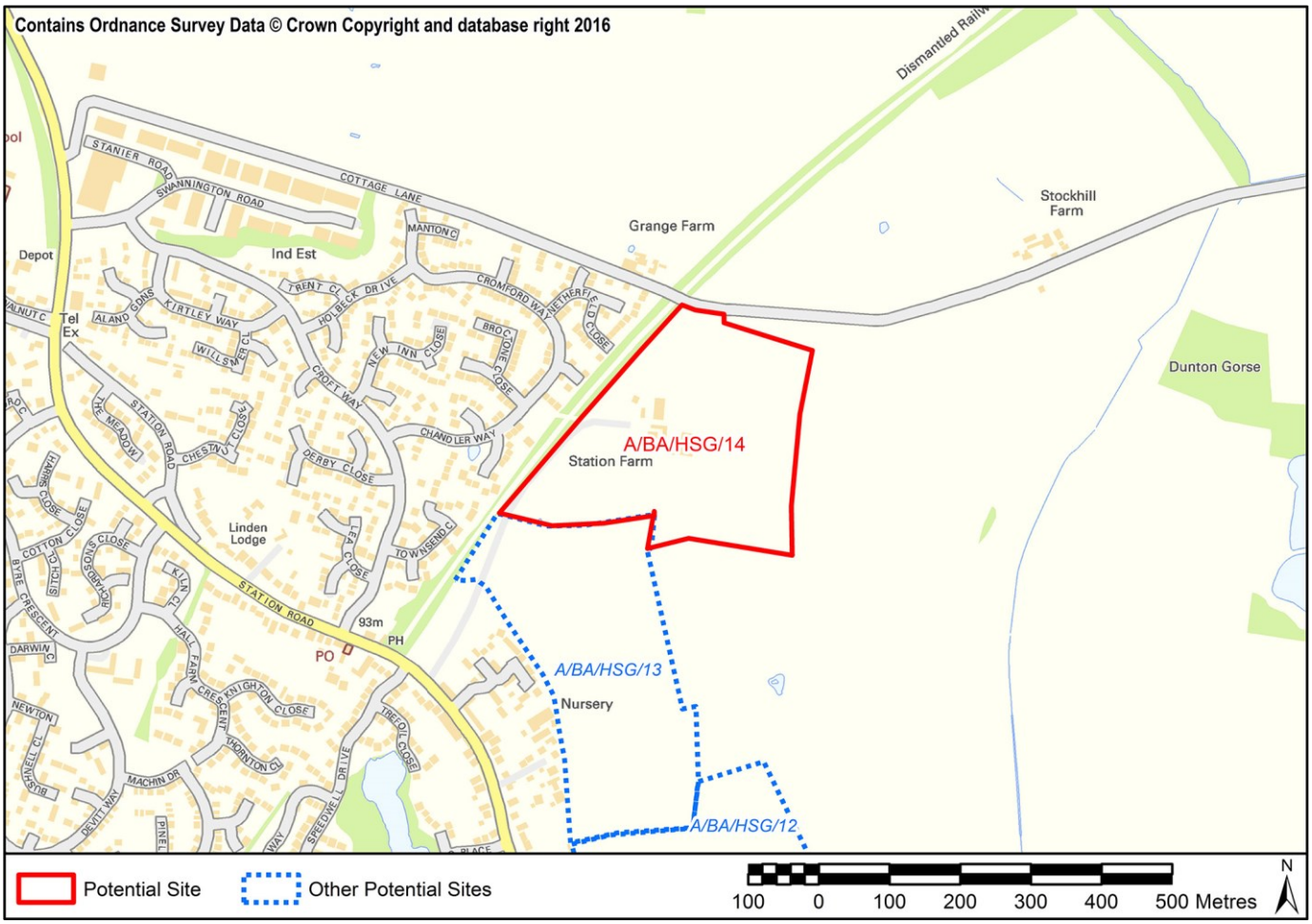
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	192
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/BA/HSG/14**	Settlement:	**Broughton Astley**
Address:	**Land at Station Farm**		
Area (ha):	**9.49**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	468m
H2 - Access to Health Services	2152m - Orchard Medical Centre
H3 - Access to Education (Primary)	1288m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	1288m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	2083m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.7km from parish council
H8 - Access to Food Shop / Post Office	470m
H9 - Access to Train Station	4791m - Narborough
H10 - Bus Services	1162 from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	4260m
NE2 - Potential Impact on Wildlife	61m - Broughton Astley: hedgerow rear of Netherfield Close (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	7552m
NE7 - Potential to Remediate Contaminated Land	Partially affected by contaminated land consultation zone
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	9494m

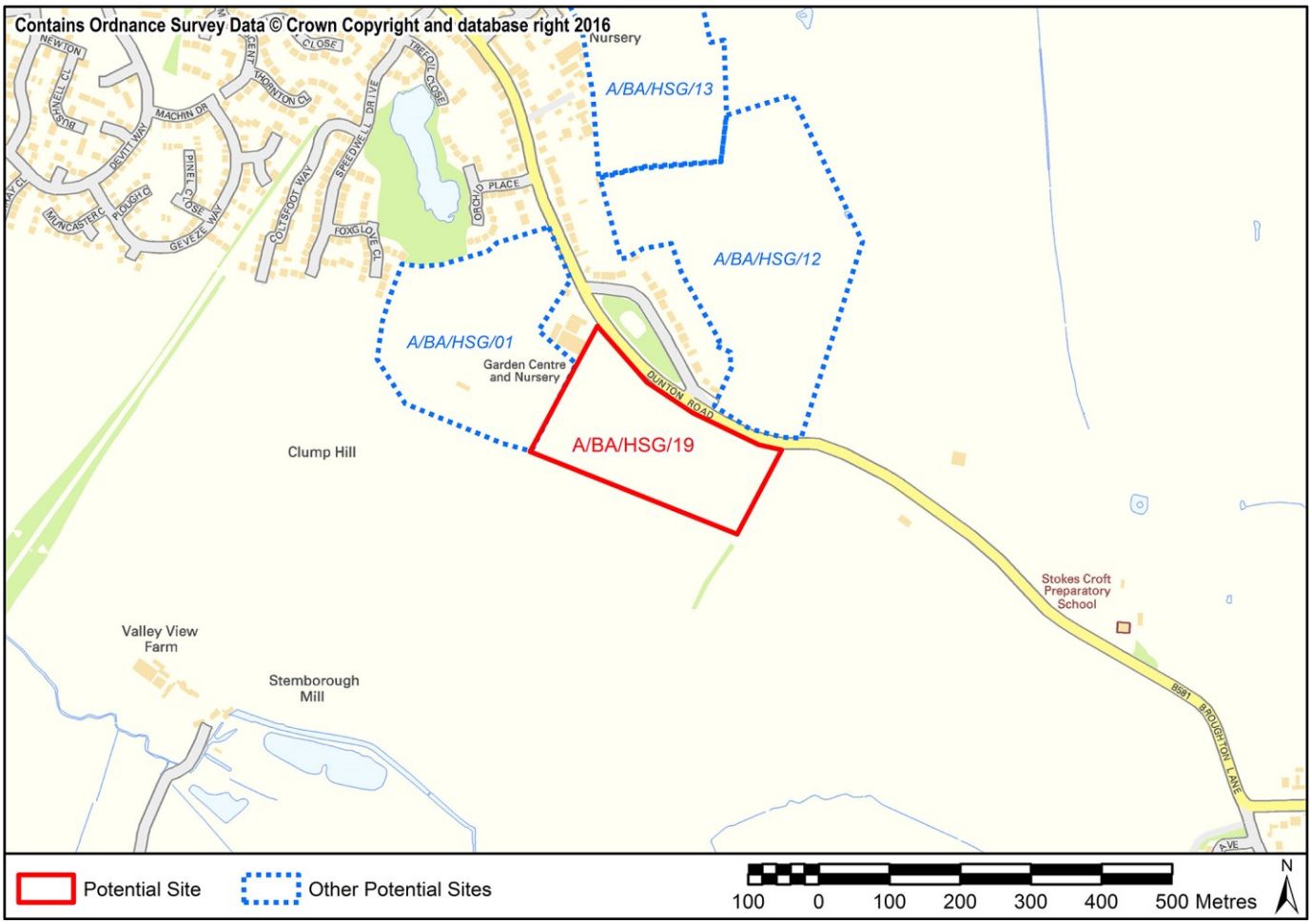
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	179
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/BA/HSG/19**	Settlement:	**Broughton Astley**
Address:	**Land South of Dunton Road**		
Area (ha):	**4.73**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1408m
H2 - Access to Health Services	2546m - Orchard Medical Centre
H3 - Access to Education (Primary)	1532m - Dunton Bassett Primary School
H4 - Access to Education (Secondary)	1682m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	2477m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.1km from village hall
H8 - Access to Food Shop / Post Office	864m
H9 - Access to Train Station	5773m - Narborough
H10 - Bus Services	62m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	4943m
NE2 - Potential Impact on Wildlife	467m - Disused railway hedgerow, Broughton Astley (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	6647m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	A grade II heritage asset is located approximately 650m to the south of the site, but this is currently screened and is unlikely to be affected by development.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	8563m

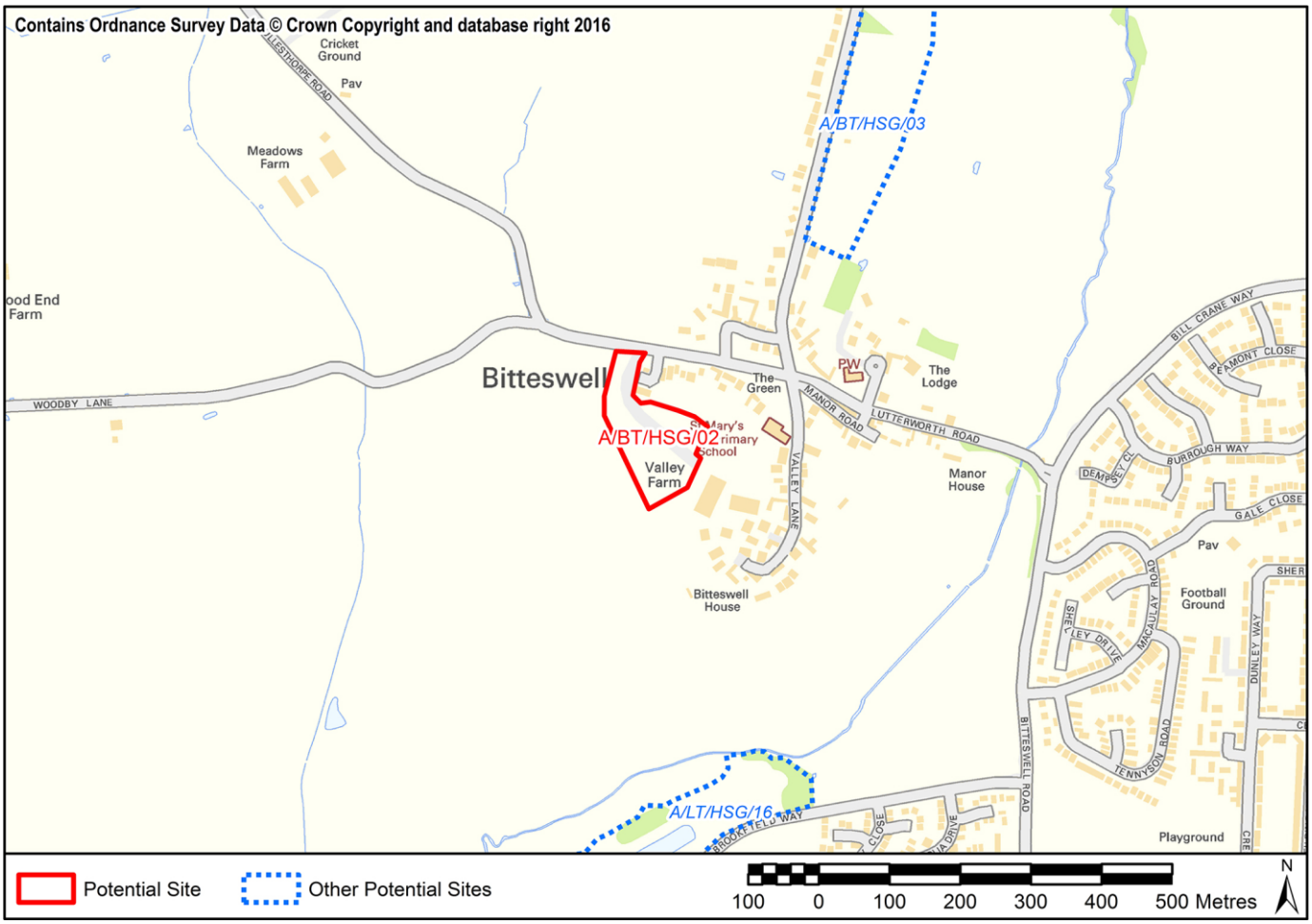
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	88 dwellings (16+years / not currently suitable)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	No

Site Option:	**A/BT/HSG/02**	Settlement:	**Bitteswell**
Address:	**Land north of Valley Farm**		
Area (ha):	**1.68**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1292m
H2 - Access to Health Services	2228m - Lutterworth Medical Centre
H3 - Access to Education (Primary)	316m - St Mary's Church of England Primary School Bitteswell
H4 - Access to Education (Secondary)	1422m - Lutterworth College
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	2053m - Lutterworth Sports Centre
H7 - Community Facilities	Approximately 2.5km from church hall
H8 - Access to Food Shop / Post Office	1714m
H9 - Access to Train Station	9974m - Rugby
H10 - Bus Services	250m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2063m
NE2 - Potential Impact on Wildlife	356m - Bitteswell Brook to west of Lutterworth (pLWS D) (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1442m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are a number of heritage assets within 50m, located to the north east of the site
BH2 - Impact on Setting of Built Environment	Slight screening exists, but this may need to be strengthened in order to mitigate the potentially negative effects of the development
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2724m

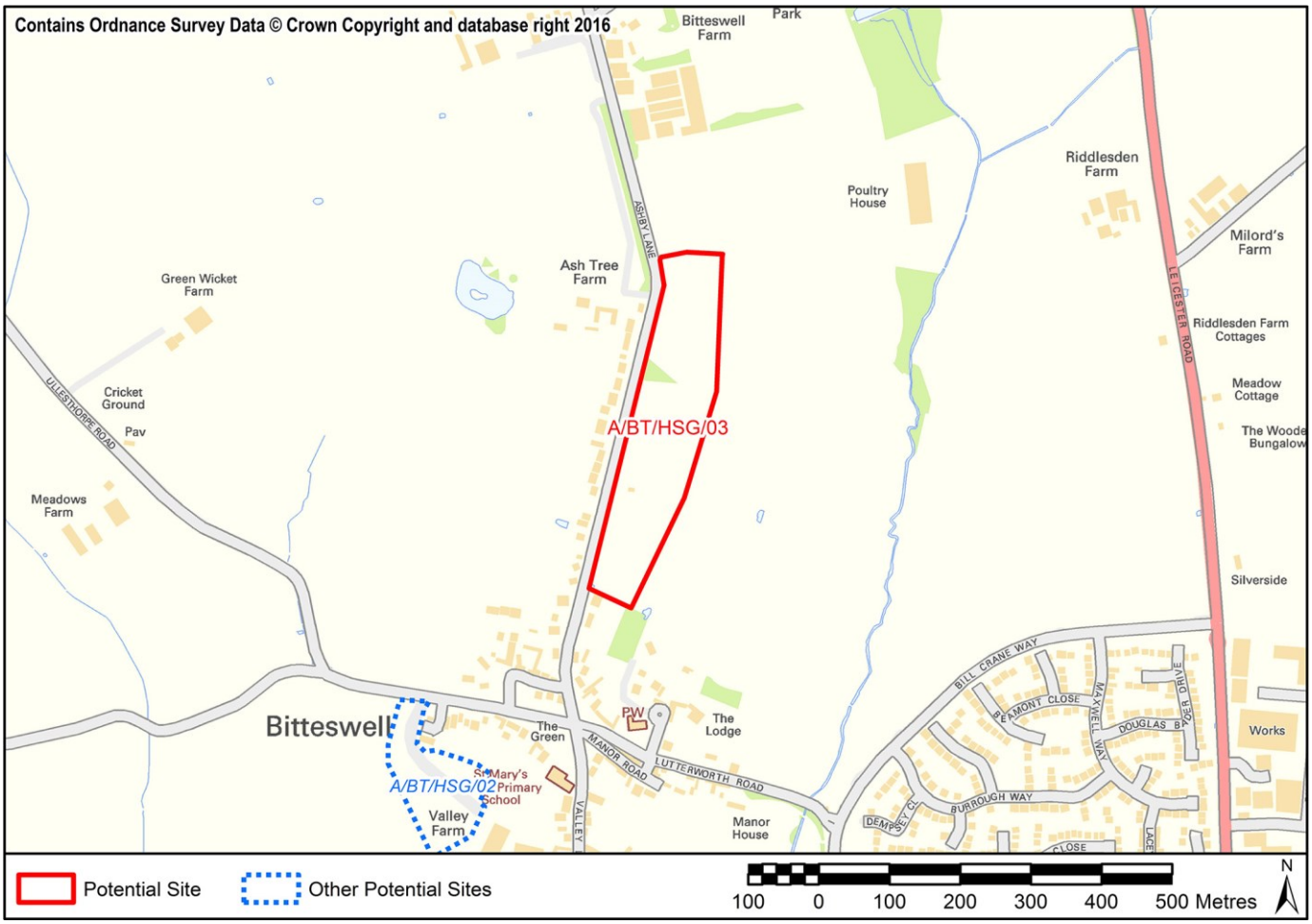
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	55 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/BT/HSG/03**	Settlement:	**Bitteswell**
Address:	**Land east of Ashby Lane**		
Area (ha):	**4.69**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1769m
H2 - Access to Health Services	2423m - Lutterworth Medical Centre
H3 - Access to Education (Primary)	511m - St Mary's Church of England Primary School Bitteswell
H4 - Access to Education (Secondary)	1617m - Lutterworth College
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	2248m - Lutterworth Sports Centre
H7 - Community Facilities	Approximately 2.3km from church hall
H8 - Access to Food Shop / Post Office	1909m
H9 - Access to Train Station	10384m - Rugby
H10 - Bus Services	187m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1969m
NE2 - Potential Impact on Wildlife	124m - Multi-stemmed ash tree (TN1 pLWS F) (pLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1575m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are a number of heritage assets within 50m, located to the south west of the site
BH2 - Impact on Setting of Built Environment	The site is sufficiently screened from the existing units, and is unlikely to affect their character
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2919m

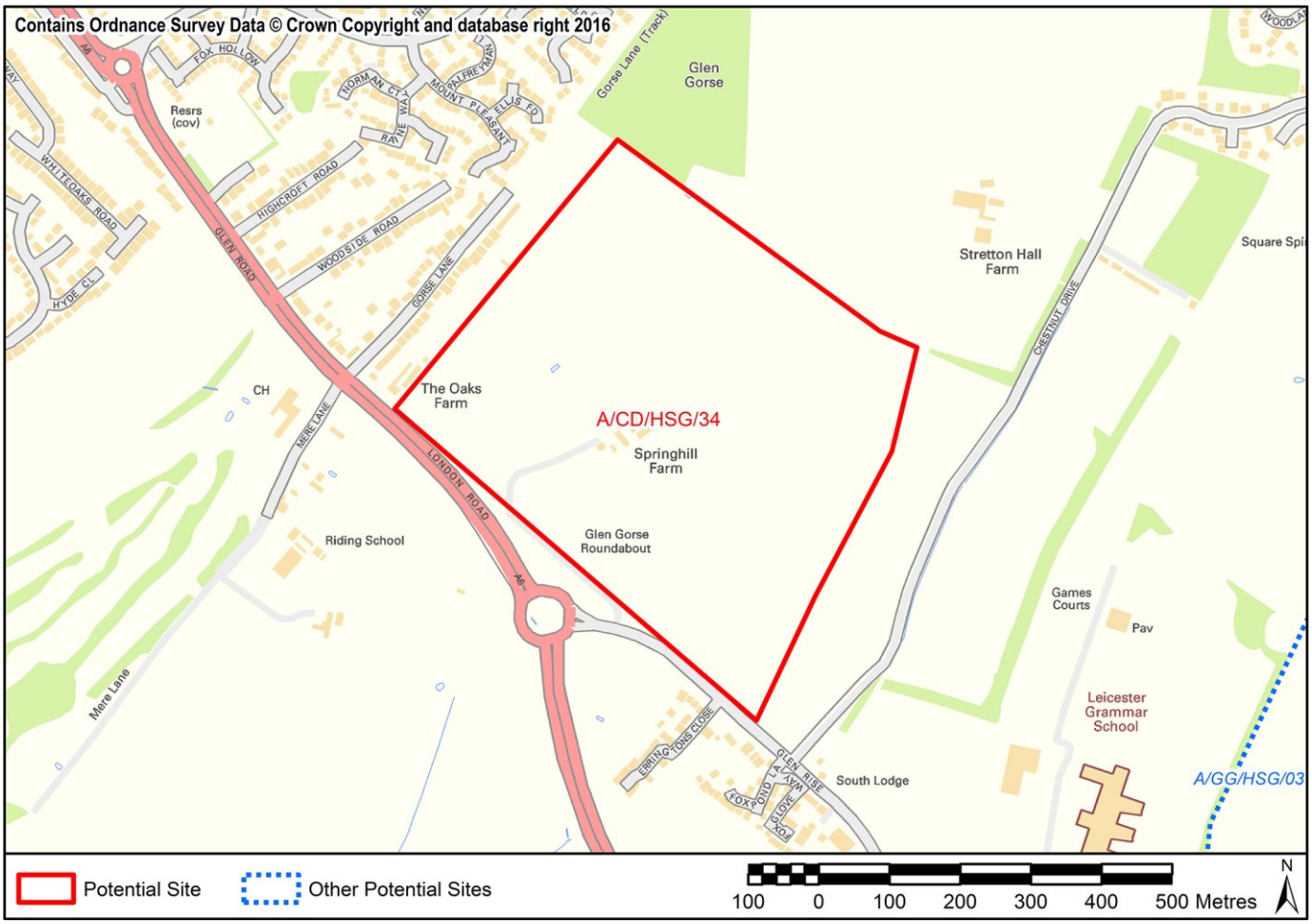
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	79
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/CD/HSG/34**	Settlement:	**Glen Rise**
Address:	**Land at Springhill Farm, London Road**		
Area (ha):	**31.76**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	6860m
H2 - Access to Health Services	2022m - Great Glen Surgery
H3 - Access to Education (Primary)	2808m - Great Glen St Cuthbert's Church of England Primary School
H4 - Access to Education (Secondary)	2658m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	2047m - Great Glen Library
H7 - Community Facilities	Approximately 2.2km from church hall
H8 - Access to Food Shop / Post Office	2025m
H9 - Access to Train Station	5140m - South Wigston
H10 - Bus Services	156m from stop. Regular frequency service (5 per hour)

Natural Environment

NE1 - SSSIs	1828m
NE2 - Potential Impact on Wildlife	10m - Grassland A6 Roundabout (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17106m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	no data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	7221m

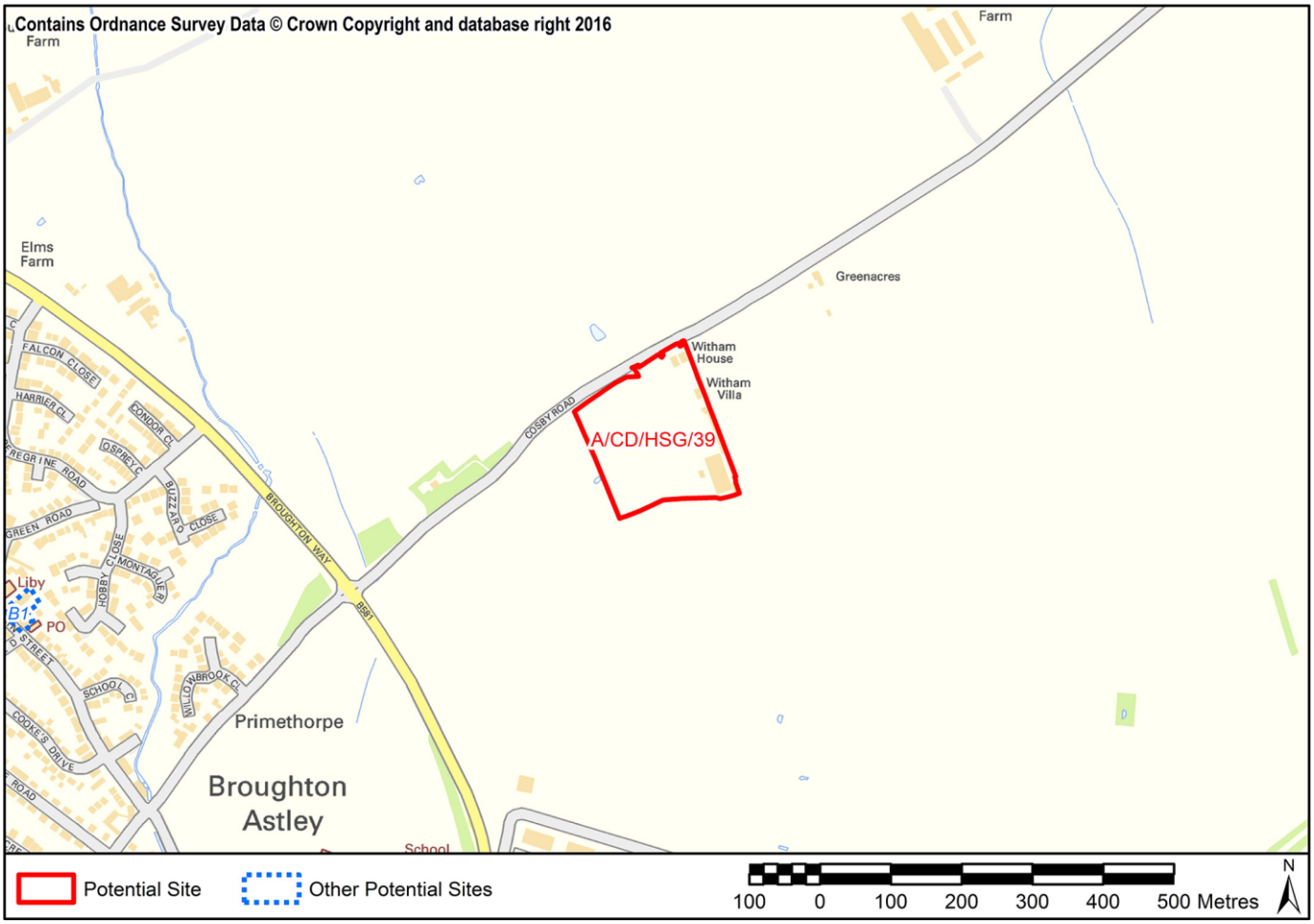
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	619 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	The Highway Authority has indicated that London Road is currently subject to national speed limit and therefore any increased use of the current access is unlikely to be acceptable. However, there may be scope for an appropriate access to be achieved in consultation with the HA.

Site Option:	**A/CD/HSG/39**	Settlement:	**nr. Broughton Astley**
Address:	**Land at Witham Villa Riding Centre**		
Area (ha):	**3.45**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1061m
H2 - Access to Health Services	1452m - Orchard Medical Centre
H3 - Access to Education (Primary)	1312m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	1312m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	1382m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.25km from parish hall
H8 - Access to Food Shop / Post Office	1302m
H9 - Access to Train Station	3905m - Narborough
H10 - Bus Services	856m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	3113m
NE2 - Potential Impact on Wildlife	11m - Broughton Astley Hay Field (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	8696m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	11212m

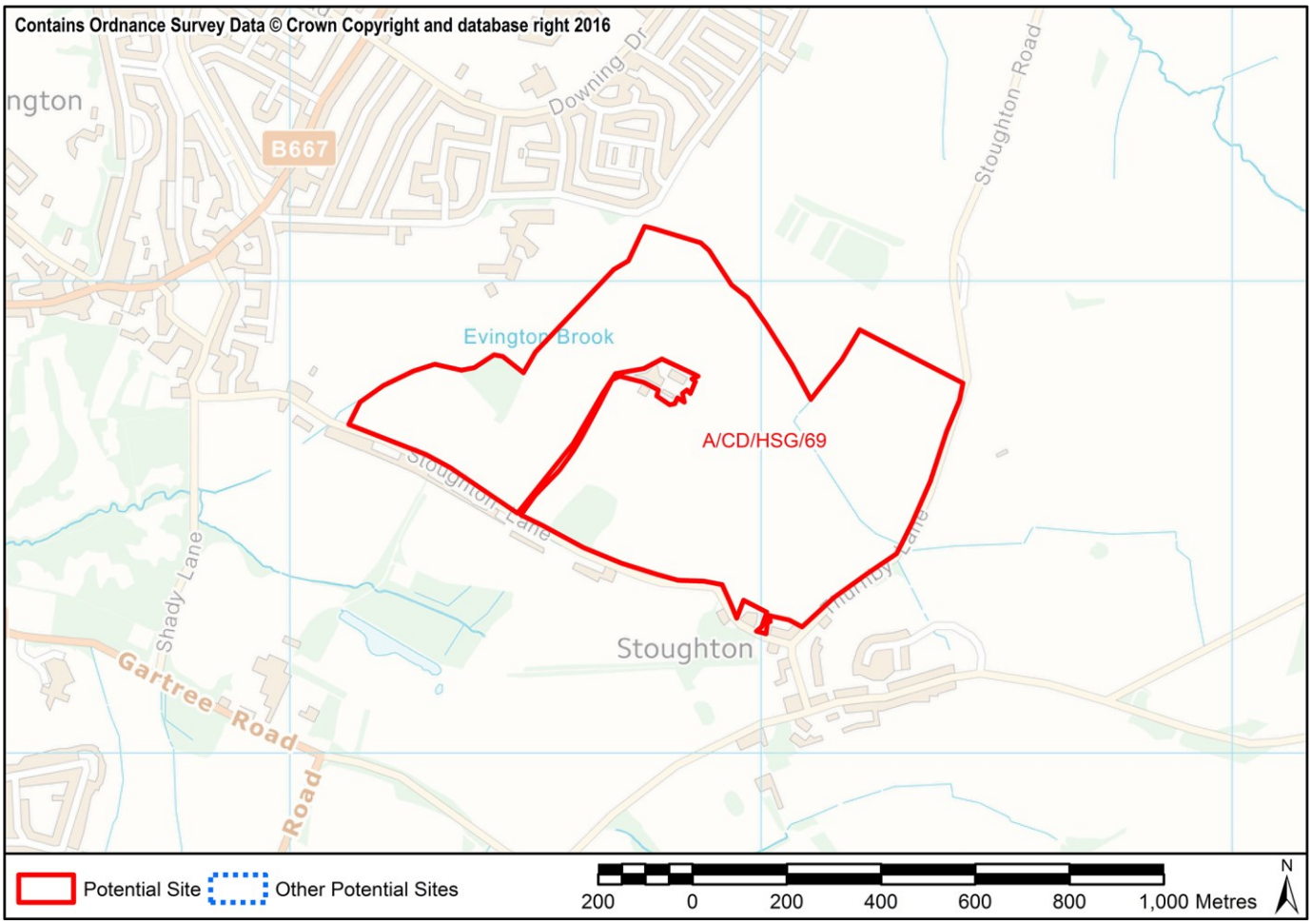
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	66
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/CD/HSG/69**	Settlement:	**Stoughton**
Address:	**Stoughton Estate near Evington**		
Area (ha):	**54.74**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	12014m
H2 - Access to Health Services	1799m - Bushby Surgery
H3 - Access to Education (Primary)	1443m - Thurnby St Luke's Church of England Primary School
H4 - Access to Education (Secondary)	3217m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	6706m - Great Glen Library
H7 - Community Facilities	Approximately 750m from church hall
H8 - Access to Food Shop / Post Office	1440m
H9 - Access to Train Station	3990m - Leicester
H10 - Bus Services	113m from stop. Regular frequency service (6 per hour)

Natural Environment

NE1 - SSSIs	4340m
NE2 - Potential Impact on Wildlife	597m - Roadside near Stoughton Farm Park (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	19981m
NE7 - Potential to Remediate Contaminated Land	HSE/National Grid Gas Pipeline Consultation area runs along southern part of site. CL - Includes a small area of CL use zone and is adjacent to larger area to east. May need to avoid development in the vicinity of pipeline consultation area. CL will need to be investigated - adjust timescale.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a grade II listed structure (Sandback Cottage and 17 & 19 Thurnby Lane to the south east of the site).
BH2 - Impact on Setting of Built Environment	Mitigation may be required to reduce affects of development on heritage assets.
BH3 - Landscape Capacity to Change	Low-Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	12197m

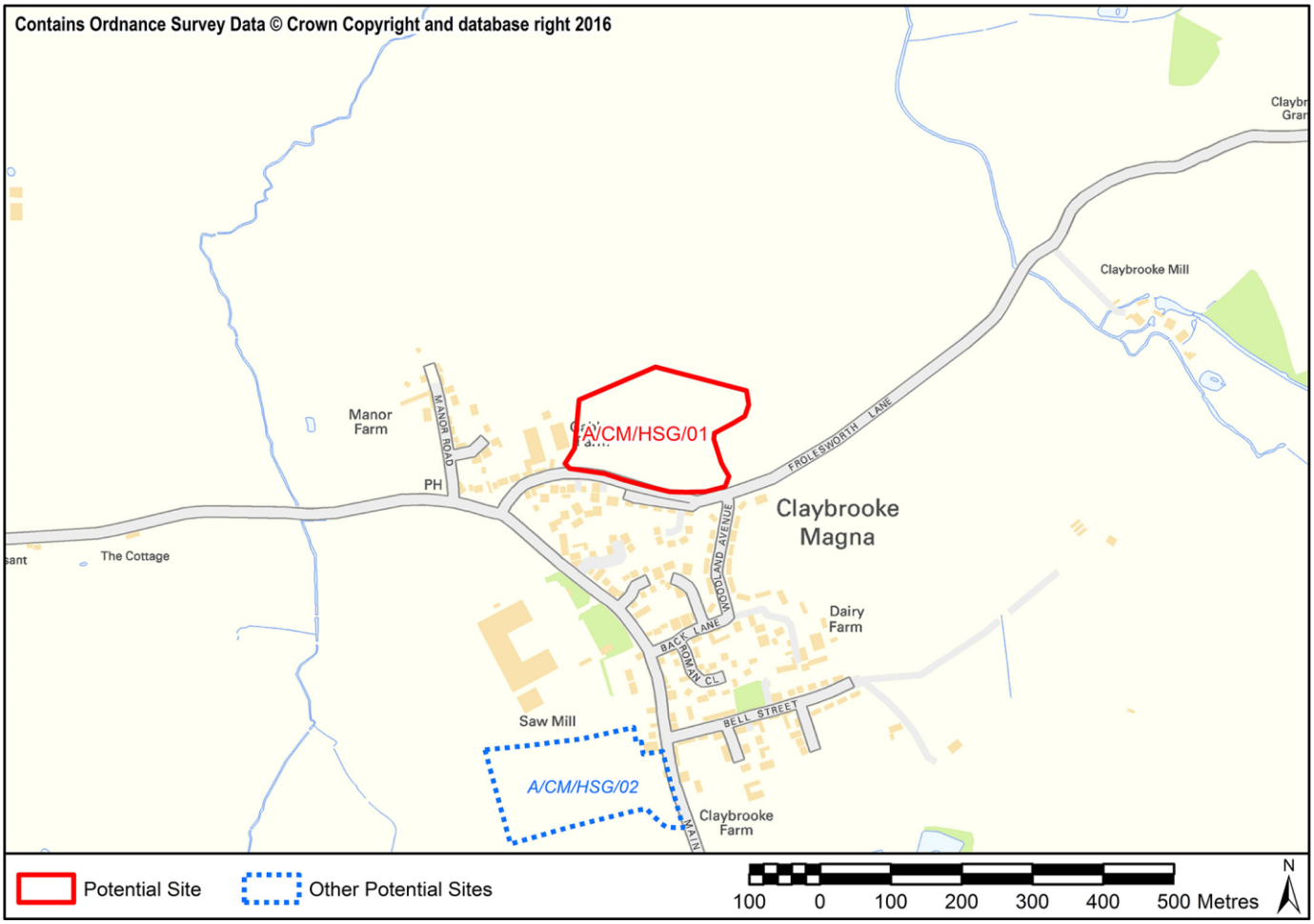
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	835 dwellings (11-15 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	The Highway Authority has indicated that the site is unlikely to be acceptable.

Site Option:	**A/CM/HSG/01**	Settlement:	**Claybrooke Magna**
Address:	**Land off Frolesworth Lane**		
Area (ha):	**3.22**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	5598m
H2 - Access to Health Services	2585m - The Orchard Medical Practice
H3 - Access to Education (Primary)	1043m - Claybrooke Primary School
H4 - Access to Education (Secondary)	5964m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	6034m - Broughton Astley Library
H7 - Community Facilities	Approximately 1.4km from church hall
H8 - Access to Food Shop / Post Office	2527m
H9 - Access to Train Station	7637m - Hinckley
H10 - Bus Services	185m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	5808m
NE2 - Potential Impact on Wildlife	1233m - Sharnford Lodge Hedgerow (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	6679m
NE7 - Potential to Remediate Contaminated Land	Lies within a Mineral Consultation Area and is adjacent to a contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	No likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	8757m

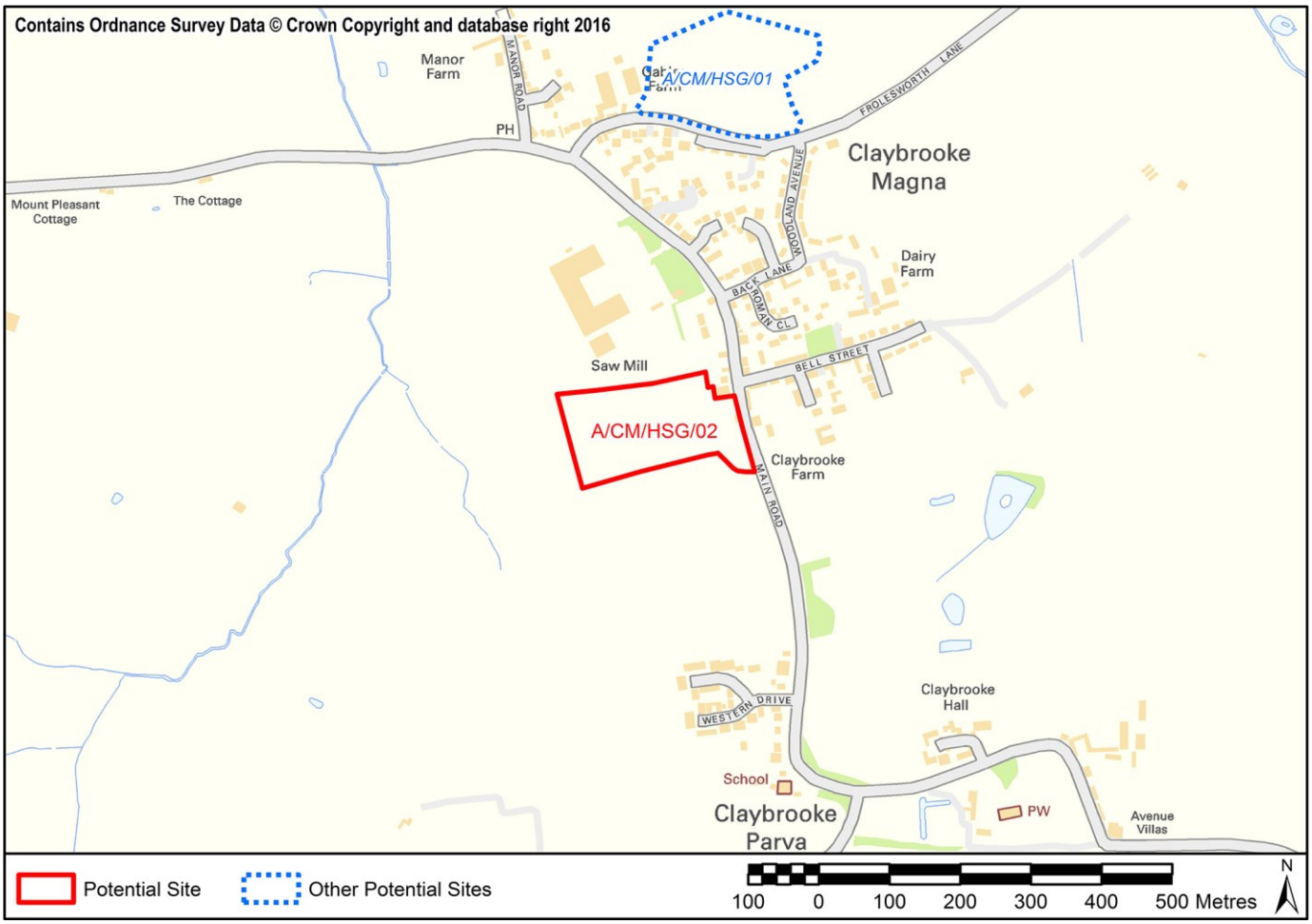
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	60
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No major issues identified

Site Option:	**A/CM/HSG/02**	Settlement:	**Claybrooke Magna**
Address:	**Land off Main Street**		
Area (ha):	**2.95**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	4412m
H2 - Access to Health Services	1967m - The Orchard Medical Practice
H3 - Access to Education (Primary)	424m - Claybrooke Primary School
H4 - Access to Education (Secondary)	6335m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	6406m - Broughton Astley Library
H7 - Community Facilities	Approximately 700m from church
H8 - Access to Food Shop / Post Office	1908m
H9 - Access to Train Station	7814m - Hinckley
H10 - Bus Services	224m from stop. Low frequency service (1 every hour).

Natural Environment

NE1 - SSSIs	6158m
NE2 - Potential Impact on Wildlife	1406m - Bridleway Ash 2 (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 4.5km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	6431m
NE7 - Potential to Remediate Contaminated Land	Site lies within a Minerals consultation area and is adjacent to a contaminated land consultation area which would need to be investigated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage asssets within 50m.
BH2 - Impact on Setting of Built Environment	A grade II listed structure lies on the opposite road to the site. Mitigation might still therefore be required to reduce potentially adverse effects on heritage assets..
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	8138m

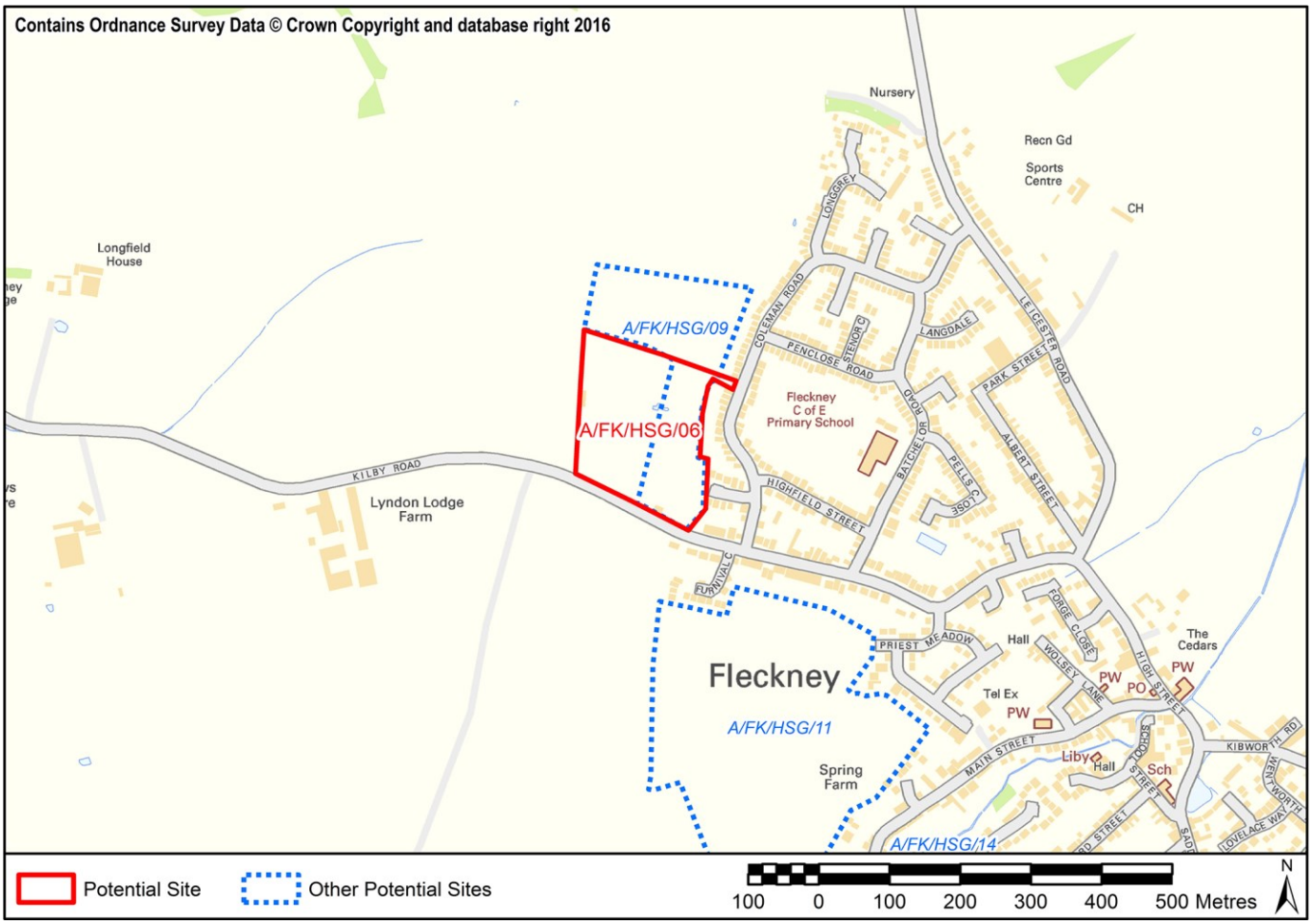
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	62 dwellings (0-5 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	No data

Site Option:	**A/FK/HSG/06**	Settlement:	**Fleckney**
Address:	**Land to the north of Kilby Road**		
Area (ha):	**3.99**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1316m
H2 - Access to Health Services	870m - Fleckney Medical Centre
H3 - Access to Education (Primary)	381m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	6016m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	526m - Fleckney Sports Centre
H7 - Community Facilities	Approximately 1.0km from village hall
H8 - Access to Food Shop / Post Office	870m
H9 - Access to Train Station	7057m - South Wigston
H10 - Bus Services	74m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1241m
NE2 - Potential Impact on Wildlife	1419m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	13235m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6789m

Housing & Economy

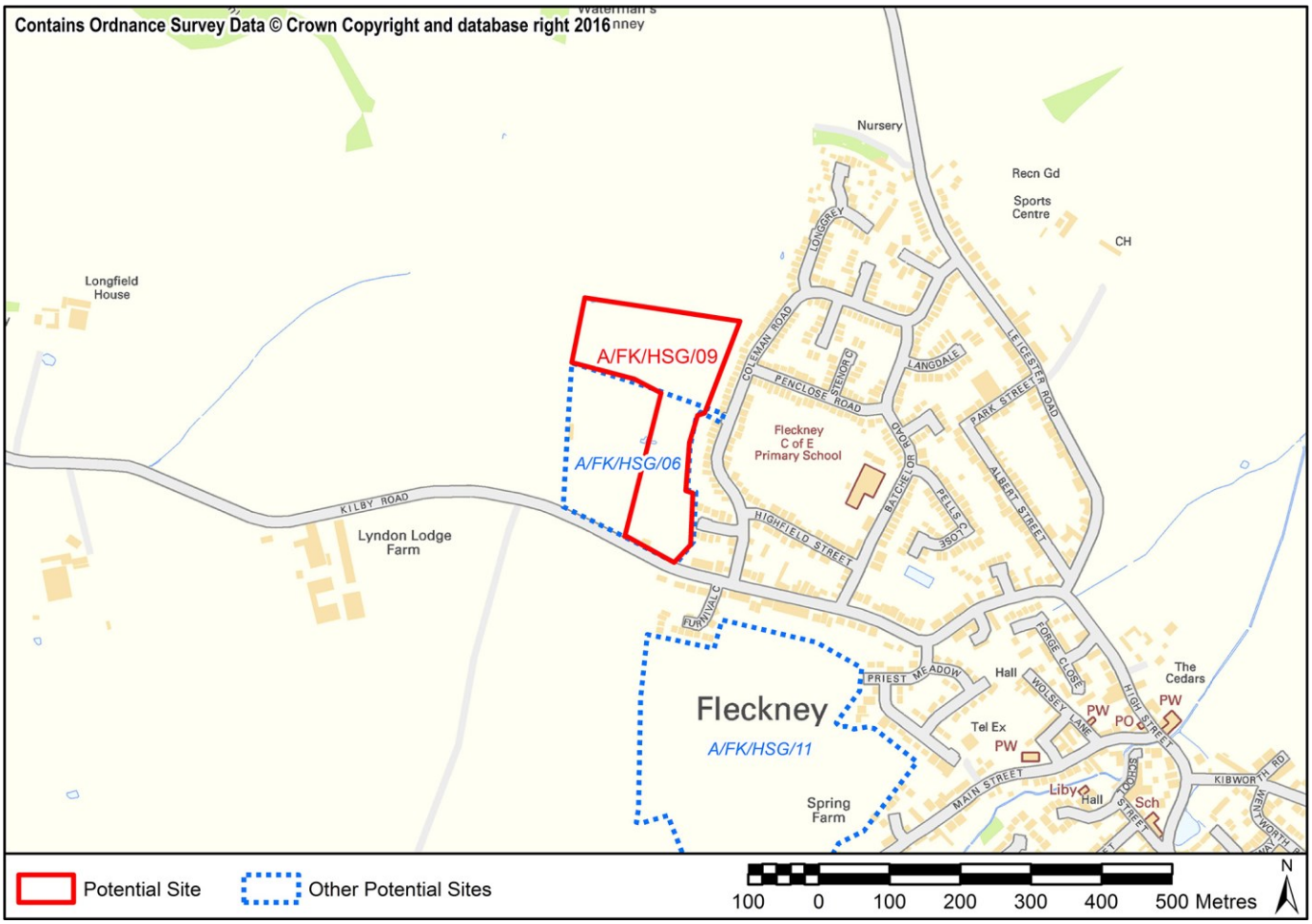
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	117
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	The site has No frontage to an adopted highway and there is No apparent route to provide access – therefore the site is Not appropriate for consideration in isolation.

Site Option: **A/FK/HSG/09**
Address: **Kilby Rd, Fleckney**
Area (ha): **3.89**

Settlement: **Fleckney**
Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1268m
H2 - Access to Health Services	822m - Fleckney Medical Centre
H3 - Access to Education (Primary)	514m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	5968m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	891m - Fleckney Sports Centre
H7 - Community Facilities	Approximately 900m from village hall
H8 - Access to Food Shop / Post Office	822m
H9 - Access to Train Station	7011m - South Wigston
H10 - Bus Services	91m from stop.Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1223m
NE2 - Potential Impact on Wildlife	1427m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 4.5km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	13270m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site. Three grade II listed structures are located approximately 900m to the south east of the site (Church of St Nicholas, the Manor House and Wolsey House), however these are adequetley screened and mitigation is not considered neccessary.
BH2 - Impact on Setting of Built Environment	Not likely to be affected.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6741m

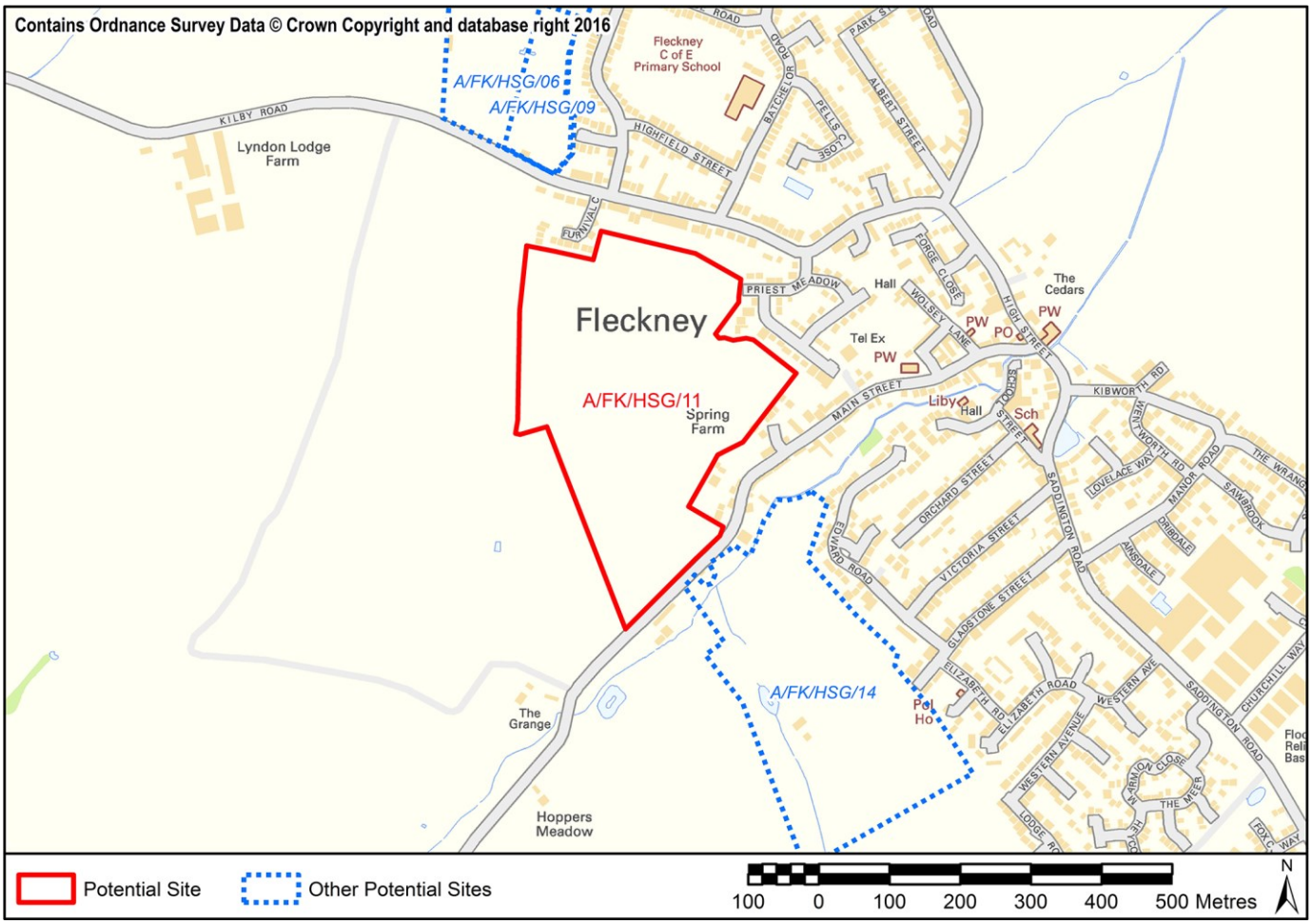
Housing & Economy

EH1 - Loss of Employment Land	No- currently horse grazing
EH2 - Housing Growth	49 dwellings (deliverability unknown)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	The site has No frontage to an adopted highway and there is No apparent route to provide access – therefore the site is Not appropriate for consideration in isolation. If an appropriate access can be achieved, there are No fundamental reasons for this site to be excluded from consideration at this stage.

Site Option:	**A/FK/HSG/11**	Settlement:	**Fleckney**
Address:	**Land at Kilby Road (south)**		
Area (ha):	**12.78**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1032m
H2 - Access to Health Services	692m - Fleckney Medical Centre
H3 - Access to Education (Primary)	1454m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	5732m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	907m - Fleckney Library
H7 - Community Facilities	Approximately 600m from village hall
H8 - Access to Food Shop / Post Office	692m
H9 - Access to Train Station	7395m - South Wigston
H10 - Bus Services	710m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	1012m
NE2 - Potential Impact on Wildlife	1145m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	12942m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6505m

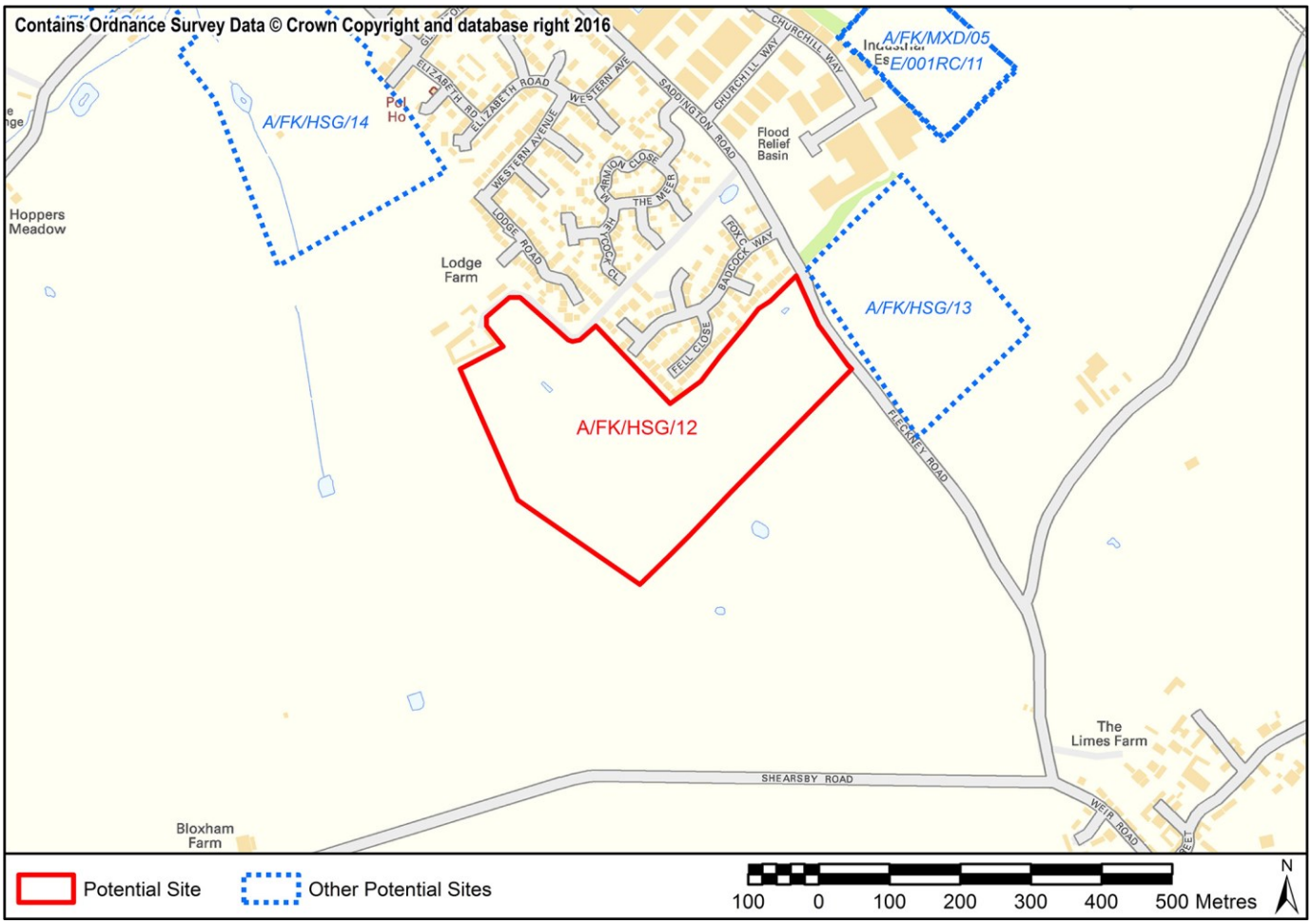
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	157 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/FK/HSG/12**	Settlement:	**Fleckney**
Address:	**Land off Badcock Way**		
Area (ha):	**11.97**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	87m
H2 - Access to Health Services	1039m - Fleckney Medical Centre
H3 - Access to Education (Primary)	1801m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	4108m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	891m - Fleckney Library
H7 - Community Facilities	Approximately 1.1km from church hall
H8 - Access to Food Shop / Post Office	1039m
H9 - Access to Train Station	8554m - South Wigston
H10 - Bus Services	448m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	739m
NE2 - Potential Impact on Wildlife	1013m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	12989m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4881m

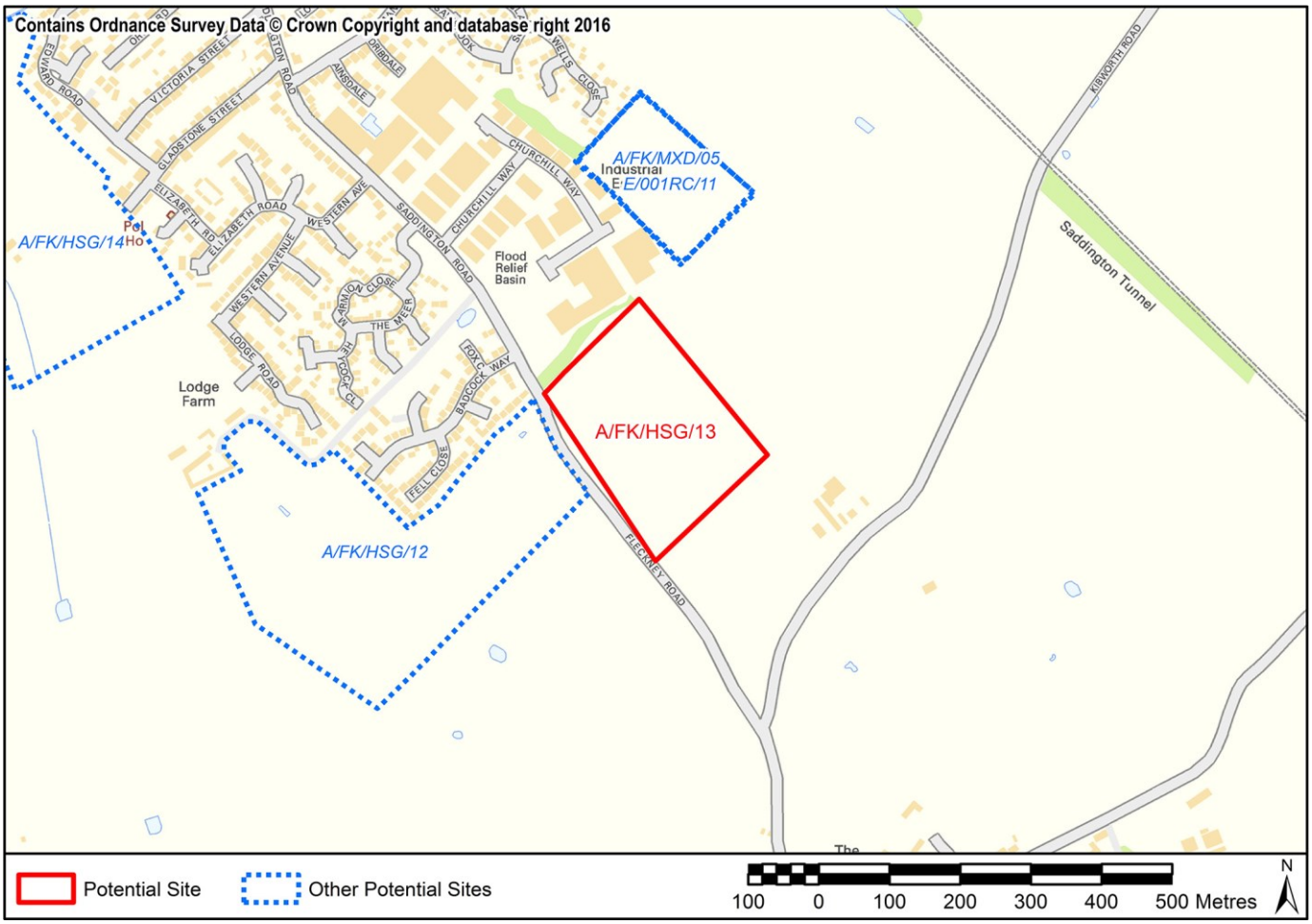
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	60
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/FK/HSG/13**	Settlement:	**Fleckney**
Address:	**Land at Fleckney Road**		
Area (ha):	**5.8**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	159m
H2 - Access to Health Services	1110m - Fleckney Medical Centre
H3 - Access to Education (Primary)	1872m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	4037m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	962m - Fleckney Library
H7 - Community Facilities	Approximately 1.0km from church hall
H8 - Access to Food Shop / Post Office	1110m
H9 - Access to Train Station	8840m - South Wigston
H10 - Bus Services	327m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	532m
NE2 - Potential Impact on Wildlife	829m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	13501m
NE7 - Potential to Remediate Contaminated Land	Adjacent to contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4810m

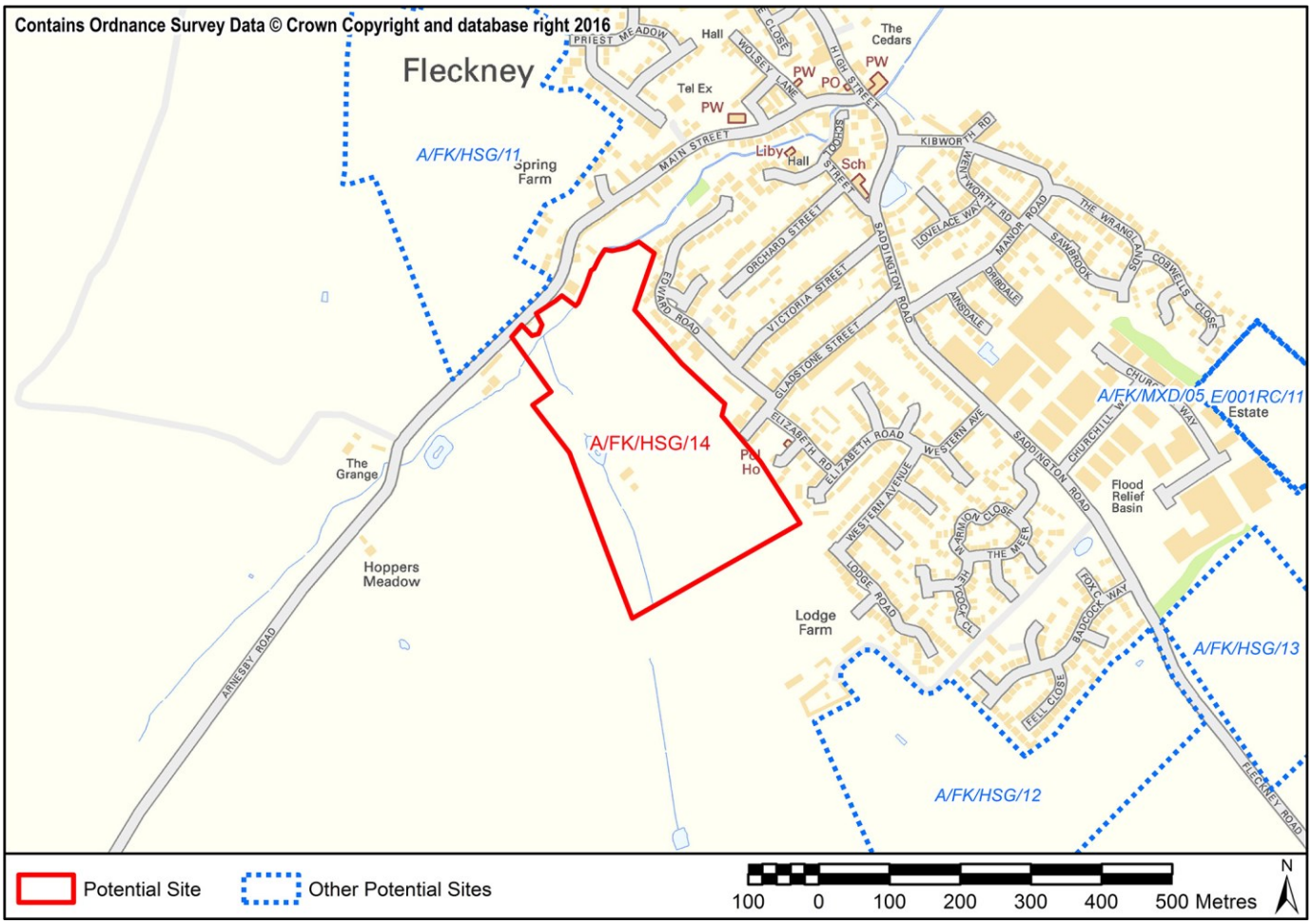
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	91
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/FK/HSG/14**	Settlement:	**Fleckney**
Address:	**Land off Arnesby Road/Main Street**		
Area (ha):	**10.01**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	983m
H2 - Access to Health Services	643m - Fleckney Medical Centre
H3 - Access to Education (Primary)	1405m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	5683m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	858m - Fleckney Library
H7 - Community Facilities	Approximately 600m from church hall
H8 - Access to Food Shop / Post Office	643m
H9 - Access to Train Station	7889m - South Wigston
H10 - Bus Services	660m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	1012m
NE2 - Potential Impact on Wildlife	1155m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	12922m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6456m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	132
EH3 - Links to Principal Roads	1-3km

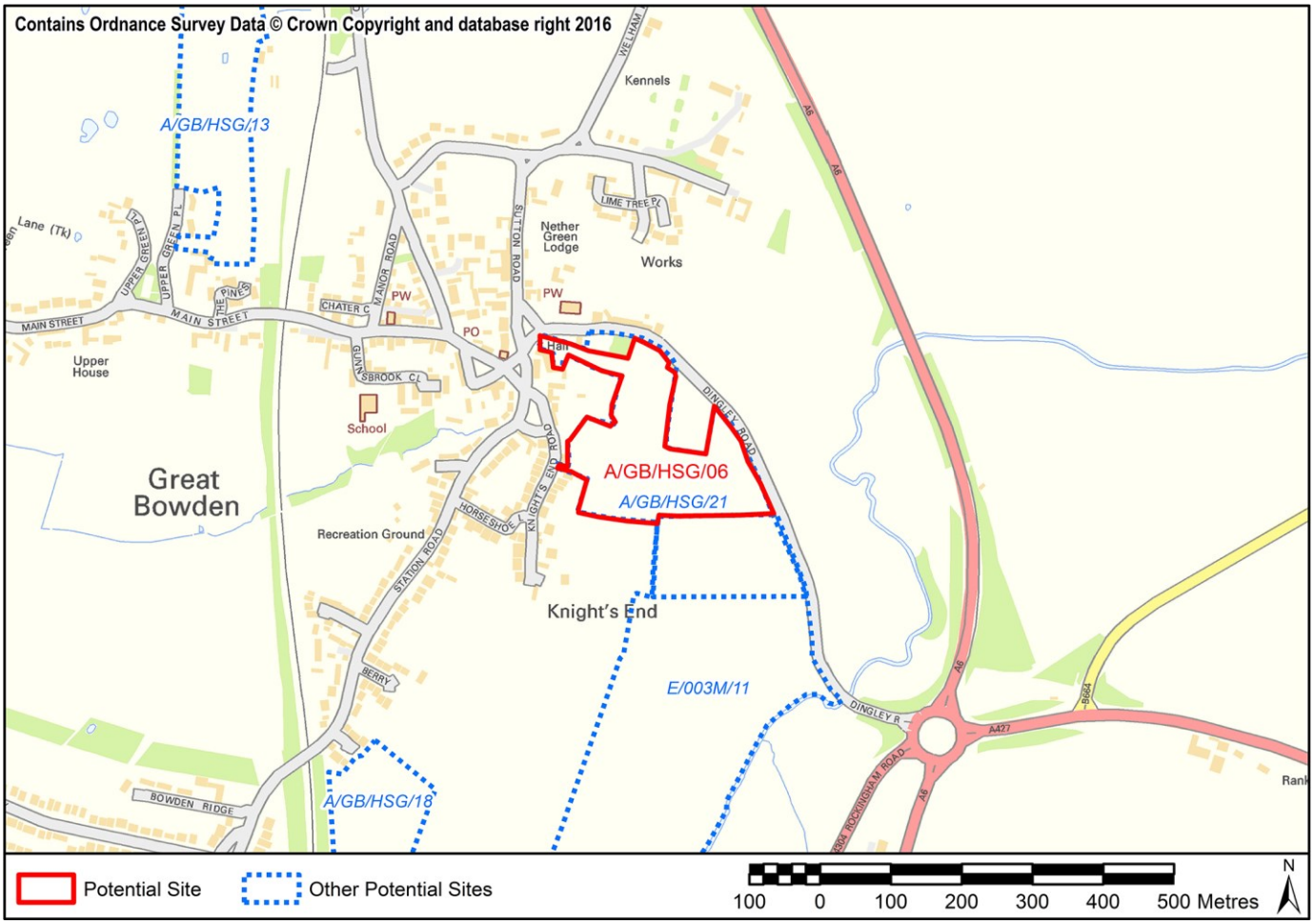
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/GB/HSG/06** Settlement: **Great Bowden**

Address: **Land off Knights End**

Area (ha): **4.22** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	637m
H2 - Access to Health Services	9143m - Kibworth Surgery
H3 - Access to Education (Primary)	252m - Great Bowden Academy
H4 - Access to Education (Secondary)	1747m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	2334m - Market Harborough Library
H7 - Community Facilities	Approximately 300m from church
H8 - Access to Food Shop / Post Office	98m
H9 - Access to Train Station	1304m - Market Harborough
H10 - Bus Services	84m from stop. Low frequency service (2 every hour).

Natural Environment

NE1 - SSSIs	929m
NE2 - Potential Impact on Wildlife	11m - Churchyard Limes (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 120m from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Partially Inside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20495m
NE7 - Potential to Remediate Contaminated Land	The site is adjacent to an area of potentially contaminated land. Landfill
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site Contains or is within 50m from: Grade I Heritage feature, Registered Park or Garden or Scheduled Ancient Monument
BH2 - Impact on Setting of Built Environment	It is likely mitigation will be needed in order to reduce the impact of the development on local heritage assets.
BH3 - Landscape Capacity to Change	Medium High / Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2057m

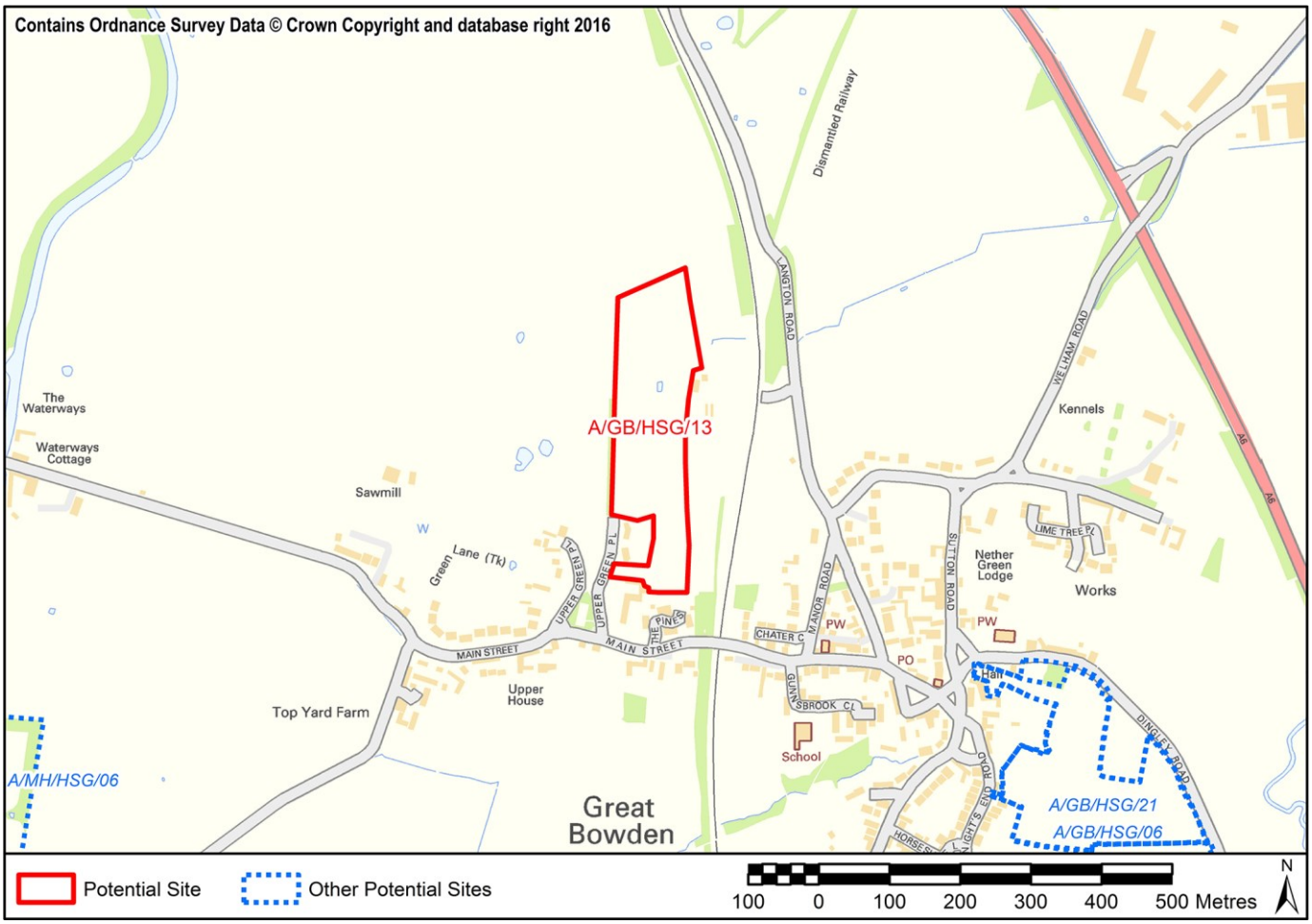
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	75 dwellings (6-10 years)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Dingley Rd is currently subject to national speed limit. This site is therefore unlikely to be acceptable to the Highway authority.

Site Option:	**A/GB/HSG/13**	Settlement:	**Great Bowden**
Address:	**Land off Upper Green Lane**		
Area (ha):	**4.24**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1628m
H2 - Access to Health Services	8678m - Kibworth Surgery
H3 - Access to Education (Primary)	494m - Great Bowden Academy
H4 - Access to Education (Secondary)	1282m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	2380m - Market Harborough Library
H7 - Community Facilities	Approximately 750m from parish hall
H8 - Access to Food Shop / Post Office	571m
H9 - Access to Train Station	1563m - Market Harborough
H10 - Bus Services	123m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	316m
NE2 - Potential Impact on Wildlife	82m - Bowden Railway Bridge (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20029m
NE7 - Potential to Remediate Contaminated Land	Adjacent to a contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and a number of grade II heritage assets
BH2 - Impact on Setting of Built Environment	The exposed orientation of the site means it is unlikely to be sufficiently screened from the conservation area. Mitigation is likely to be required.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2672m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	81 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	< 1km

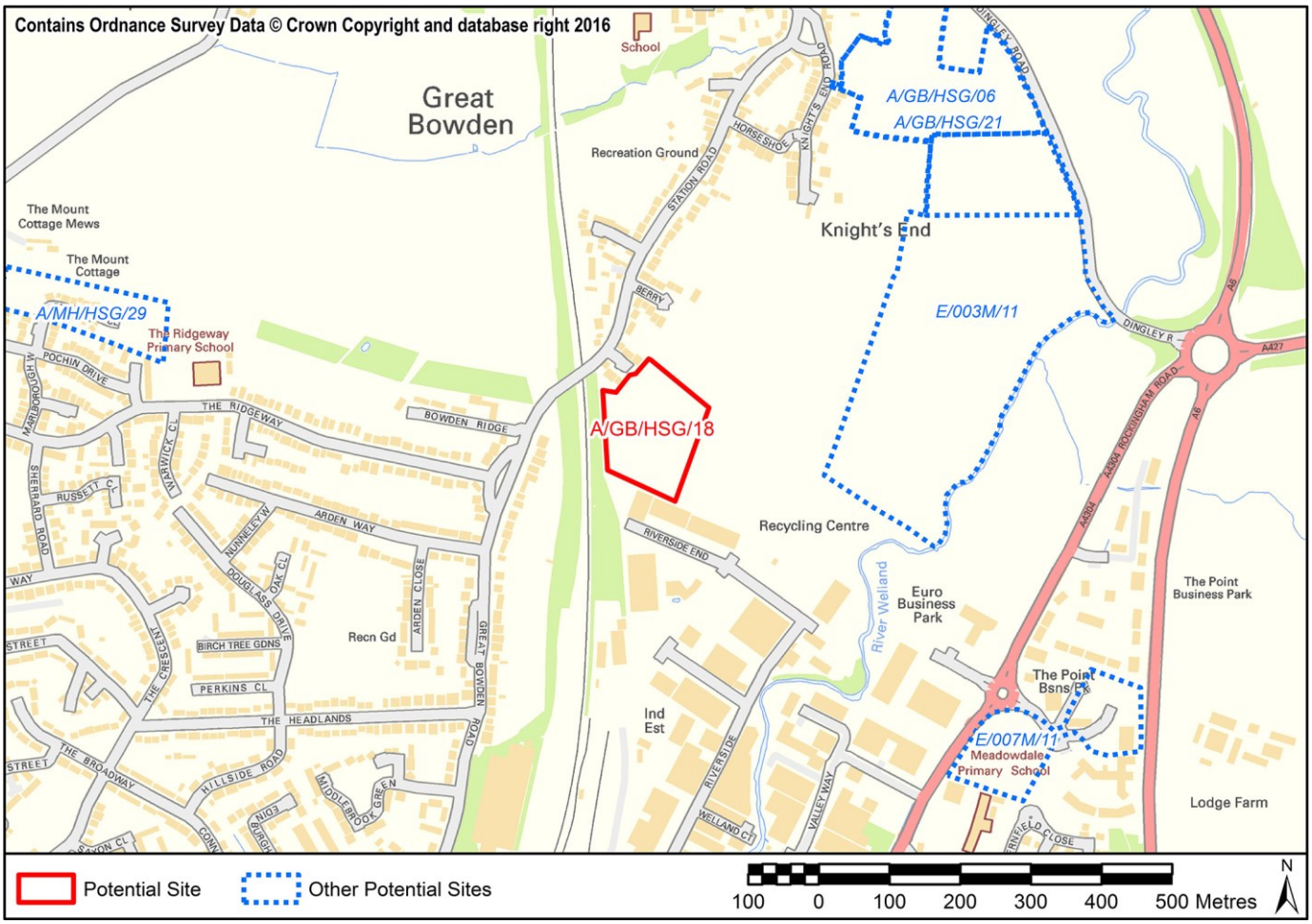
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/GB/HSG/18** Settlement: **Great Bowden**

Address: **Land off Bankfield Drive, Great Bowden**

Area (ha): **1.96** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	613m
H2 - Access to Health Services	9567m - Kibworth Surgery
H3 - Access to Education (Primary)	501m - Ridgeway Primary Academy
H4 - Access to Education (Secondary)	1219m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1716m - Market Harborough Library
H7 - Community Facilities	Approximately 800m from church
H8 - Access to Food Shop / Post Office	683m
H9 - Access to Train Station	724m - Market Harborough
H10 - Bus Services	177m from stop. Low frequency service (2 every hour).

Natural Environment

NE1 - SSSIs	1446m
NE2 - Potential Impact on Wildlife	254m - Recreation Ground Trees (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 100m from nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20083m
NE7 - Potential to Remediate Contaminated Land	The site is adjacent to 2 contaminated land areas (railway line and industrial area) which would need to be investigated prior to development.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Setting not likely to be affected.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1658m

Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	50 dwellings (6-10 years)
EH3 - Links to Principal Roads	< 1km

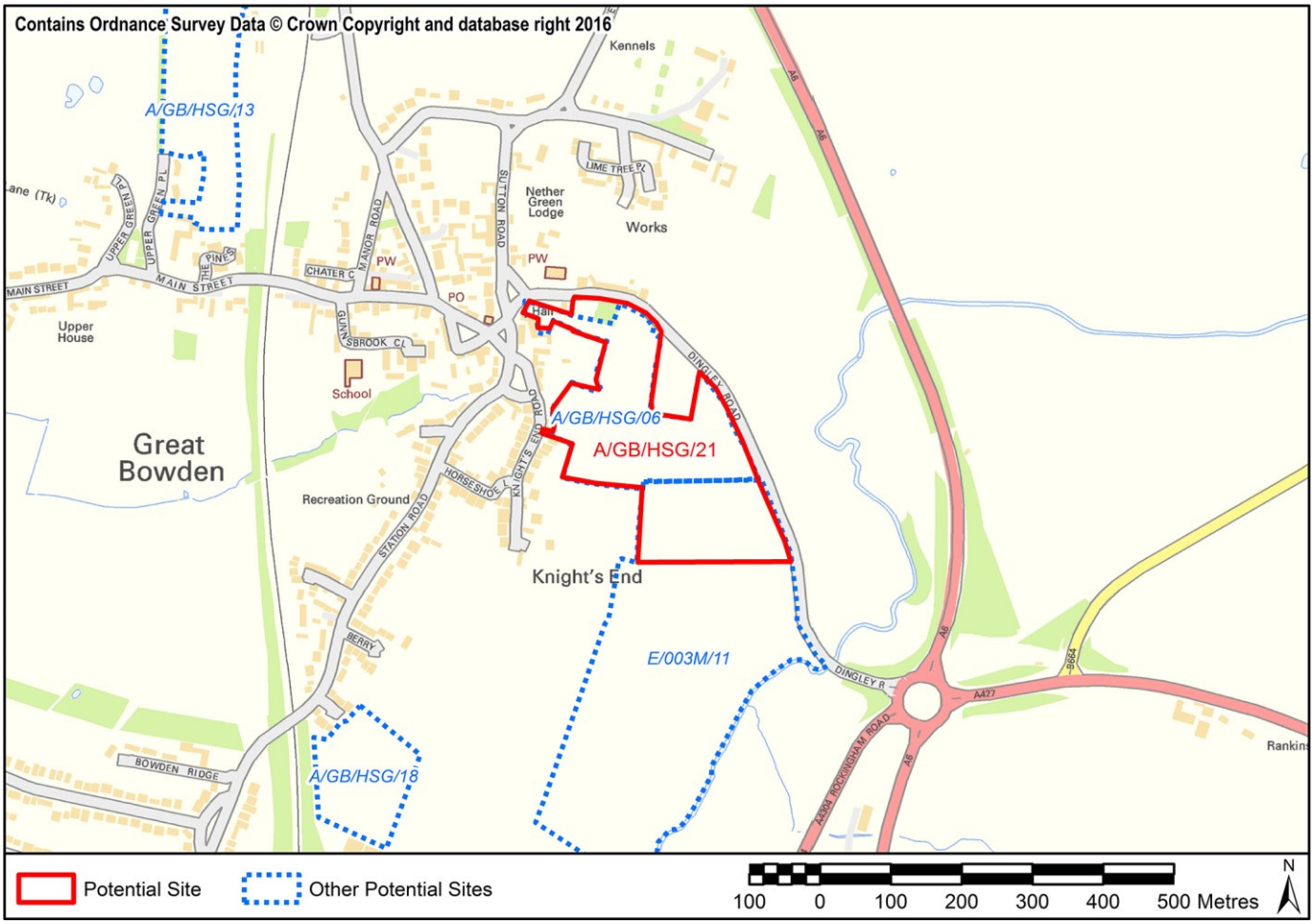
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Satisfactory- The site appears to have No access to the highway boundary, if this can be overcome, then there are No apparent fundamental reasons for this site to be excluded from consideration at this stage.

Site Option: **A/GB/HSG/21** Settlement: **Great Bowden**

Address: **South and West of Dingley Rd, Great Bowden**

Area (ha): **6.67** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	511m
H2 - Access to Health Services	9244m - Kibworth Surgery
H3 - Access to Education (Primary)	354m - Great Bowden Academy
H4 - Access to Education (Secondary)	1759m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	2261m - Market Harborough Library
H7 - Community Facilities	Approximately 300m from church
H8 - Access to Food Shop / Post Office	200m
H9 - Access to Train Station	1240m - Market Harborough
H10 - Bus Services	186m from stop. Low frequency service (2 every hour).

Natural Environment

NE1 - SSSIs	931m
NE2 - Potential Impact on Wildlife	3m - Churchyard Limes (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 120m from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Partially Inside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20494m
NE7 - Potential to Remediate Contaminated Land	The site is adjacent to a Contaminated Land use area which would need to be investigated prior to development.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site Contains or is within 50m from: Grade I Heritage feature, Registered Park or Garden or Scheduled Ancient Monument
BH2 - Impact on Setting of Built Environment	It is likely mitigation will be needed in order to reduce the impact of the development on local heritage assets.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1930m

Housing & Economy

EH1 - Loss of Employment Land	No- currently paddock
EH2 - Housing Growth	126 dwellings (6-10 years)
EH3 - Links to Principal Roads	< 1km

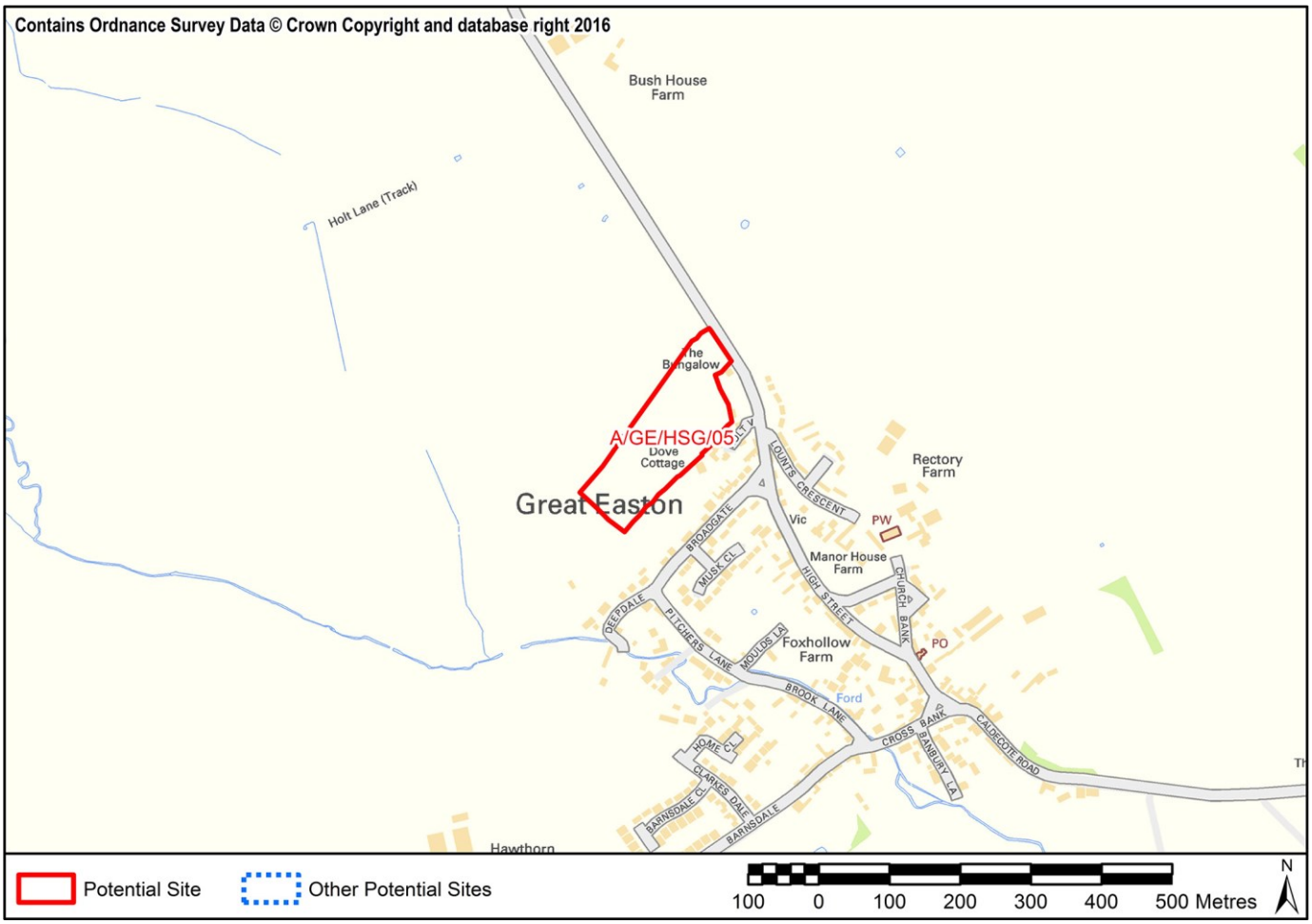
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Vehicular access to the site from Knights End is unlikely to be suitable without demolition of existing buildings. Visibility from the access point on to Dingley Road/ Sutton Road junction is from the inside of a bend and likely to be severely restricted by the hedge/ wall and also form a crossroad. It is also unclear if there is sufficient width for an access road and pedestrian footpath at this point. An access point further east along Dingley Road would need to be within the 30mph limit, but is likely to be on the inside of a bend. Subject to proposals meeting the relevant highways design standards there are No apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process might lead tot he site being viewed less favourably.

Site Option: **A/GE/HSG/05** Settlement: **Great Easton**

Address: **West of Stockerstone Lane, Great Easton**

Area (ha): **2.64** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	18161m
H2 - Access to Health Services	19085m - Billesdon Surgery
H3 - Access to Education (Primary)	1298m - Bringhurst Primary School
H4 - Access to Education (Secondary)	19377m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	20085m - Market Harborough Library
H7 - Community Facilities	Approximately 350m from church
H8 - Access to Food Shop / Post Office	6587m
H9 - Access to Train Station	6450m - Corby
H10 - Bus Services	271m from stop. Low frequency service (1 every hour).

Natural Environment

NE1 - SSSIs	836m
NE2 - Potential Impact on Wildlife	1995m - Drayton Willows (LWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 10.0km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	31146m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	The site is located within 50m to the rear of grade II listed structure (Broadgate House).
BH2 - Impact on Setting of Built Environment	Due to lack of screening between the site and the heritage asset, mitigation is likely to be required.
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	19724m

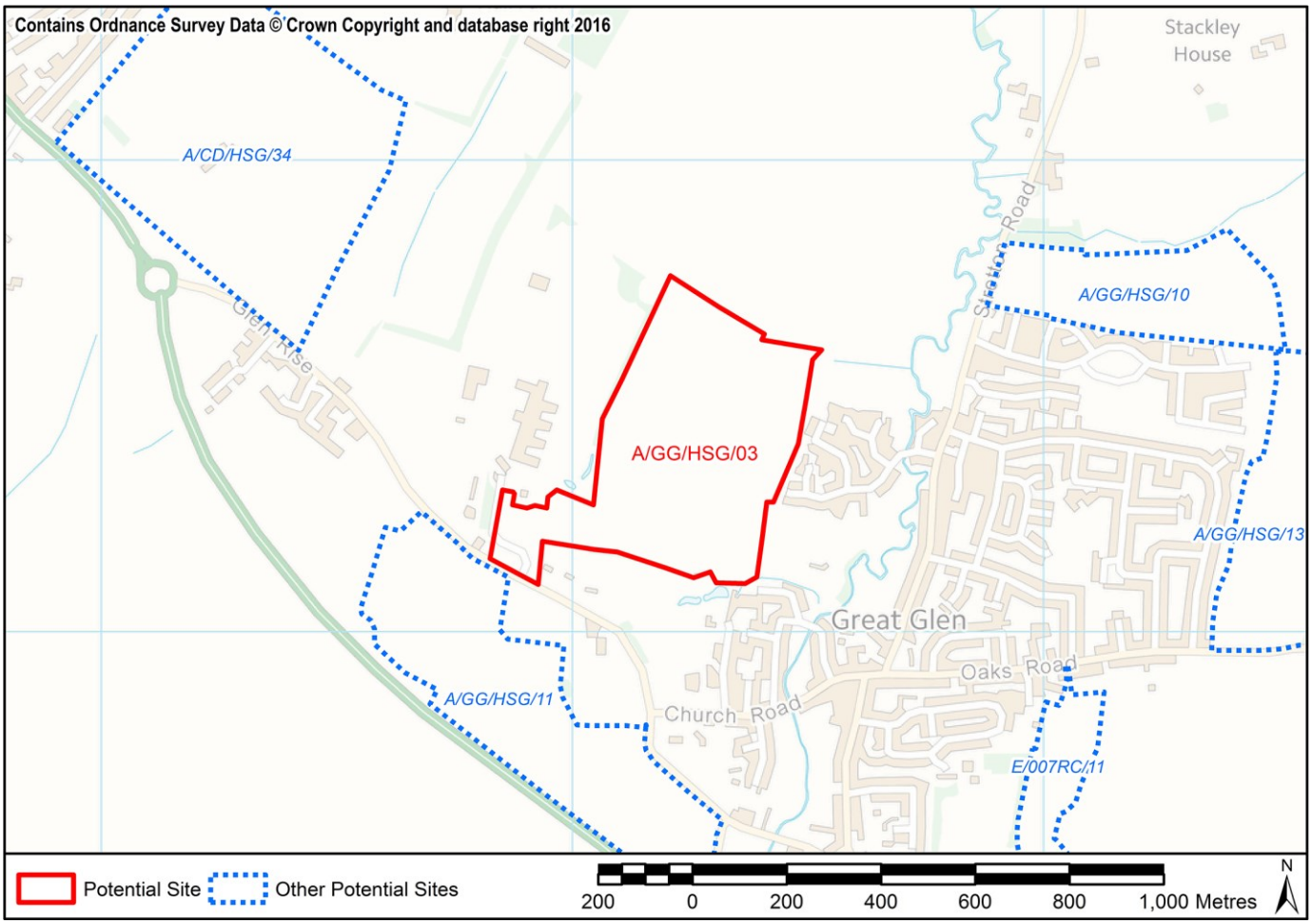
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	51 dwellings (6-10 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Part of Stockerston Road is subject to national speed limit therefore this site is unlikely to be acceptable to the Highway Authority. However if this can be overcome there are No apparent fundamental reasons for this site to be excluded from consideration at this stage.

Site Option:	**A/GG/HSG/03**	Settlement:	**Great Glen**
Address:	**Land at Mount Farm**		
Area (ha):	**23.31**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	5841m
H2 - Access to Health Services	1089m - Great Glen Surgery
H3 - Access to Education (Primary)	1875m - Great Glen St Cuthbert's Church of England Primary School
H4 - Access to Education (Secondary)	3569m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	1114m - Great Glen Library
H7 - Community Facilities	Approximately 750m from church hall
H8 - Access to Food Shop / Post Office	1092m
H9 - Access to Train Station	6063m - South Wigston
H10 - Bus Services	42m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1503m
NE2 - Potential Impact on Wildlife	108m - Great Glen, Ash north of London Road (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16992m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of grade II listed structures
BH2 - Impact on Setting of Built Environment	Not likely to be affected. The assets are sufficiently screened from the site.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6289m

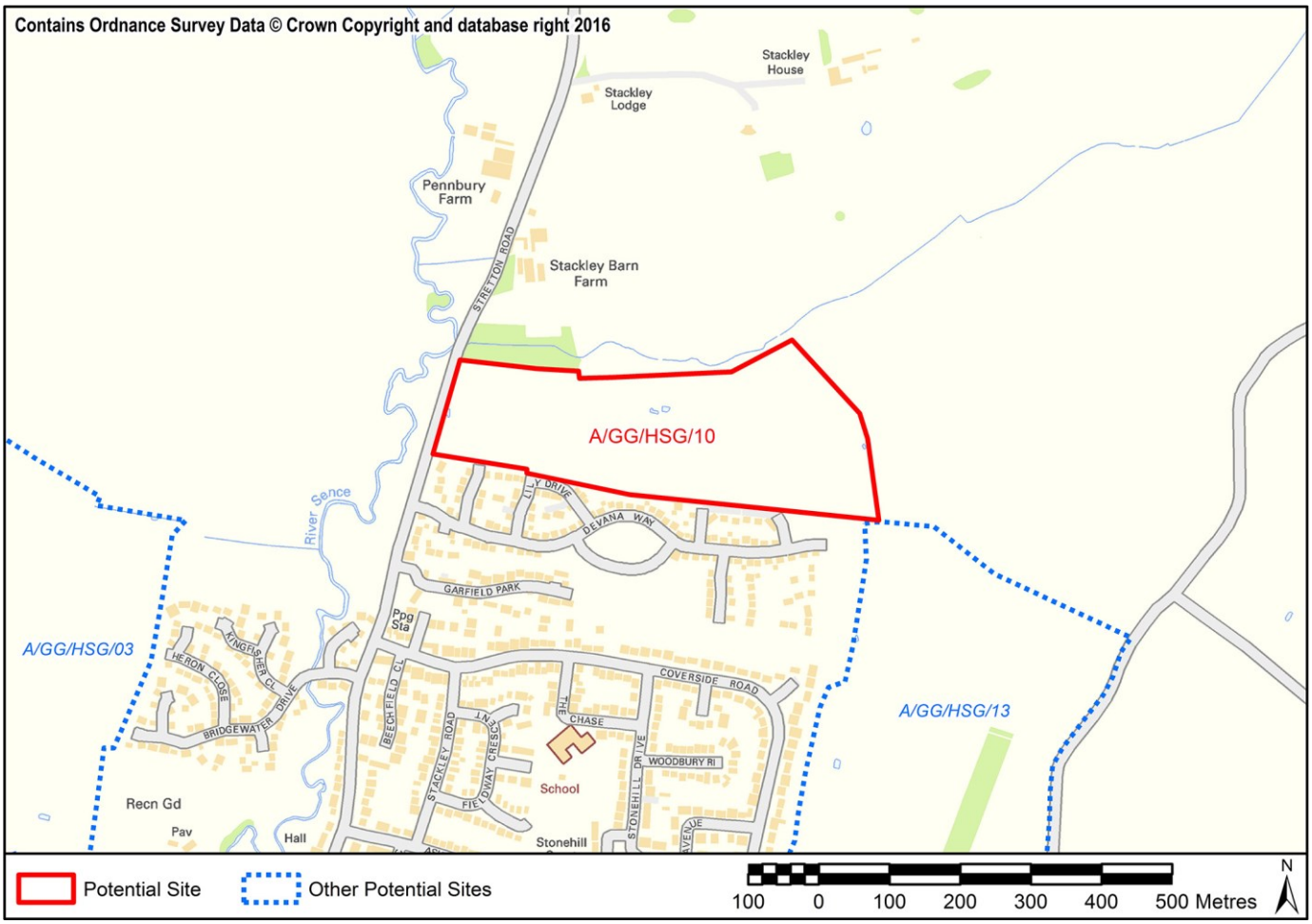
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	437 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/GG/HSG/10**	Settlement:	**Great Glen**
Address:	**Land at Stretton Road**		
Area (ha):	**10.45**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	6623m
H2 - Access to Health Services	1101m - Great Glen Surgery
H3 - Access to Education (Primary)	751m - Great Glen St Cuthbert's Church of England Primary School
H4 - Access to Education (Secondary)	5430m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	1127m - Great Glen Library
H7 - Community Facilities	Approximately 1.0km from parish hall
H8 - Access to Food Shop / Post Office	1105m
H9 - Access to Train Station	7099m - South Wigston
H10 - Bus Services	1028m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2527m
NE2 - Potential Impact on Wildlife	0m - Stackley Barn Scrub/ Stream/ Grassland (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18066m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6617m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	197
EH3 - Links to Principal Roads	1-3km

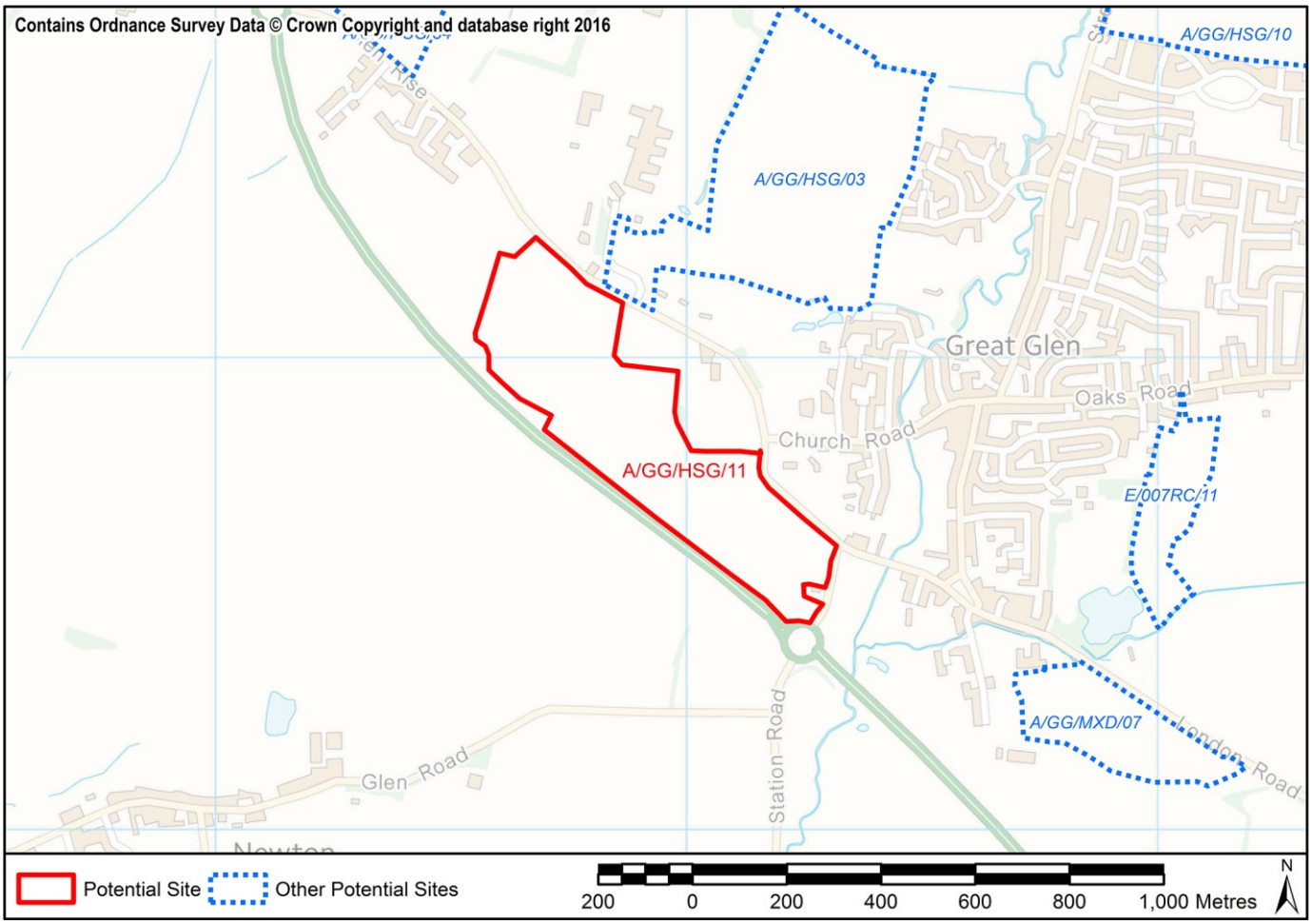
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/GG/HSG/11** Settlement: **Great Glen**

Address: **Land at London Road**

Area (ha): **20.93** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	5031m
H2 - Access to Health Services	545m - Great Glen Surgery
H3 - Access to Education (Primary)	1661m - Great Glen St Cuthbert's Church of England Primary School
H4 - Access to Education (Secondary)	3445m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	705m - Great Glen Library
H7 - Community Facilities	Approximately 300m from church hall
H8 - Access to Food Shop / Post Office	542m
H9 - Access to Train Station	5800m - South Wigston
H10 - Bus Services	3m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1132m
NE2 - Potential Impact on Wildlife	0m - Verges A6 Roundabout (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16669m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	There are a number of sites which are in close proximity (between 50-150m) of the site. Despite some screening, the setting of these may be affected by development.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	5479m

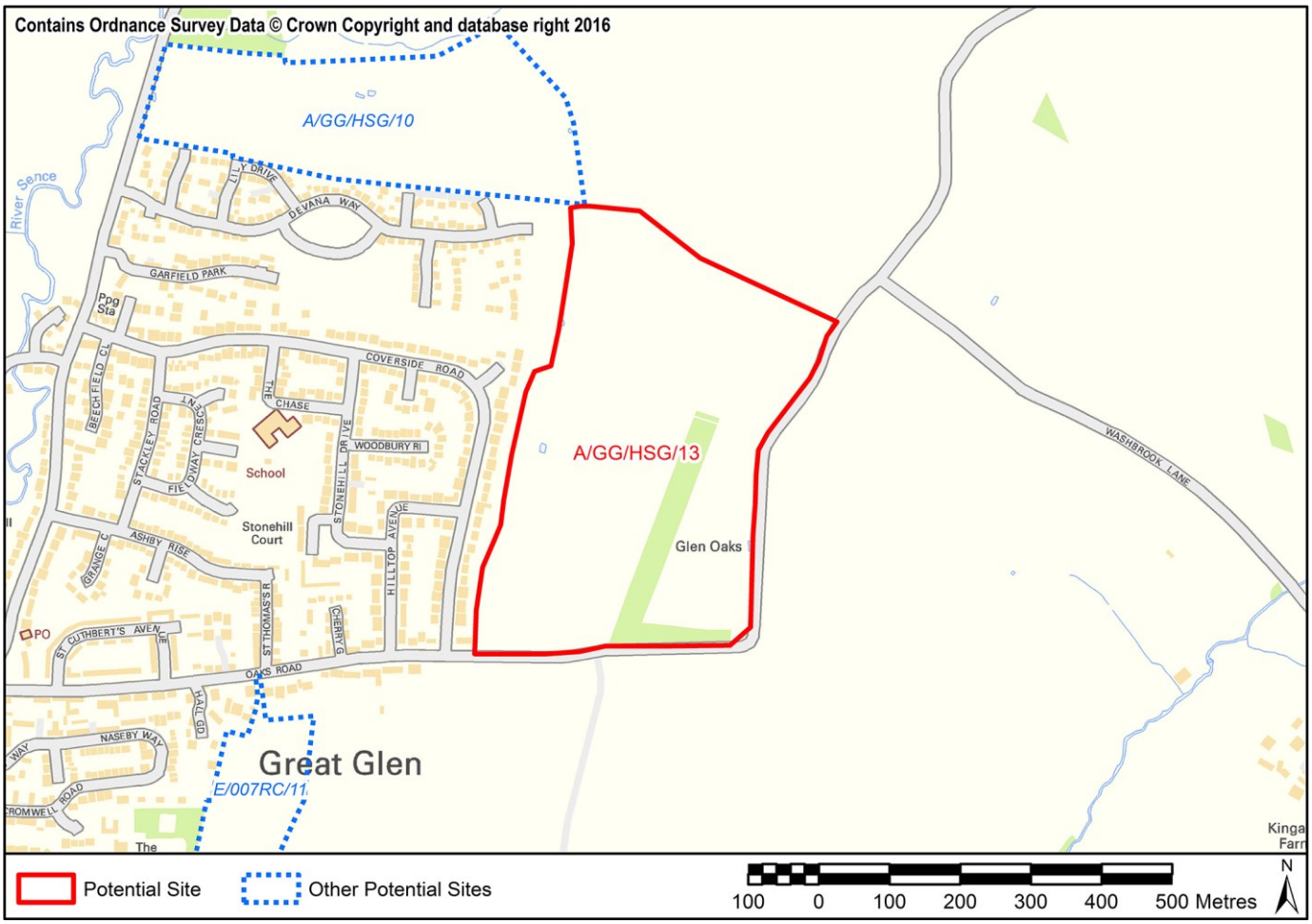
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	459
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/GG/HSG/13**	Settlement:	**Great Glen**
Address:	**Land off Oaks Road**		
Area (ha):	**20.91**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	6450m
H2 - Access to Health Services	928m - Great Glen Surgery
H3 - Access to Education (Primary)	646m - Great Glen St Cuthbert's Church of England Primary School
H4 - Access to Education (Secondary)	5257m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	954m - Great Glen Library
H7 - Community Facilities	Approximately 1.3km from church hall
H8 - Access to Food Shop / Post Office	931m
H9 - Access to Train Station	7603m - South Wigston
H10 - Bus Services	855m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2201m
NE2 - Potential Impact on Wildlife	383m - Roadside Oak (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17817m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Conservation area is located to the east. Although exposed, it is unlikely to be affected by development.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6444m

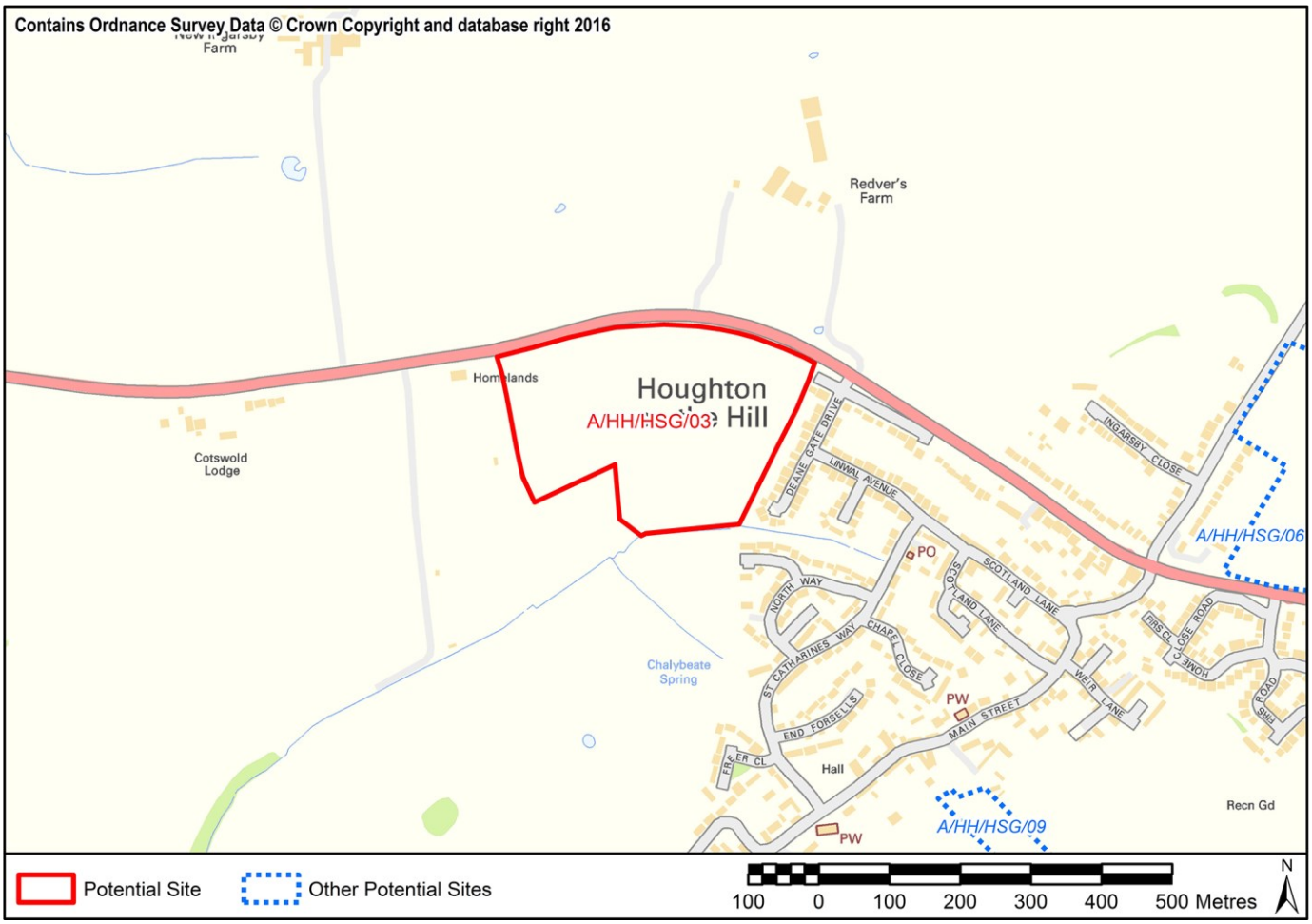
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	375
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/HH/HSG/03**	Settlement:	**Houghton on the Hill**
Address:	**Land adjacent to A47 Uppingham Road**		
Area (ha):	**9.58**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	13055m
H2 - Access to Health Services	2058m - Bushby Surgery
H3 - Access to Education (Primary)	916m - Houghton On The Hill Church of England Primary School
H4 - Access to Education (Secondary)	7686m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	7558m - Great Glen Library
H7 - Community Facilities	Approximately 1.1km from village hall
H8 - Access to Food Shop / Post Office	814m
H9 - Access to Train Station	7784m - Leicester
H10 - Bus Services	142m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	6066m
NE2 - Potential Impact on Wildlife	280m - Houghton on the Hill, Ash N of Stretton Lane (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	22955m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium / Medium low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	13048m

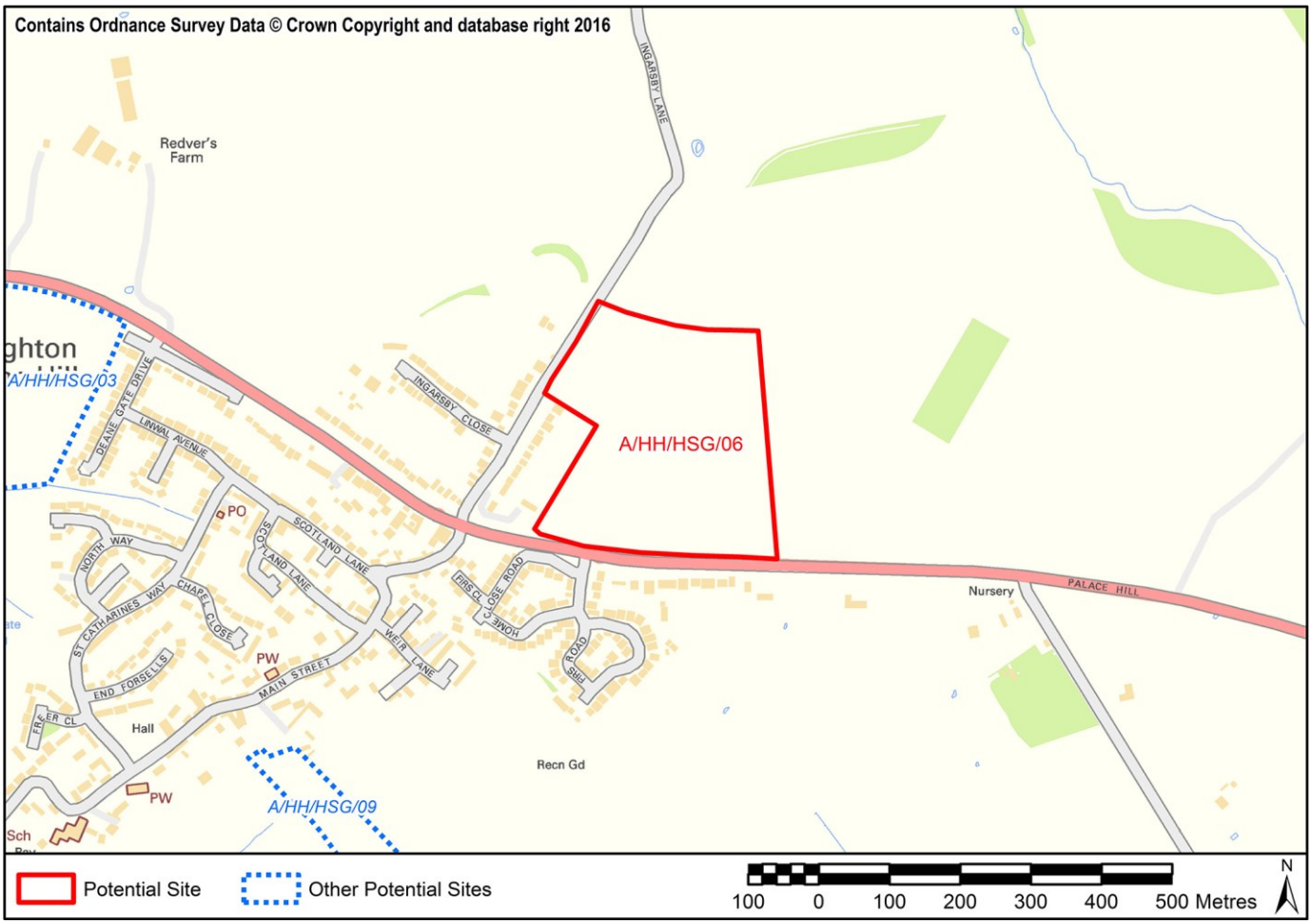
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	84
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	The Highway Authority has indicated that part of this site may be able accessible via Deane Gate Drive. However, development which would require a new access on to the A47 is likely to be unacceptable

Site Option:	**A/HH/HSG/06**	Settlement:	**Houghton on the Hill**
Address:	**Land north of Uppingham Road**		
Area (ha):	**9.42**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	13071m
H2 - Access to Health Services	3369m - Bushby Surgery
H3 - Access to Education (Primary)	744m - Houghton On The Hill Church of England Primary School
H4 - Access to Education (Secondary)	8830m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	7575m - Great Glen Library
H7 - Community Facilities	Approximately 750m from village hall
H8 - Access to Food Shop / Post Office	642m
H9 - Access to Train Station	8826m - Leicester
H10 - Bus Services	89m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	6747m
NE2 - Potential Impact on Wildlife	235m - Hungarton, Ingarsby Lane Pond (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	23433m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and grade II listed structure
BH2 - Impact on Setting of Built Environment	Heritage asset may be affected unless screening/ mitigation is adopted on the south of the site.
BH3 - Landscape Capacity to Change	Medium / Medium-low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	13065m

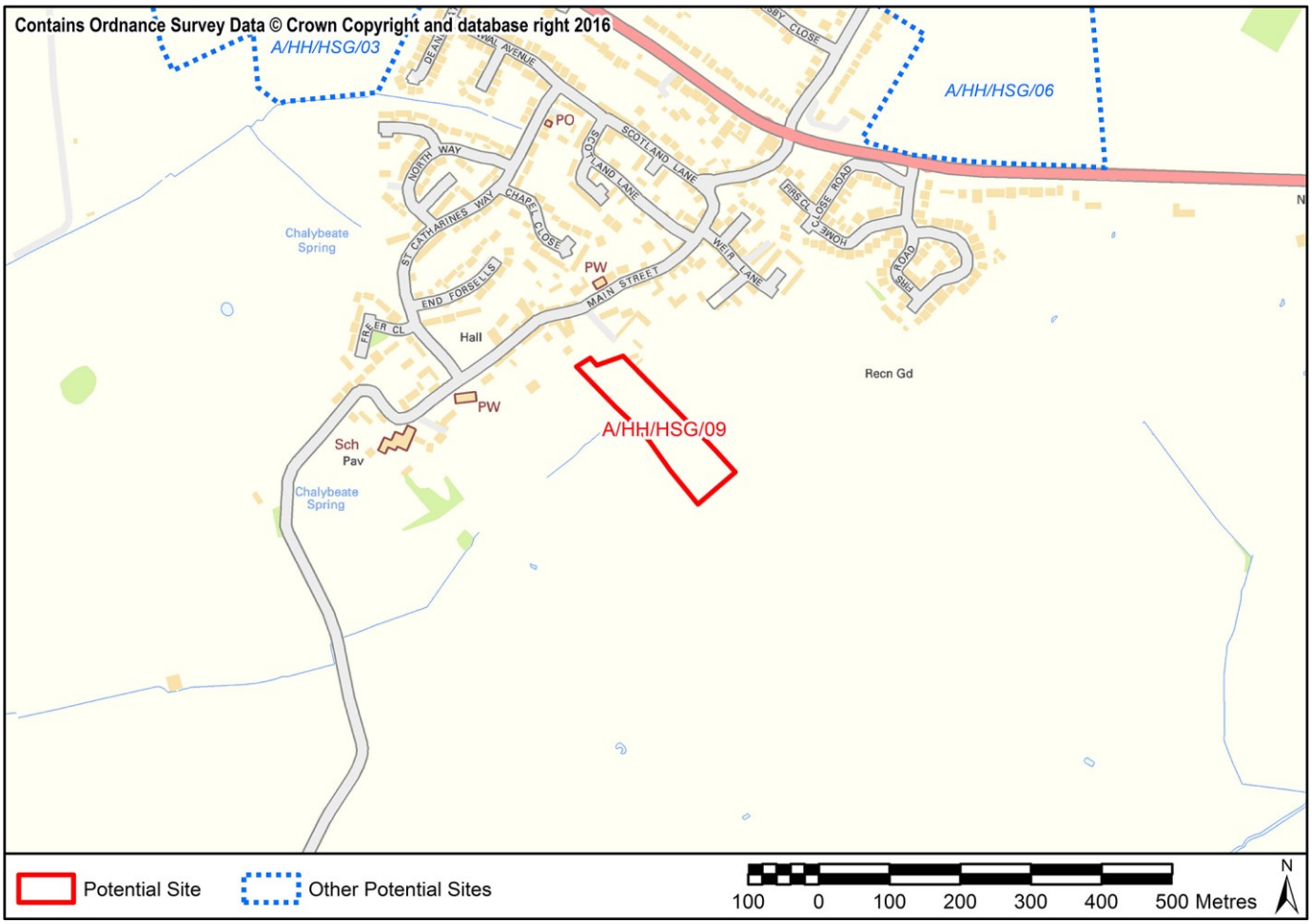
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	169 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option:	**A/HH/HSG/09**	Settlement:	**Houghton on the Hill**
Address:	**Land to the rear of Black Horse, Main Street, Houghton**		
Area (ha):	**1.5**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	12411m
H2 - Access to Health Services	3435m - Bushby Surgery
H3 - Access to Education (Primary)	32m - Houghton On The Hill Church of England Primary School
H4 - Access to Education (Secondary)	8169m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	6914m - Great Glen Library
H7 - Community Facilities	Approximately 200m from village hall
H8 - Access to Food Shop / Post Office	134m
H9 - Access to Train Station	8442m - Leicester
H10 - Bus Services	222m from stop. Low frequency service (1 every hour)

Natural Environment

NE1 - SSSIs	6929m
NE2 - Potential Impact on Wildlife	454m - Houghton on the Hill, Ash N of Stretton Lane (cLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 1.5km from nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	22876m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	The whole area of the site is located within a Conservation Area, therefore mitigation may be required to protect assets. A number of grade II listed structures are also located to the north west of the site within 100m.
BH2 - Impact on Setting of Built Environment	Setting may be affected given the proximity, and lack of screening between the development and the heritage assets.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	12404m

Housing & Economy

EH1 - Loss of Employment Land	No- currently paddock
EH2 - Housing Growth	50 dwellings (0-5 years)
EH3 - Links to Principal Roads	< 1km

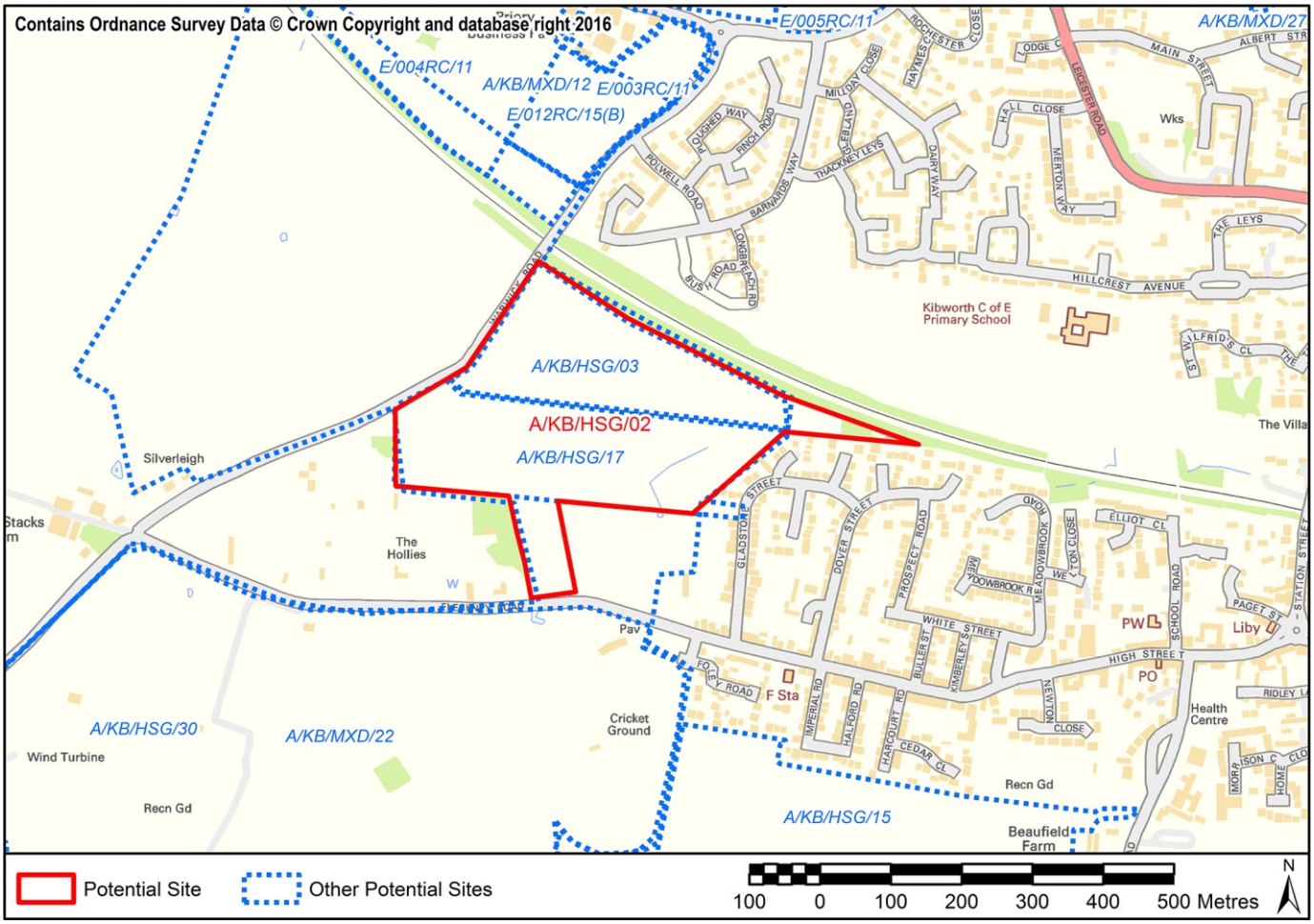
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Satisfactory- Creation of an access road would mean loosing a substantial part of the car park. If suitable replacement parking can be provided there are No apparent fundamental reasons for this site to be excluded from consideration at this stage.

Site Option: **A/KB/HSG/02** Settlement: **Kibworth**

Address: **North Fleckney Rd**

Area (ha): **13.38** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1221m
H2 - Access to Health Services	1062m - Kibworth Health Centre
H3 - Access to Education (Primary)	2097m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	1062m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	1147m - Kibworth Library
H7 - Community Facilities	Approximately 1.3km from church
H8 - Access to Food Shop / Post Office	548m
H9 - Access to Train Station	9201m - Market Harborough
H10 - Bus Services	316m from stop. Regular frequency service (3 every hour)

Natural Environment

NE1 - SSSIs	1122m
NE2 - Potential Impact on Wildlife	0m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 4.5km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15588m
NE7 - Potential to Remediate Contaminated Land	Adjacent to a Contaminated Land consultation zone (railway line)
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site. A grade II listed structure (Railway company boundary market by the side of the railway line) is located 200m north of the site and screened by vegetation.
BH2 - Impact on Setting of Built Environment	Setting not likely to be affected.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1835m

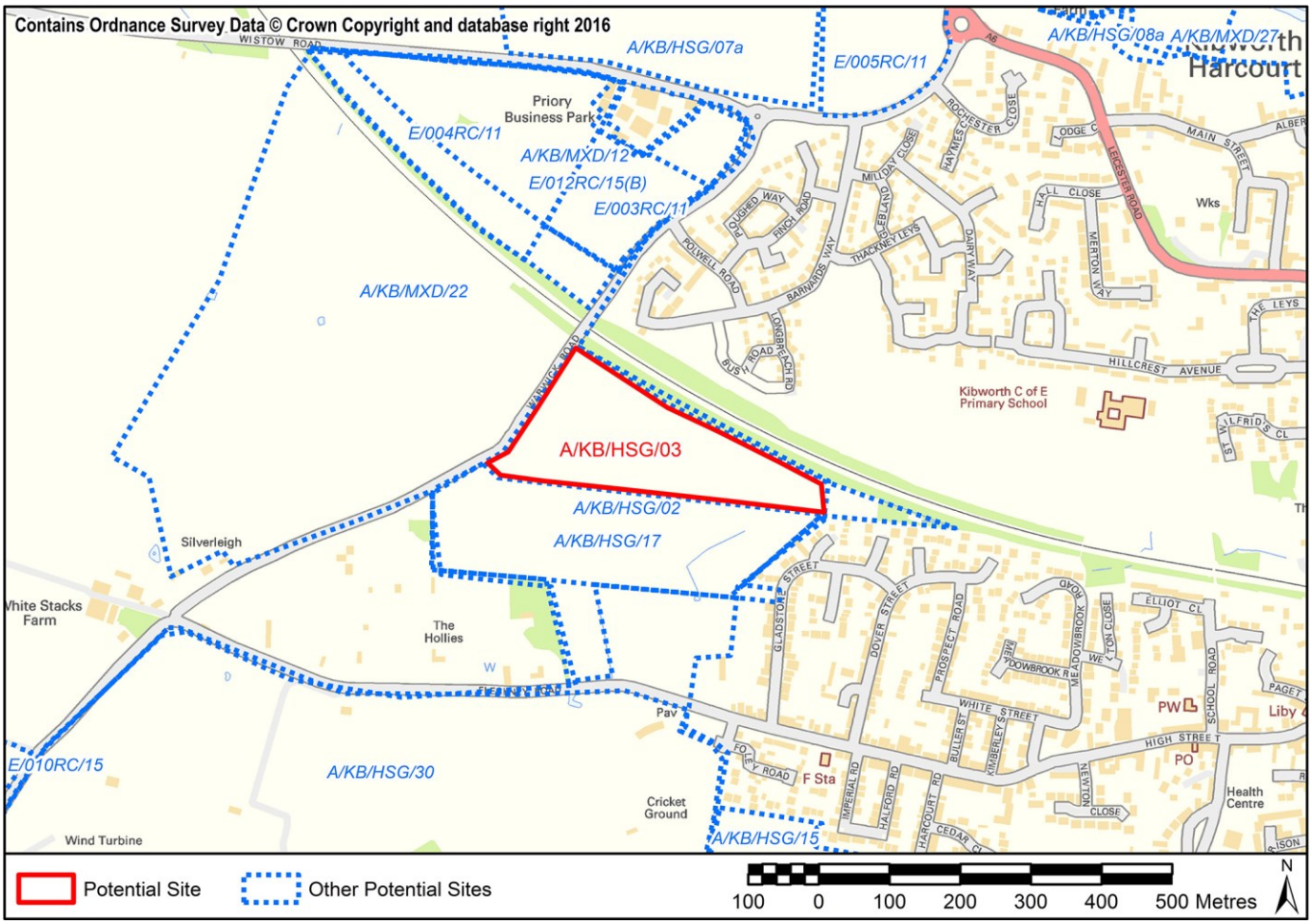
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	308 dwellings (0-5 years)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Ouside of constraint
I6 - Access to Highways	The Highway Authority has indicated that neither Warwick Road nor Fleckney Road is currently suitable to gain access from.

Site Option:	**A/KB/HSG/03**	Settlement:	**Kibworth**
Address:	**Land at Warwick Road**		
Area (ha):	**5.02**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	2388m
H2 - Access to Health Services	2185m - Kibworth Surgery
H3 - Access to Education (Primary)	2242m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	2311m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	2318m - Kibworth Library
H7 - Community Facilities	Approximately 1.7km from church hall
H8 - Access to Food Shop / Post Office	1796m
H9 - Access to Train Station	9347m - Market Harborough
H10 - Bus Services	421m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1157m
NE2 - Potential Impact on Wildlife	3m - Grassland west of Gladstone Street (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15741m
NE7 - Potential to Remediate Contaminated Land	Adjacent to Contaminated Land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2382m

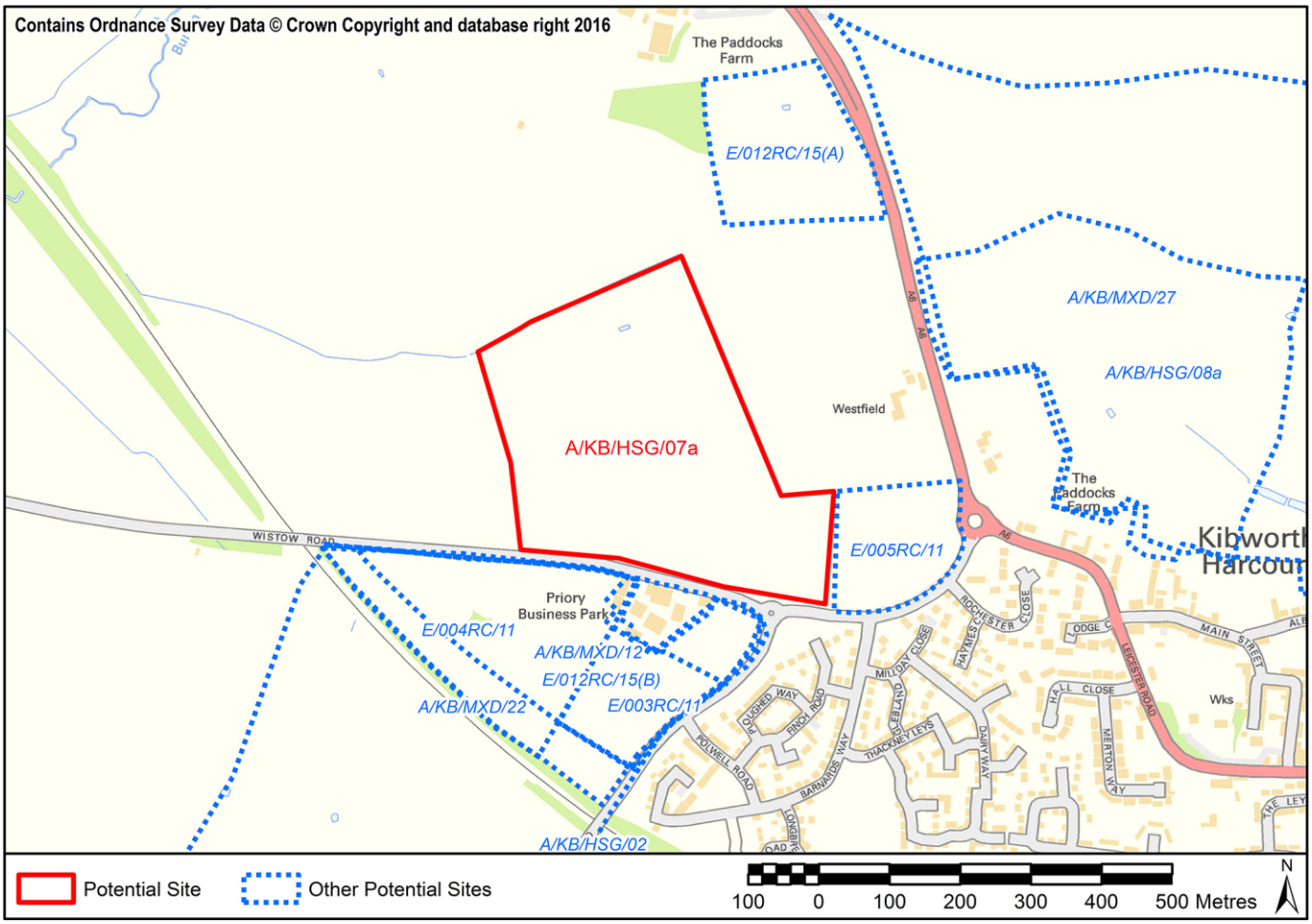
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	99
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/KB/HSG/07a**	Settlement:	**Kibworth**
Address:	**Merton College land (1 of 4), Leicester Road**		
Area (ha):	**14.73**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	2114m
H2 - Access to Health Services	1911m - Kibworth Surgery
H3 - Access to Education (Primary)	1968m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	2271m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	2044m - Kibworth Library
H7 - Community Facilities	Approximatelty 1.4km from church hall
H8 - Access to Food Shop / Post Office	2182m
H9 - Access to Train Station	9080m - South Wigston
H10 - Bus Services	149m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	867m
NE2 - Potential Impact on Wildlife	571m - Main Street Horse Chestnuts (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16117m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	A conservation area is located within 250m to the east of the site. Given the size of the site, development may affect the setting of this heritage asset.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2108m

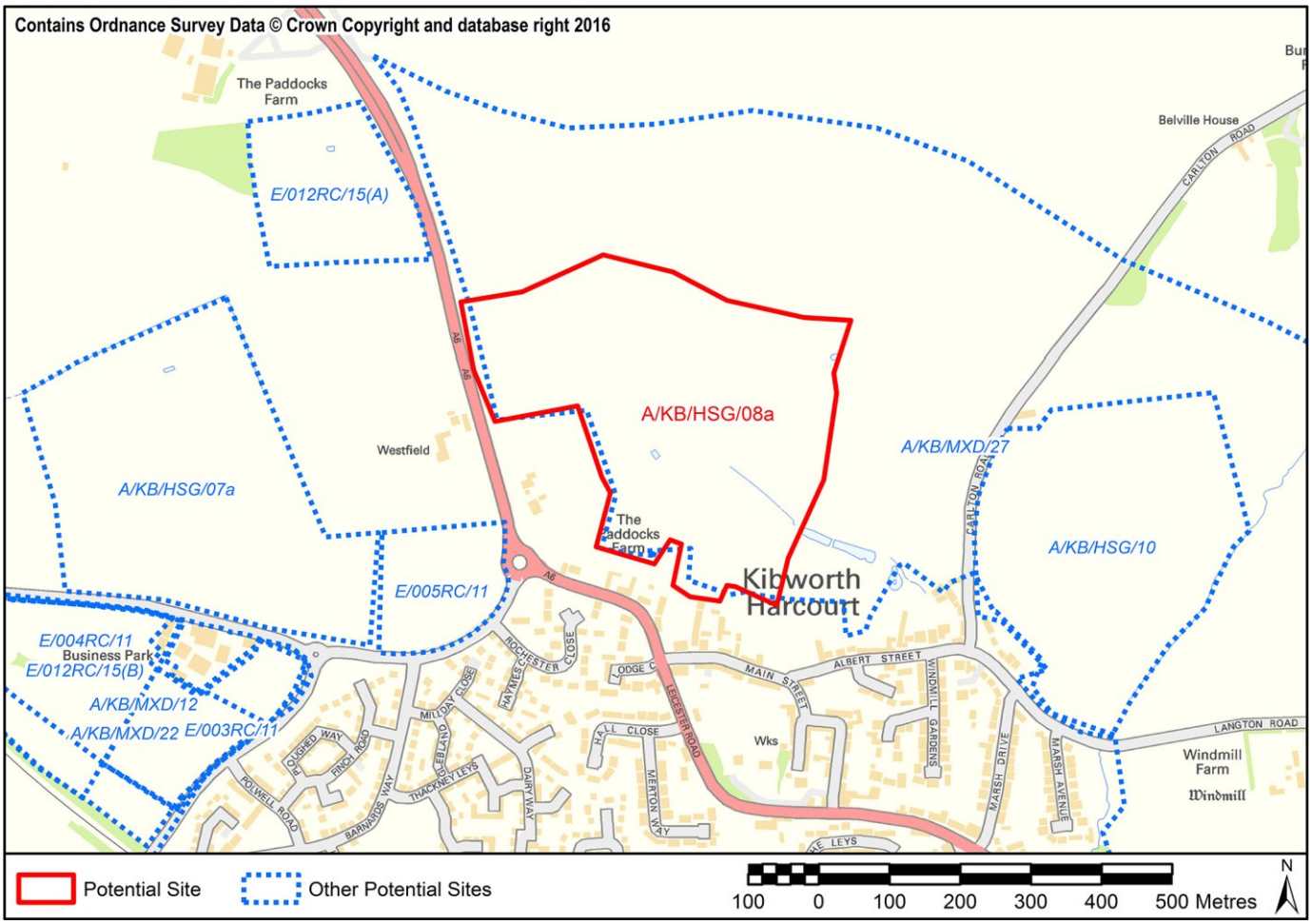
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	226
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/KB/HSG/08a**	Settlement:	**Kibworth**
Address:	**Merton College land (2 of 4), Leicester Road**		
Area (ha):	**16.34**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1854m
H2 - Access to Health Services	1651m - Kibworth Surgery
H3 - Access to Education (Primary)	1708m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	2011m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	1784m - Kibworth Library
H7 - Community Facilities	Approximatelty 1.15km from church hall
H8 - Access to Food Shop / Post Office	1922m
H9 - Access to Train Station	9439m - Market Harborough
H10 - Bus Services	557m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1498m
NE2 - Potential Impact on Wildlife	77m - Main Street Horse Chestnuts (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	Small overlap with TPOs to the south of site
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16746m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area
BH2 - Impact on Setting of Built Environment	There is considerable overlap of the site with a conservation area, and it is in proximity to various grade II listed structures. Heritage assets are likely to be affected by development.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1848m

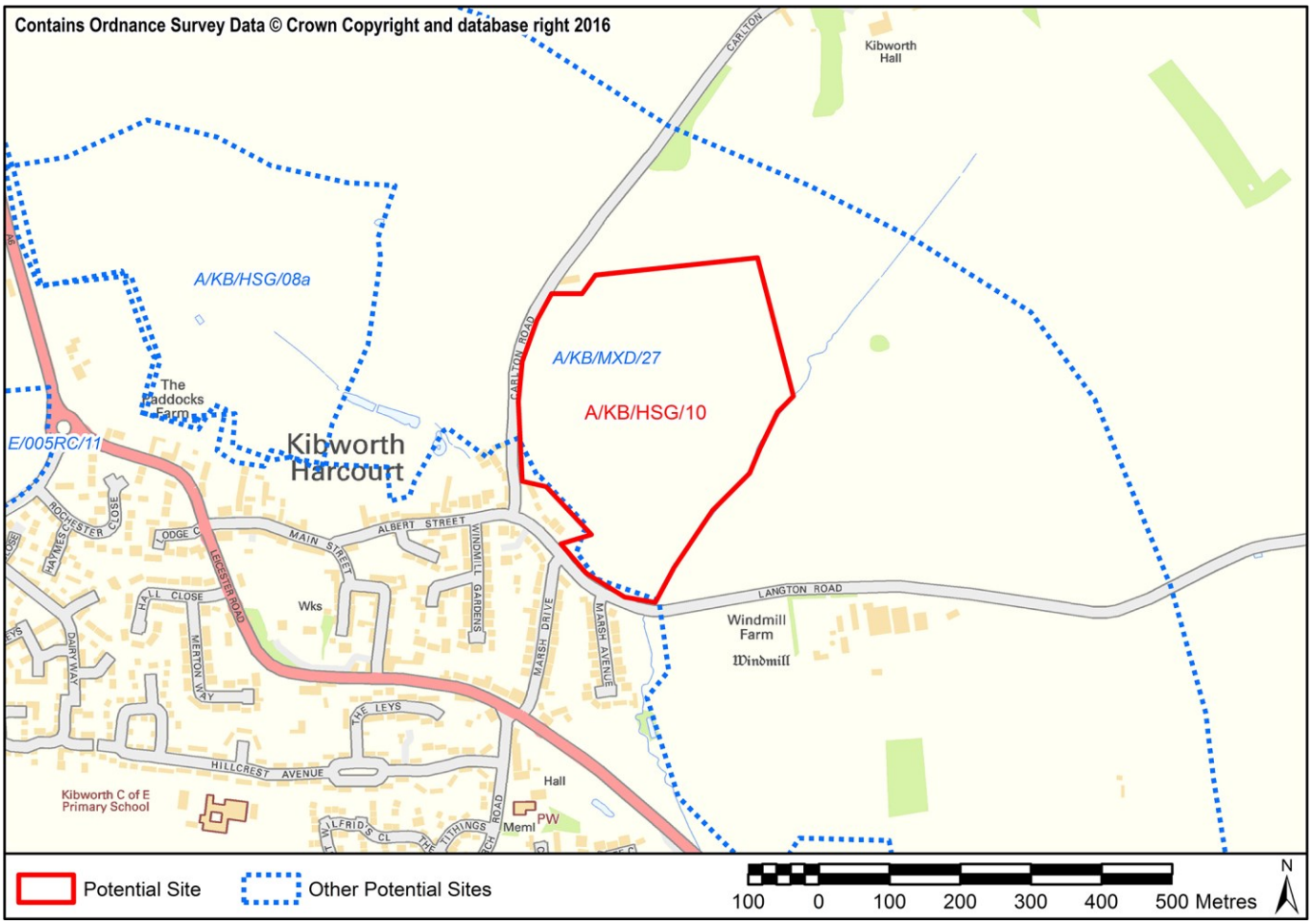
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	239
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/KB/HSG/10**	Settlement:	**Kibworth**
Address:	**Merton College land (4 of 4) east of Carlton Road**		
Area (ha):	**13.09**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1032m
H2 - Access to Health Services	829m - Kibworth Surgery
H3 - Access to Education (Primary)	886m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	1189m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	962m - Kibworth Library
H7 - Community Facilities	Approximately 400m from church hall
H8 - Access to Food Shop / Post Office	1099m
H9 - Access to Train Station	8996m - Market Harborough
H10 - Bus Services	100m from stop. Regular frequency service (6 per hour)

Natural Environment

NE1 - SSSIs	2222m
NE2 - Potential Impact on Wildlife	0m - Langton Road Hedgerow Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17124m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area
BH2 - Impact on Setting of Built Environment	Given the size of the proposed site, it is likely that the conservation area would be affected by development without mitigation.
BH3 - Landscape Capacity to Change	Medium Low / Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	990m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	122
EH3 - Links to Principal Roads	< 1km

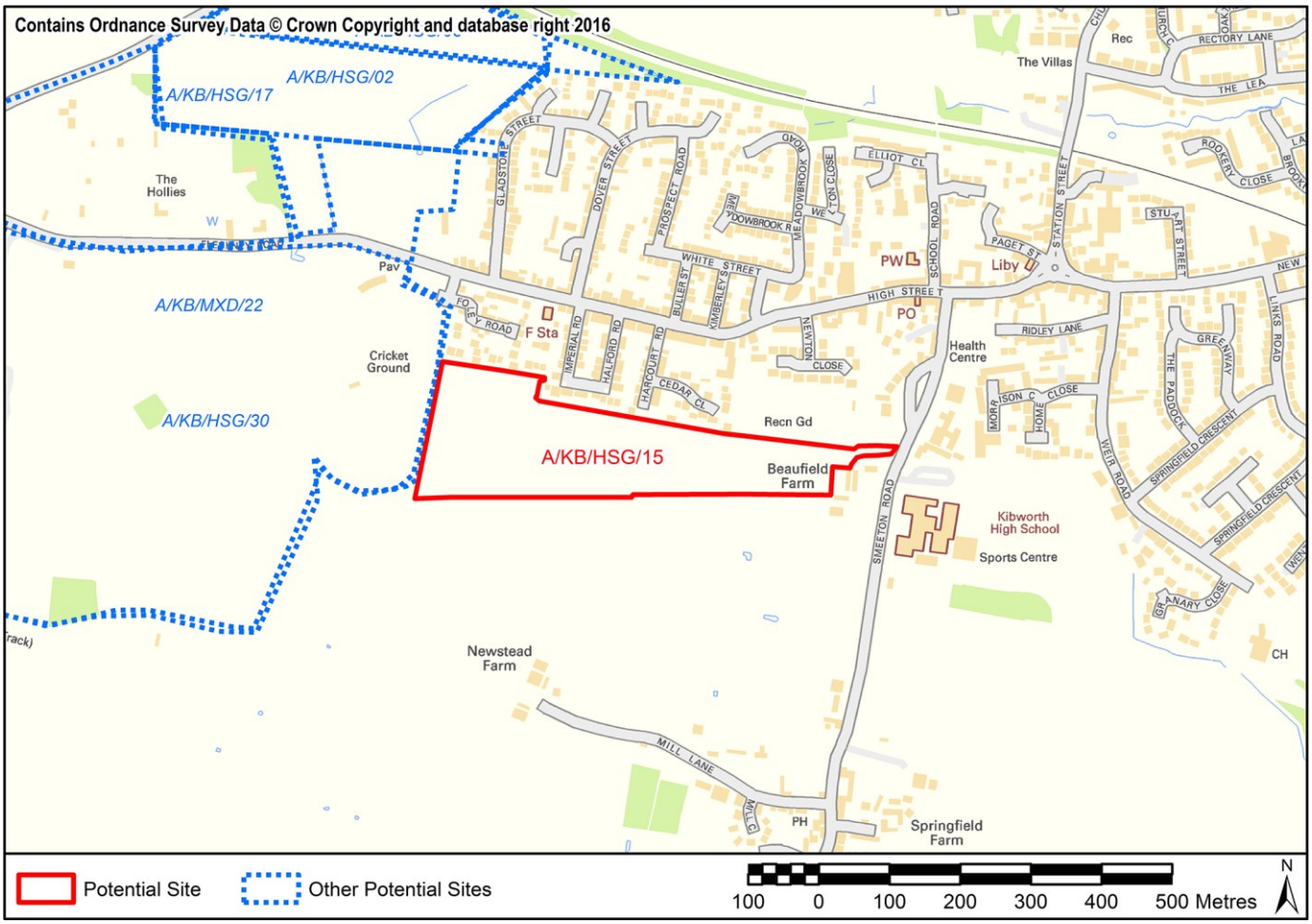
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/KB/HSG/15** Settlement: **Kibworth**

Address: **Land off Smeeton Road**

Area (ha): **7.16** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	533m
H2 - Access to Health Services	121m - Kibworth Health Centre
H3 - Access to Education (Primary)	1409m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	121m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	459m - Kibworth Library
H7 - Community Facilities	Approximately 1.25km from church hall
H8 - Access to Food Shop / Post Office	285m
H9 - Access to Train Station	8612m - Market Harborough
H10 - Bus Services	300m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1183m
NE2 - Potential Impact on Wildlife	119m - Nursery Oak (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15580m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area
BH2 - Impact on Setting of Built Environment	The east of the site comes within close proximity of the conservation area boundary. Due to the orientation of the site however, it is thought unlikely to have an affect on the setting of the heritage asset.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1148m

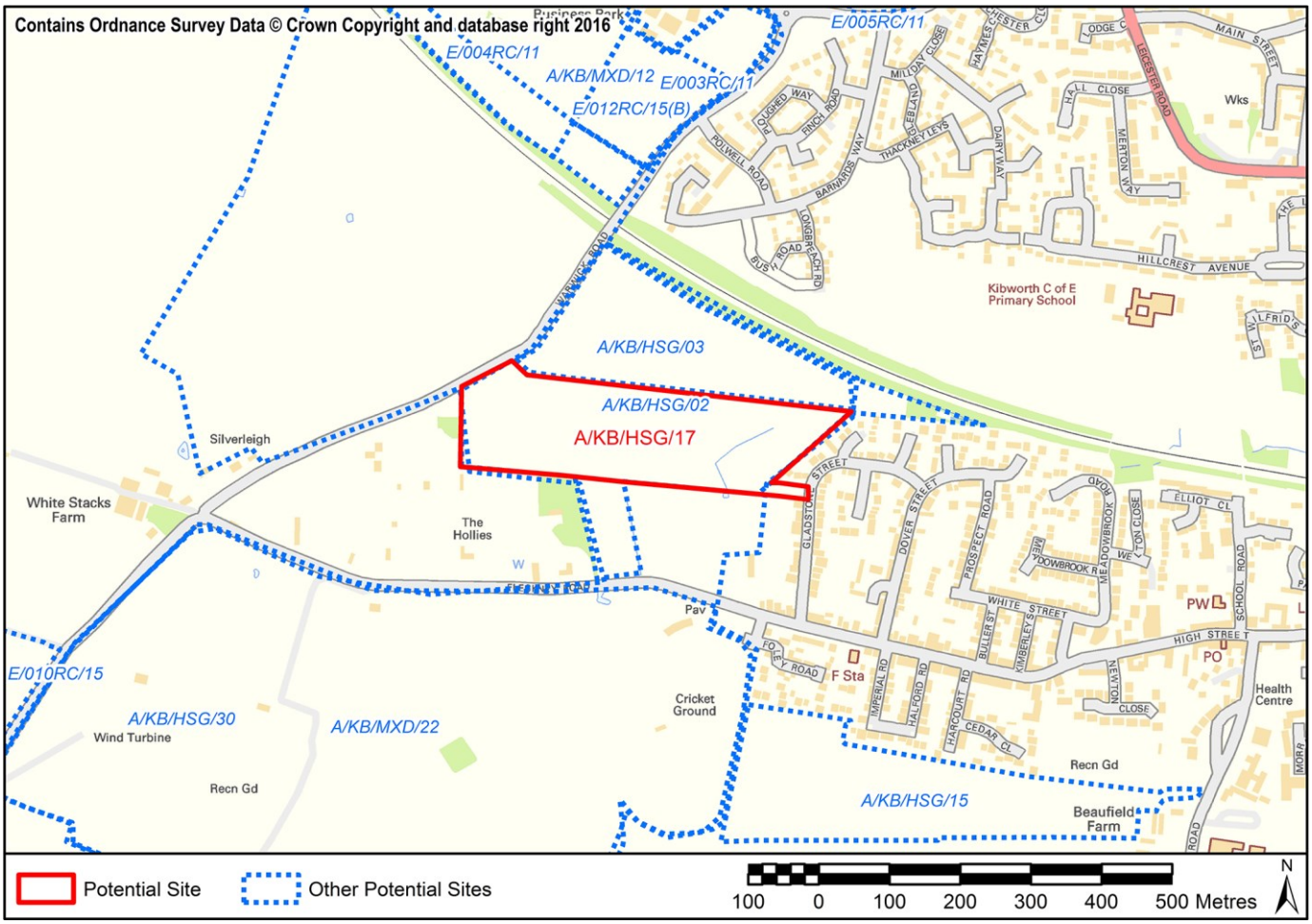
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	97
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/KB/HSG/17**	Settlement:	**Kibworth**
Address:	**Land at Warwick Road**		
Area (ha):	**6.73**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1138m
H2 - Access to Health Services	980m - Kibworth Health Centre
H3 - Access to Education (Primary)	2015m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	980m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	1065m - Kibworth Library
H7 - Community Facilities	Approximately 1.7km from church hall
H8 - Access to Food Shop / Post Office	465m
H9 - Access to Train Station	9301m - Market Harborough
H10 - Bus Services	235m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1119m
NE2 - Potential Impact on Wildlife	0m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15586m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1753m

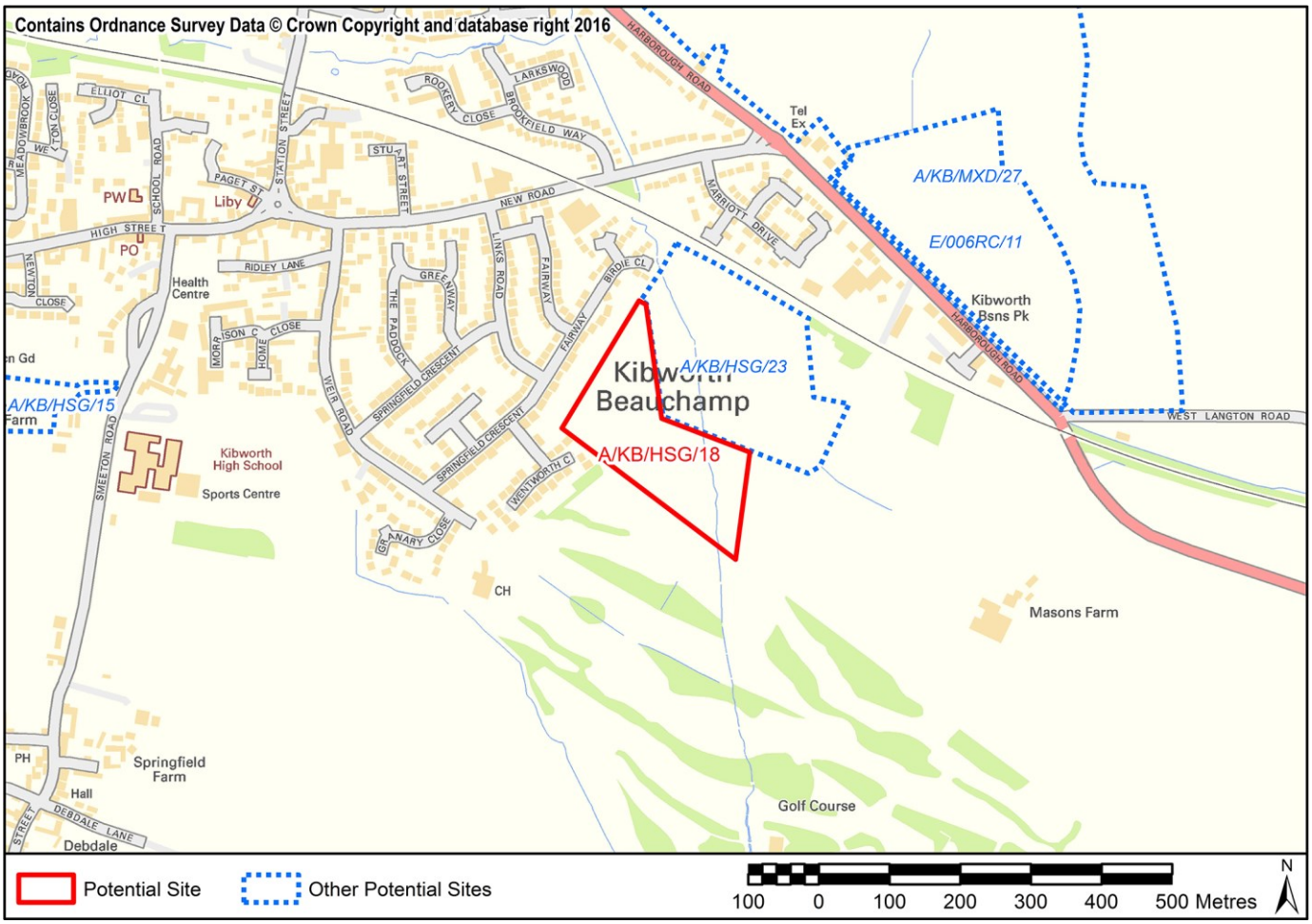
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	126 dwellings (16+ years / currently unsuitable)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/KB/HSG/18**	Settlement:	**Kibworth**
Address:	**Land at Birdie Close**		
Area (ha):	**3.77**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	620m
H2 - Access to Health Services	724m - Kibworth Surgery
H3 - Access to Education (Primary)	1669m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	949m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	745m - Kibworth Library
H7 - Community Facilities	Approximately 1.3km from church hall
H8 - Access to Food Shop / Post Office	859m
H9 - Access to Train Station	7832m - Market Harborough
H10 - Bus Services	760m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1522m
NE2 - Potential Impact on Wildlife	170m - Golf Course Ash Tree (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16687m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	801m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	114
EH3 - Links to Principal Roads	< 1km

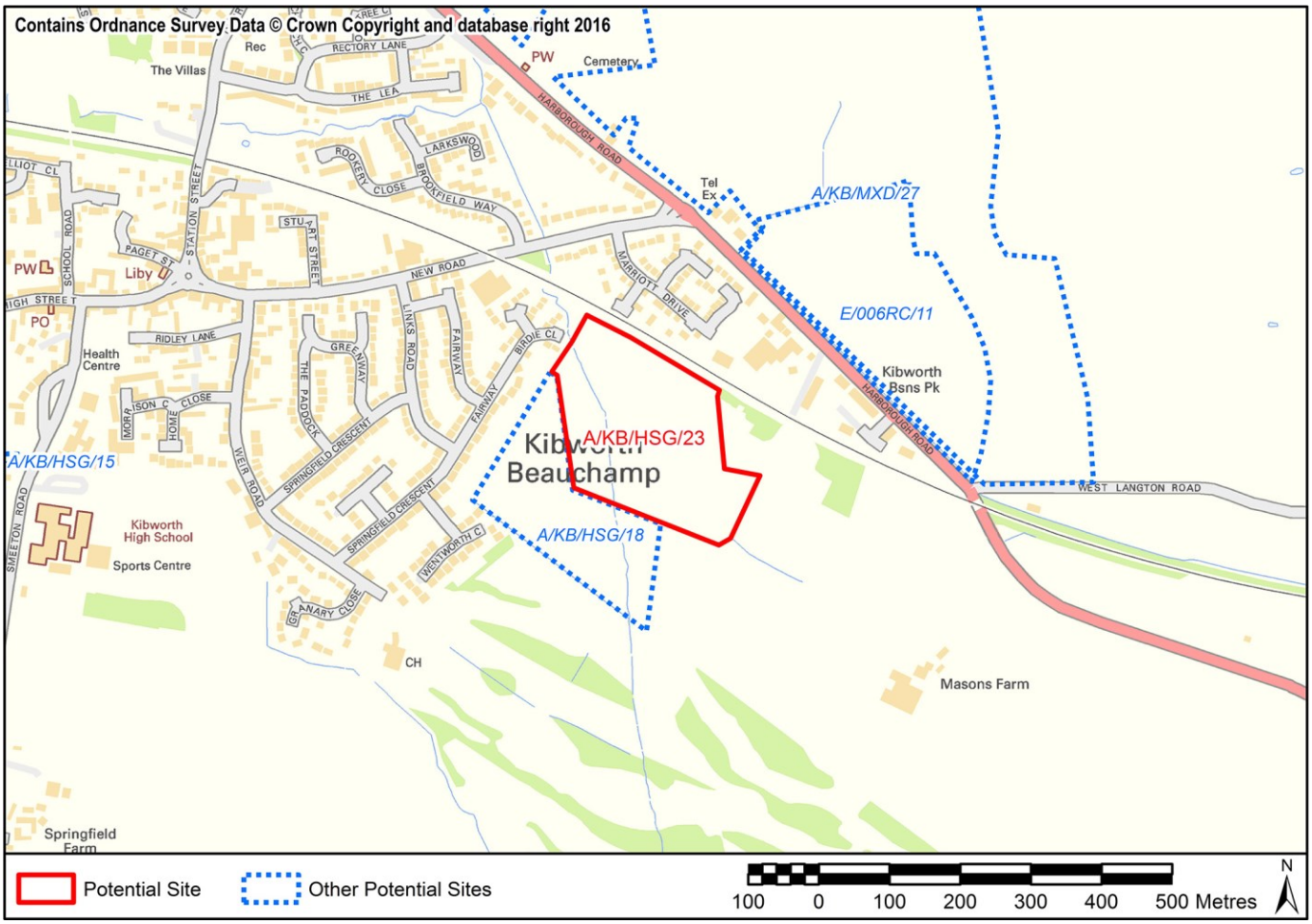
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/KB/HSG/23** Settlement: **Kibworth**

Address: **Land at Birdie Close (north)**

Area (ha): **5.57** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	691m
H2 - Access to Health Services	795m - Kibworth Surgery
H3 - Access to Education (Primary)	1739m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	1020m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	816m - Kibworth Library
H7 - Community Facilities	Approximately 1.0km from church hall
H8 - Access to Food Shop / Post Office	930m
H9 - Access to Train Station	7853m - Market Harborough
H10 - Bus Services	760m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1623m
NE2 - Potential Impact on Wildlife	149m - Harborough Road Ash (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16819m
NE7 - Potential to Remediate Contaminated Land	Adjacent to contaminated Land consultation areas
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	872m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	109
EH3 - Links to Principal Roads	< 1km

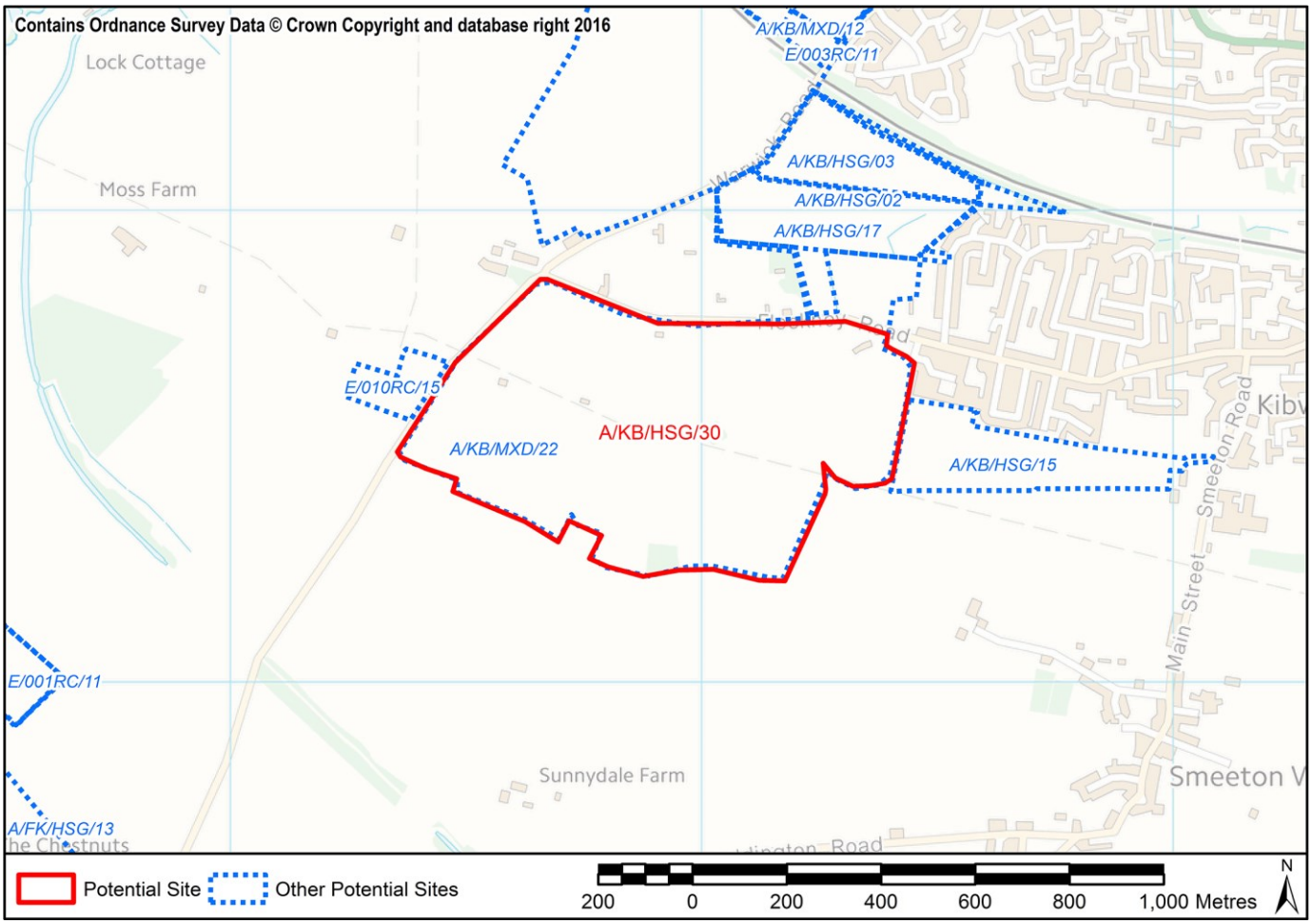
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option: **A/KB/HSG/30** Settlement: **Kibworth**

Address: **South of Fleckney Rd, Kibworth**

Area (ha): **45.67** Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1094m
H2 - Access to Health Services	935m - Kibworth Health Centre
H3 - Access to Education (Primary)	1970m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	935m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	1020m - Kibworth Library
H7 - Community Facilities	Approximately 800m from bowling/cricket club
H8 - Access to Food Shop / Post Office	421m
H9 - Access to Train Station	9076m - Market Harborough
H10 - Bus Services	190m from stop. High frequency service (5 every hour).

Natural Environment

NE1 - SSSIs	487m
NE2 - Potential Impact on Wildlife	0m - Grassland south of Fleckney Road (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 5.0km from nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	14775m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Setting may be effected- site is prominent and not screened from surroundings
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1709m

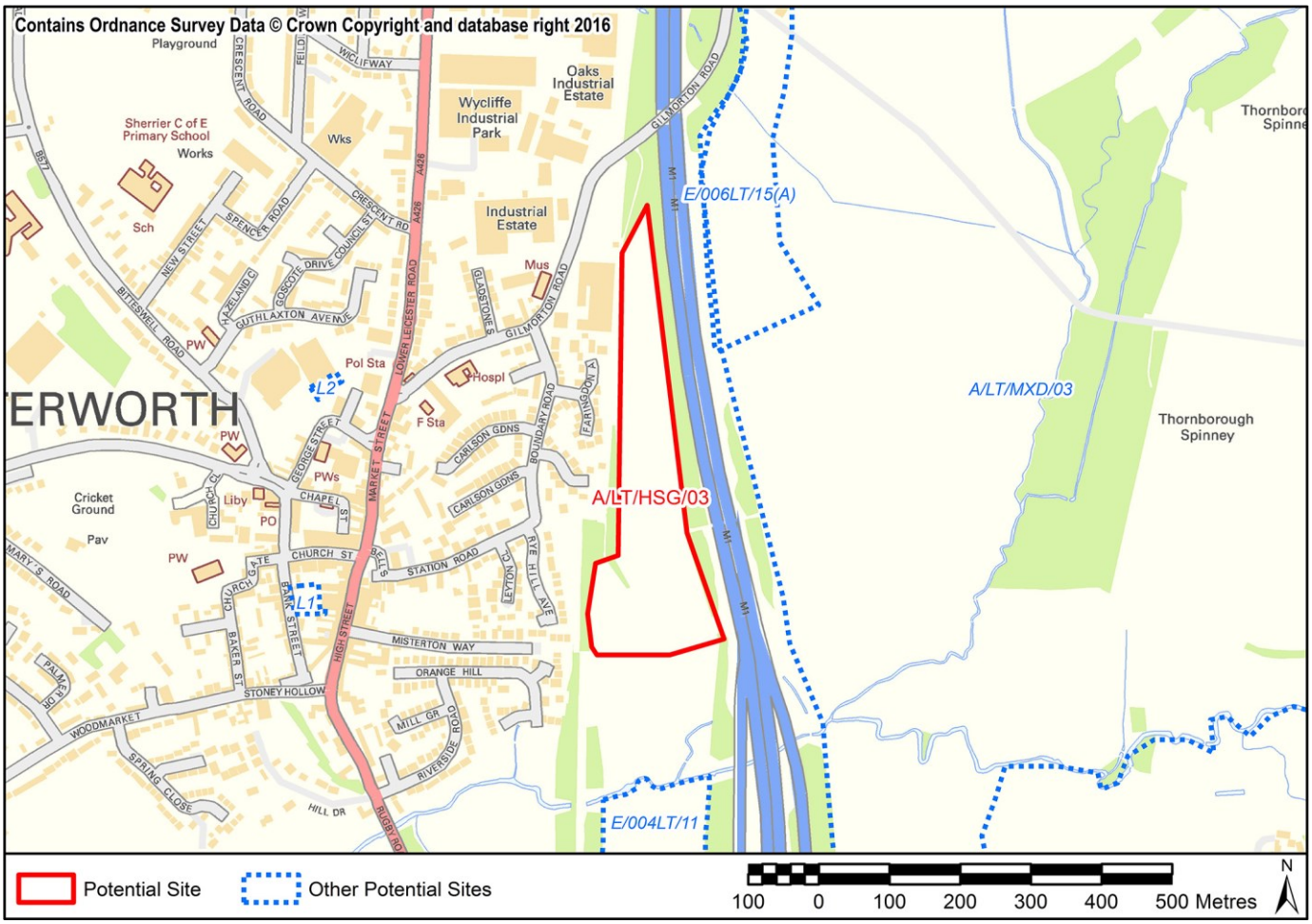
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	174 dwellings (deliverability unknown)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	The proposed new development appears to offer little scope to divert traffic out of the centre of Kibworth and could also introduce additional traffic onto the A6 corridor North of Market Harborough and south of Leicester. It is therefore unlikely this development would offer any significant highways benefit.

Site Option:	**A/LT/HSG/03**	Settlement:	**Lutterworth**
Address:	**Field south of Gilmorton Road/west of M1**		
Area (ha):	**5.59**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	13m
H2 - Access to Health Services	357m - Lutterworth Medical Centre
H3 - Access to Education (Primary)	1118m - Sherrier Church of England Primary School
H4 - Access to Education (Secondary)	1278m - Lutterworth High School Academy Trust
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	560m - lutterworth library
H7 - Community Facilities	Approximately 700m from church hall
H8 - Access to Food Shop / Post Office	532m
H9 - Access to Train Station	9133m - Rugby
H10 - Bus Services	442m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	644m
NE2 - Potential Impact on Wildlife	172m - River Swift (pLWS C) (cLWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	283m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1256m

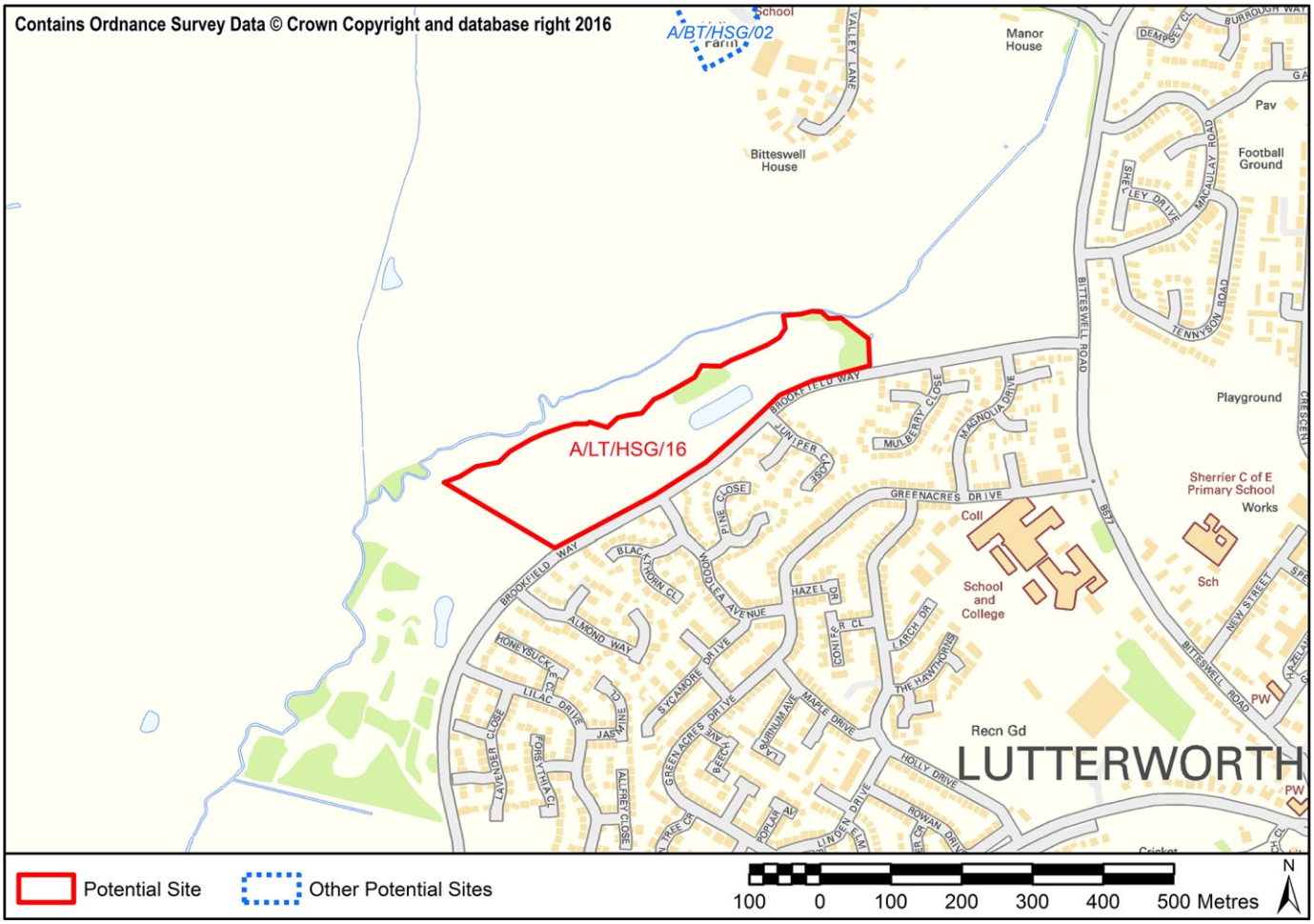
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	86
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option:	**A/LT/HSG/16**	Settlement:	**Lutterworth**
Address:	**Land off Brookfield Way**		
Area (ha):	**6.46**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1215m
H2 - Access to Health Services	1474m - Lutterworth Medical Centre
H3 - Access to Education (Primary)	713m - Sherrier Church of England Primary School
H4 - Access to Education (Secondary)	484m - Lutterworth College
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1230m - Lutterworth Sports Centre
H7 - Community Facilities	Approximately 1.5km from church hall
H8 - Access to Food Shop / Post Office	782m
H9 - Access to Train Station	9264m - Rugby
H10 - Bus Services	385m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	1823m
NE2 - Potential Impact on Wildlife	0m - Marshy Grassland adjacent to Brook (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1005m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1681m

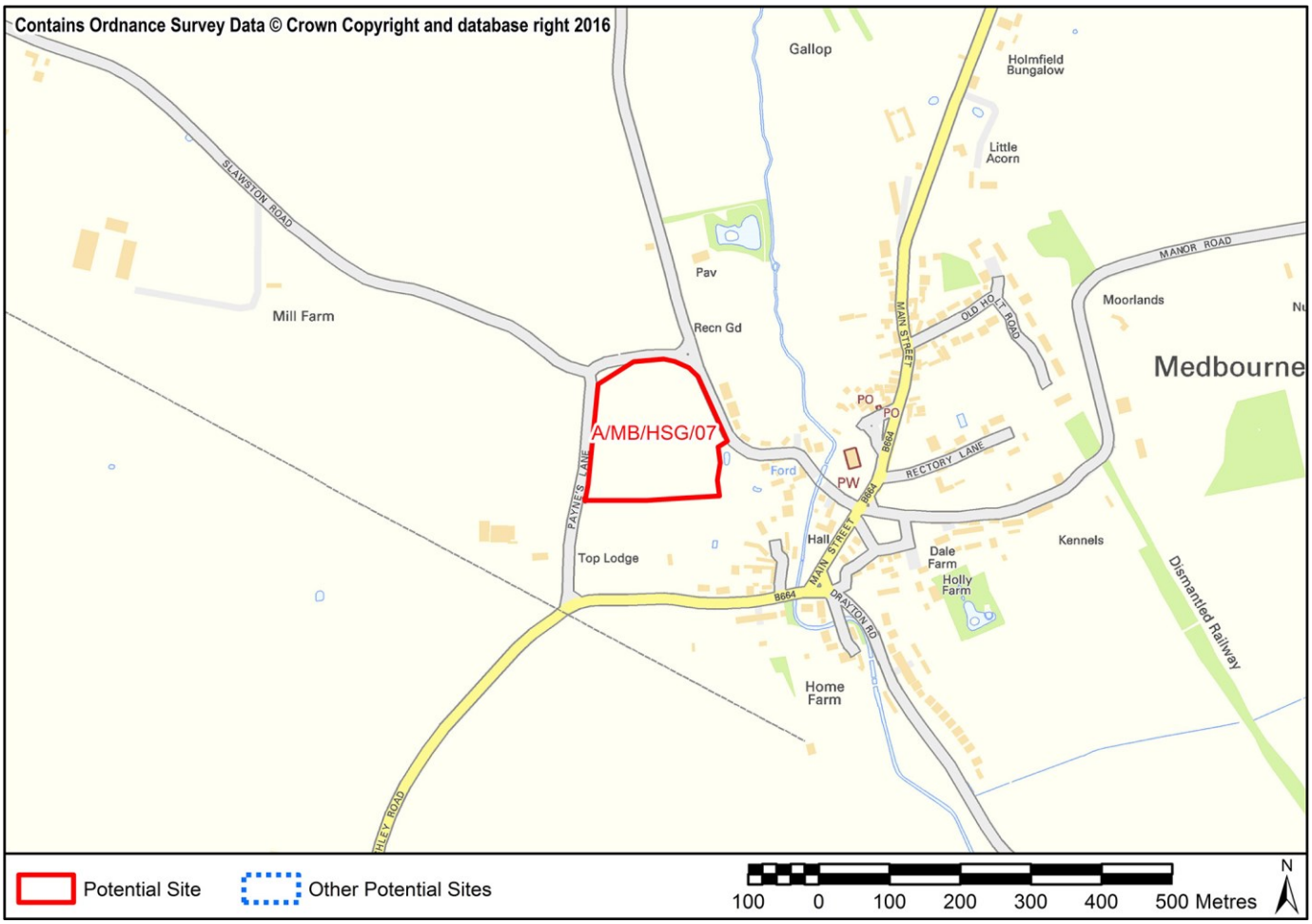
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	131
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MB/HSG/07**	Settlement:	**Medbourne**
Address:	**Land between Hallaton Road and Payne's Lane**		
Area (ha):	**3.24**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	11452m
H2 - Access to Health Services	13181m - Kibworth Surgery
H3 - Access to Education (Primary)	4121m - Hallaton Church of England Primary School
H4 - Access to Education (Secondary)	12668m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	13314m - Kibworth Library
H7 - Community Facilities	Approximately 250m from church hall
H8 - Access to Food Shop / Post Office	436m
H9 - Access to Train Station	7818m - Market Harborough
H10 - Bus Services	471m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	4483m
NE2 - Potential Impact on Wildlife	1401m - Nevill Holt Quarry (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	26427m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and grade II listed structure
BH2 - Impact on Setting of Built Environment	The setting of the character area may be affected by development, howevergiven the size of the site this is not thought to be of any significant amount.
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	13015m

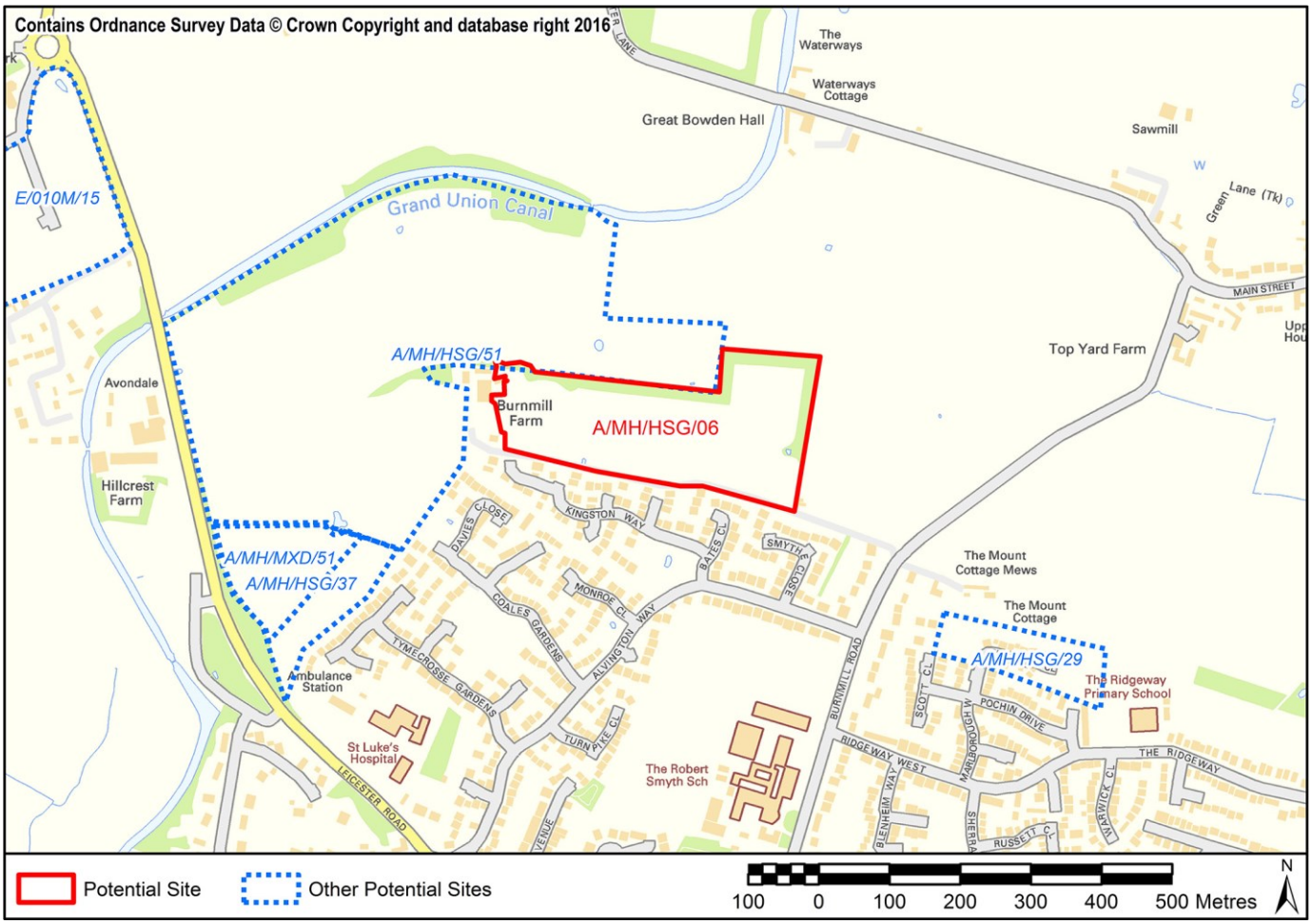
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	61 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	> 5km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/HSG/06**	Settlement:	**Market Harborough**
Address:	**Land at Burnmill Farm**		
Area (ha):	**6.75**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1424m
H2 - Access to Health Services	9071m - Kibworth Surgery
H3 - Access to Education (Primary)	1112m - Ridgeway Primary Academy
H4 - Access to Education (Secondary)	465m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1563m - Market Harborough Library
H7 - Community Facilities	Approximately 1.8km from church hall
H8 - Access to Food Shop / Post Office	1512m
H9 - Access to Train Station	1489m - Market Harborough
H10 - Bus Services	408m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	1369m
NE2 - Potential Impact on Wildlife	184m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18731m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	A heritage asset is located 400m to the north of the site. This is unlikely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2523m

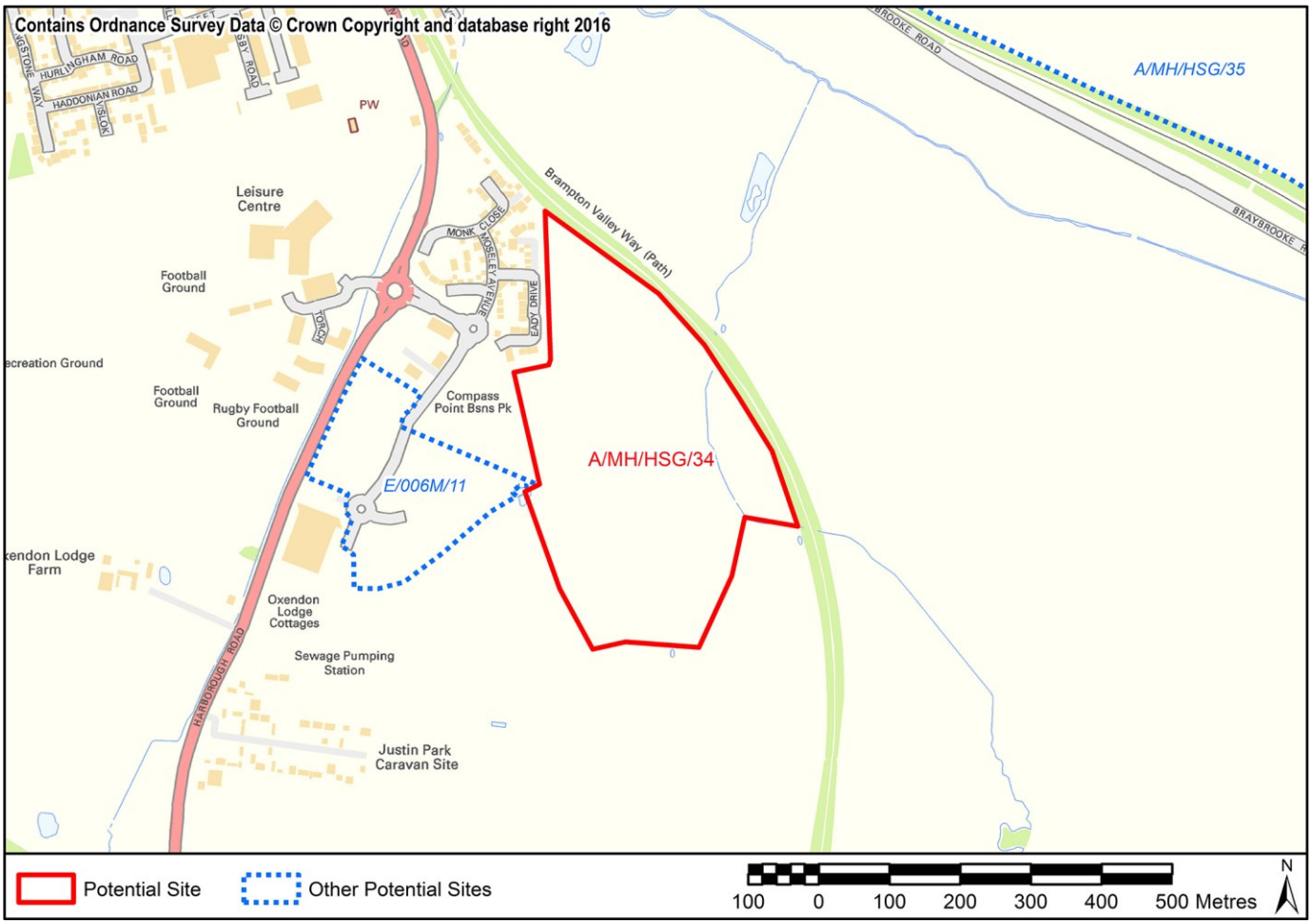
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	100
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/HSG/34**	Settlement:	**Market Harborough**
Address:	**Land east of Northampton Road**		
Area (ha):	**14.46**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	8m
H2 - Access to Health Services	10835m - Kibworth Surgery
H3 - Access to Education (Primary)	1221m - Farndon Fields Academy
H4 - Access to Education (Secondary)	1530m - Welland Park Academy
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	473m - Harborough Leisure Centre
H7 - Community Facilities	Approximately 2.0km from church hall
H8 - Access to Food Shop / Post Office	1511m
H9 - Access to Train Station	1361m - Market Harborough
H10 - Bus Services	413m from stop. Regular frequency service (5 per hour)

Natural Environment

NE1 - SSSIs	3693m
NE2 - Potential Impact on Wildlife	1181m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	19564m
NE7 - Potential to Remediate Contaminated Land	Affected by a consultation zone for contaminated land
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2553m

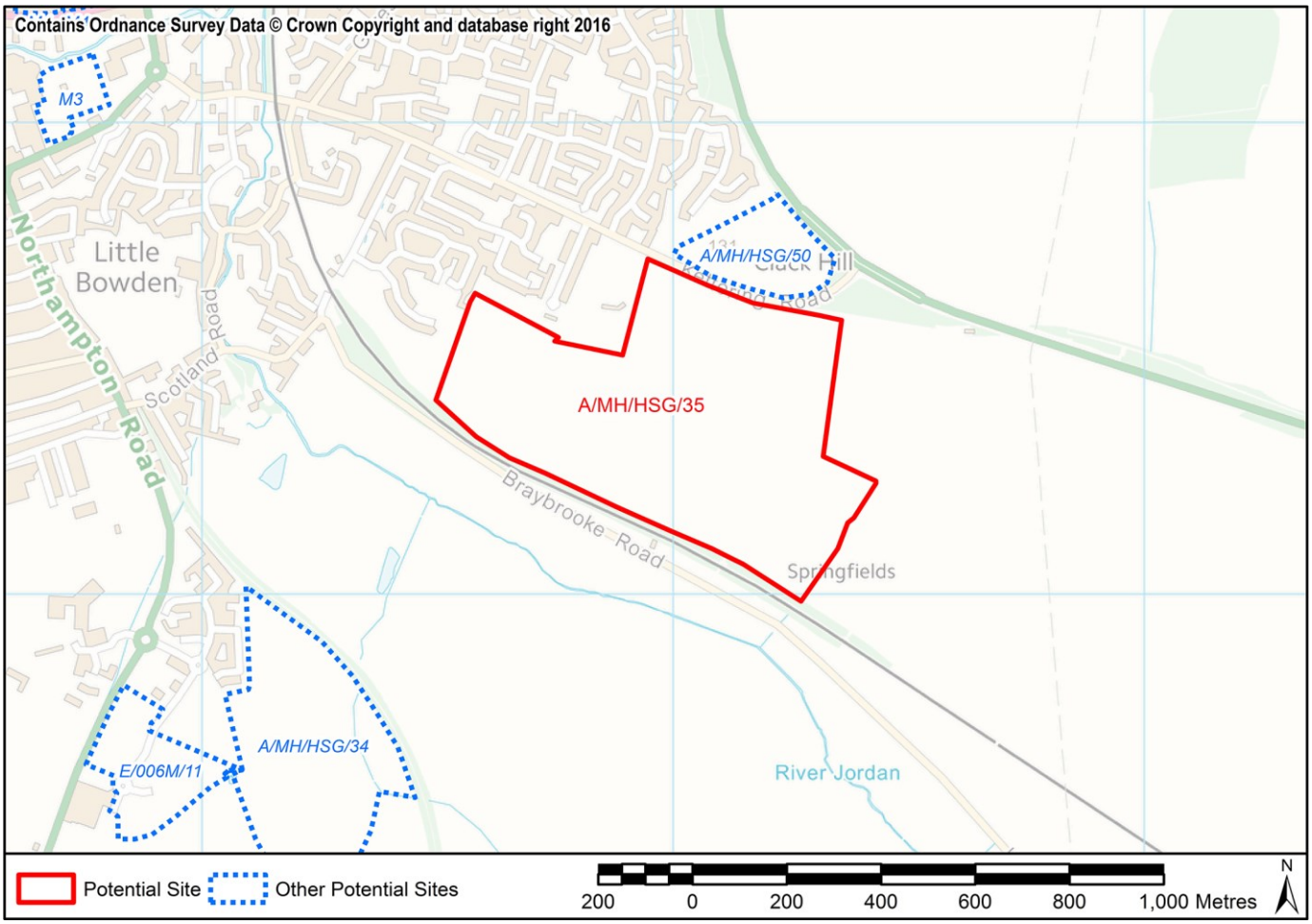
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	213
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/HSG/35**	Settlement:	**Market Harborough**
Address:	**Land at Overstone Park**		
Area (ha):	**36.36**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	198m
H2 - Access to Health Services	11050m - Kibworth Surgery
H3 - Access to Education (Primary)	1239m - Meadowdale Primary Academy
H4 - Access to Education (Secondary)	1992m - Welland Park Academy
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	2058m - Market Harborough Library
H7 - Community Facilities	Approximately 2.2km from church hall
H8 - Access to Food Shop / Post Office	1115m
H9 - Access to Train Station	846m - Market Harborough
H10 - Bus Services	482m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	3073m
NE2 - Potential Impact on Wildlife	733m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	Very small overlap with TPOs on part of site
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20056m
NE7 - Potential to Remediate Contaminated Land	Unlikely to be contamination issues
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1906m

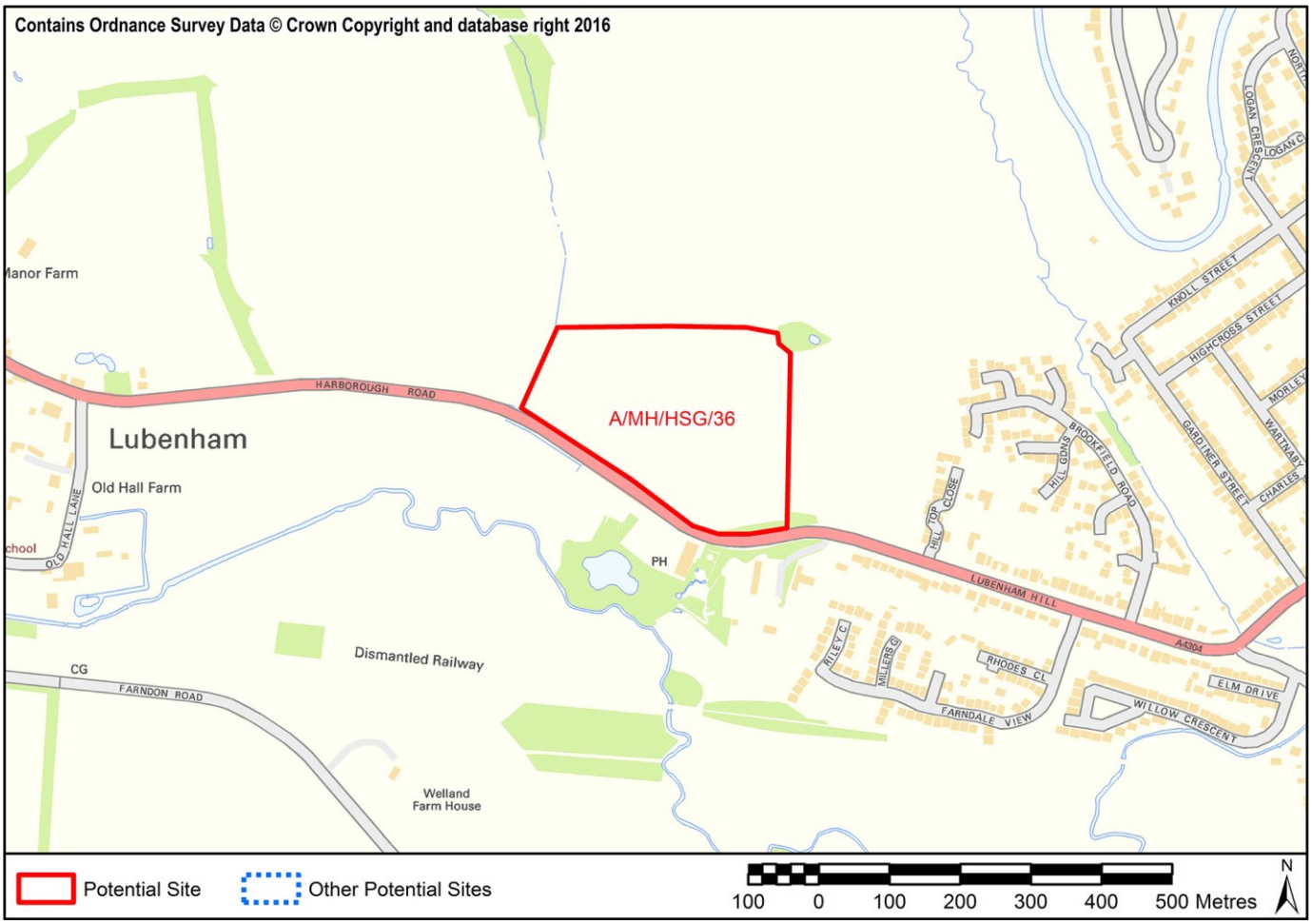
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	413
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/HSG/36**	Settlement:	**Market Harborough**
Address:	**Land off Harborough Road**		
Area (ha):	**8.36**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1314m
H2 - Access to Health Services	8517m - Husbands Bosworth
H3 - Access to Education (Primary)	1188m - Lubenham All Saints Church of England Primary School
H4 - Access to Education (Secondary)	1852m - Welland Park Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	2085m - Market Harborough Library
H7 - Community Facilities	Approximately 1.5km from church
H8 - Access to Food Shop / Post Office	1616m
H9 - Access to Train Station	2340m - Market Harborough
H10 - Bus Services	610m from stop. High frequency service (5 every hour)

Natural Environment

NE1 - SSSIs	3400m
NE2 - Potential Impact on Wildlife	155m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. A corridor runs approximately 250m from the site.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17124m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Assets may be affected given the lack of screening to the development.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	3180m

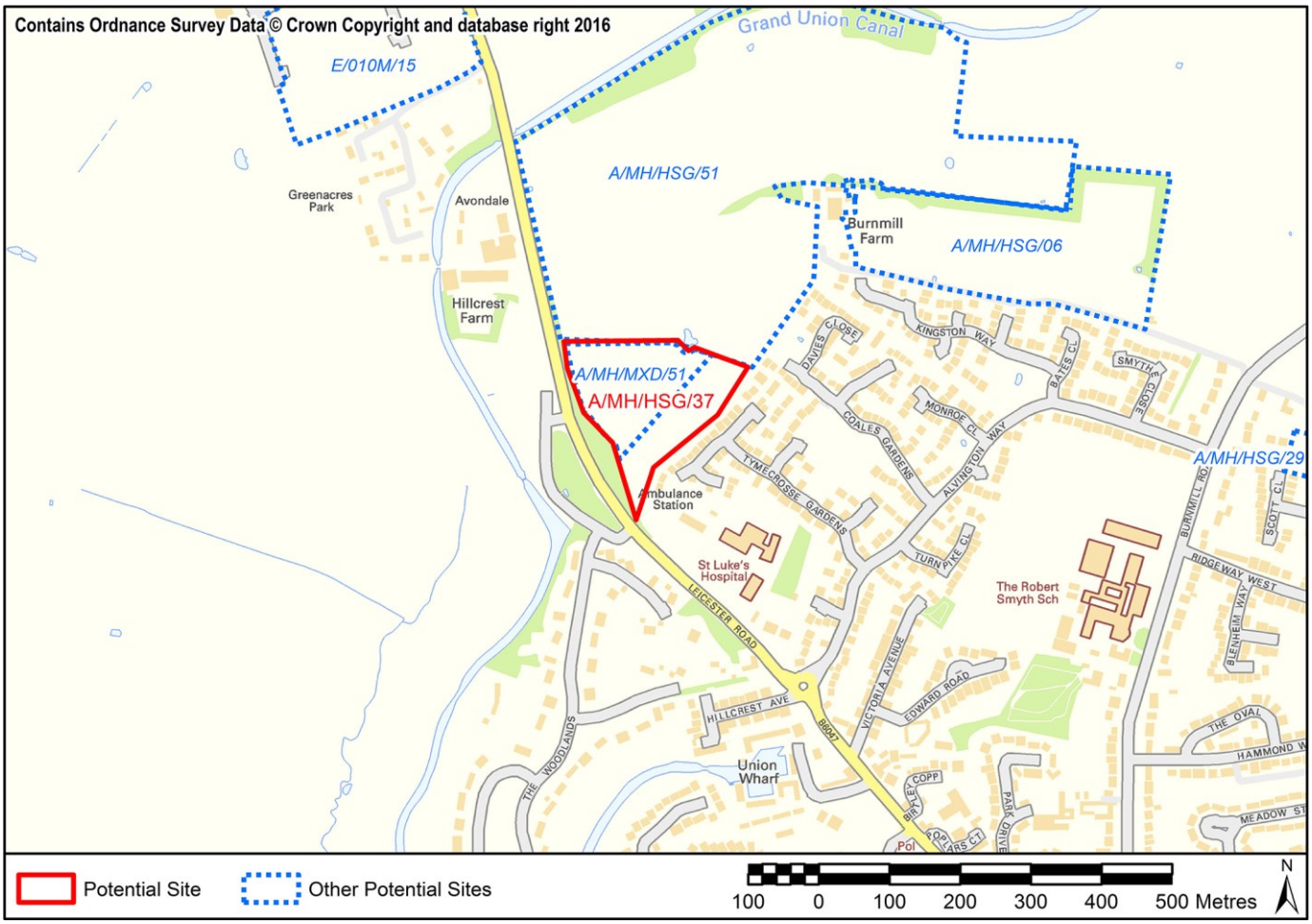
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	158 dwellings (16+ years)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Satisfactory access should speed limit be reduced

Site Option:	**A/MH/HSG/37**	Settlement:	**Market Harborough**
Address:	**Land at Mill Mound**		
Area (ha):	**3.29**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	434m
H2 - Access to Health Services	7423m - Kibworth Surgery
H3 - Access to Education (Primary)	782m - Market Harborough Church of England Primary School
H4 - Access to Education (Secondary)	1298m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1440m - Market Harborough Library
H7 - Community Facilities	Approximately 1.5km from church hall
H8 - Access to Food Shop / Post Office	1432m
H9 - Access to Train Station	1856m - Market Harborough
H10 - Bus Services	191m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	2002m
NE2 - Potential Impact on Wildlife	0m - Market Harborough, Leicester Road Verges (cLWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18304m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2673m

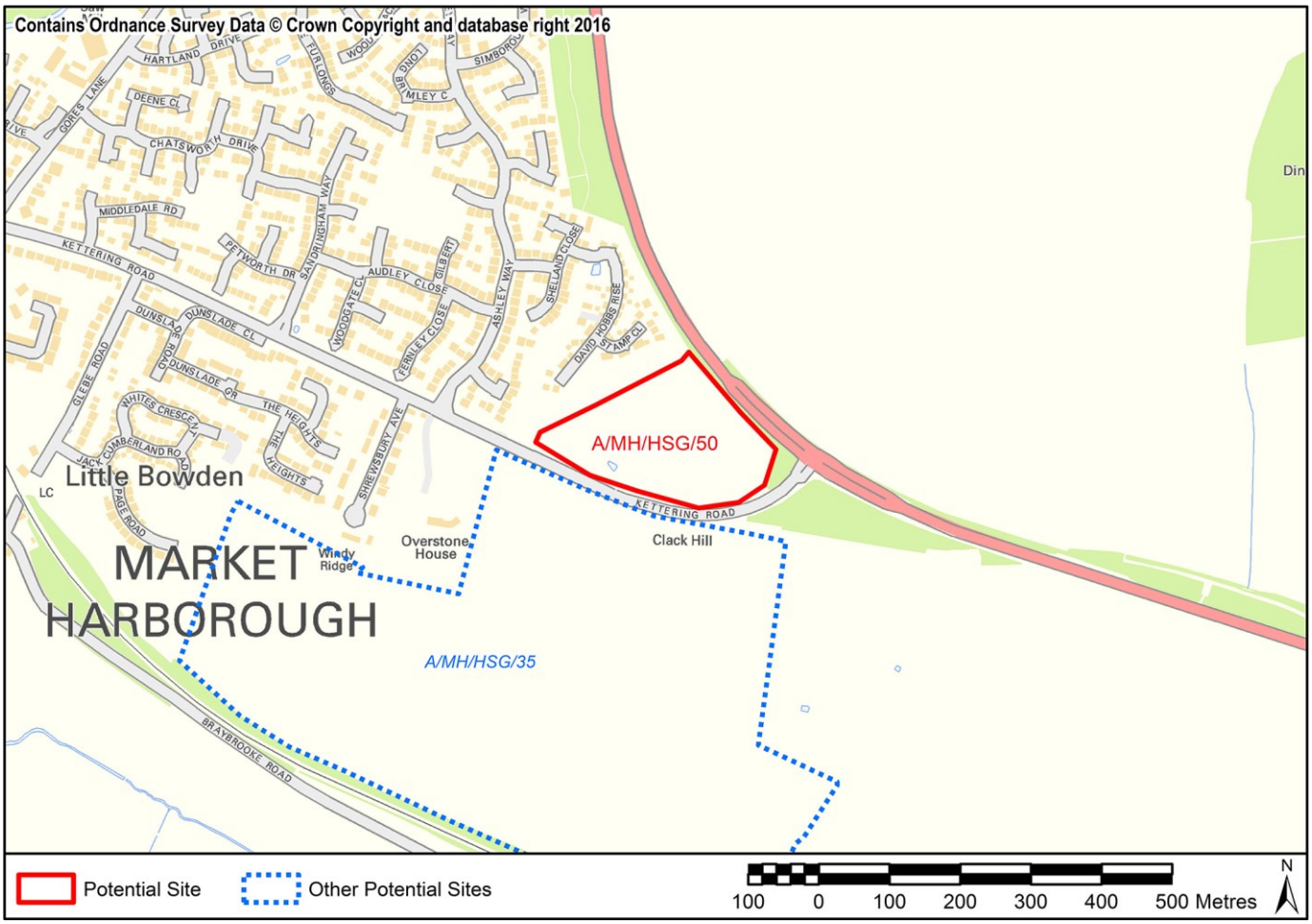
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	62
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/HSG/50**	Settlement:	**Market Harborough**
Address:	**Land at Clack Hill**		
Area (ha):	**4.24**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	198m
H2 - Access to Health Services	11050m - Kibworth Surgery
H3 - Access to Education (Primary)	1239m - Meadowdale Primary Academy
H4 - Access to Education (Secondary)	1992m - Welland Park Academy
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	2058m - Market Harborough Library
H7 - Community Facilities	Approximately 2.3km from church hall
H8 - Access to Food Shop / Post Office	1115m
H9 - Access to Train Station	1059m - Market Harborough
H10 - Bus Services	517m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	3013m
NE2 - Potential Impact on Wildlife	899m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20589m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1906m

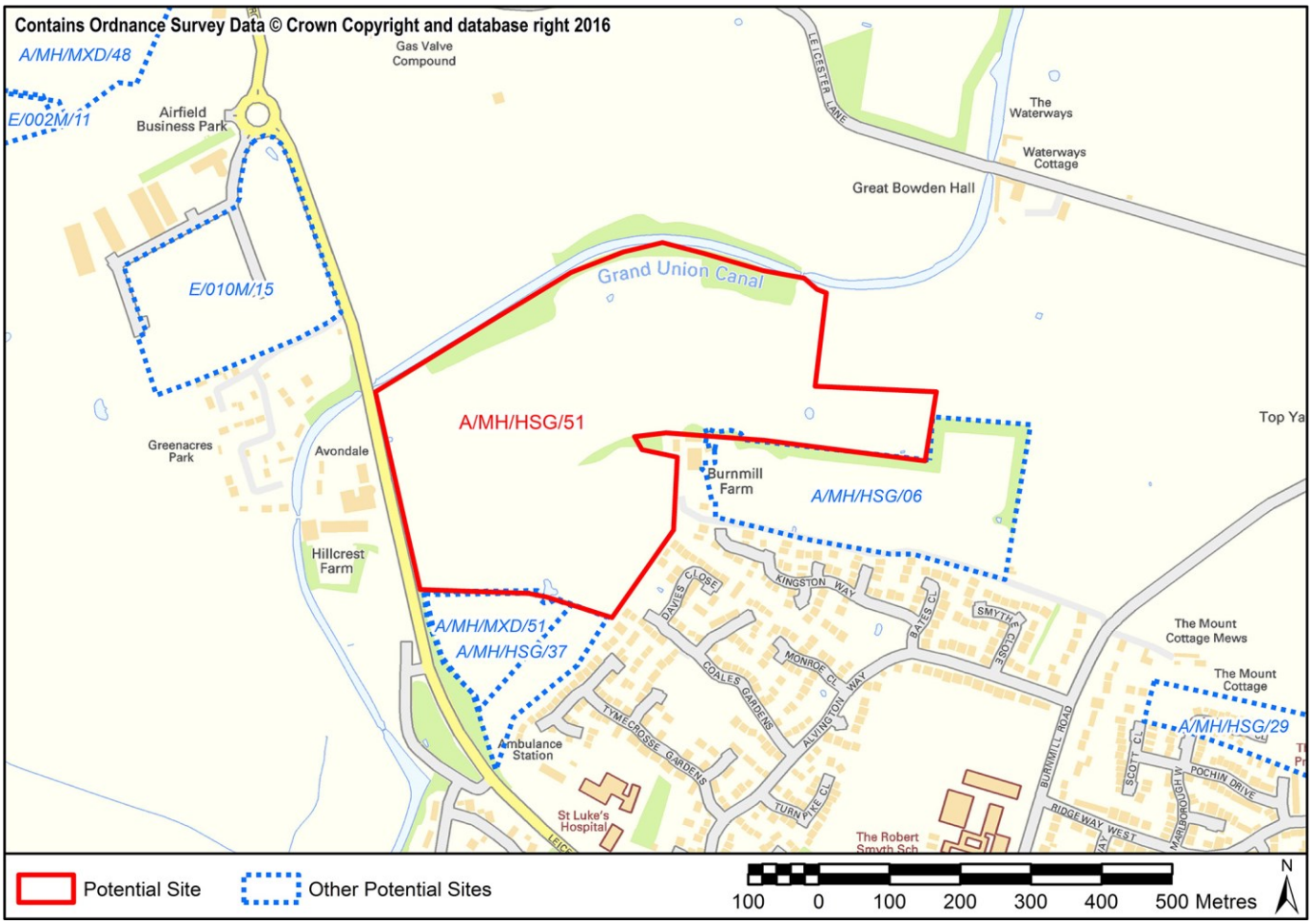
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	75
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option:	**A/MH/HSG/51**	Settlement:	**Market Harborough**
Address:	**Land north of Market Harborough**		
Area (ha):	**22.78**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	253m
H2 - Access to Health Services	7242m - Kibworth Surgery
H3 - Access to Education (Primary)	1223m - Market Harborough Church of England Primary School
H4 - Access to Education (Secondary)	1739m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1881m - Market Harborough Library
H7 - Community Facilities	Approximately 2.0km from church hall
H8 - Access to Food Shop / Post Office	1873m
H9 - Access to Train Station	1691m - Market Harborough
H10 - Bus Services	335m from stop. Regular frequency service (5 per hour)

Natural Environment

NE1 - SSSIs	1437m
NE2 - Potential Impact on Wildlife	0m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	Fully severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Partially Inside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18303m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	The site is within 50m of a Conservation area
BH2 - Impact on Setting of Built Environment	The northern border of the site overlaps with a conservation area. Without mitigation, development may affect the setting of the heritage asset.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	3114m

Housing & Economy

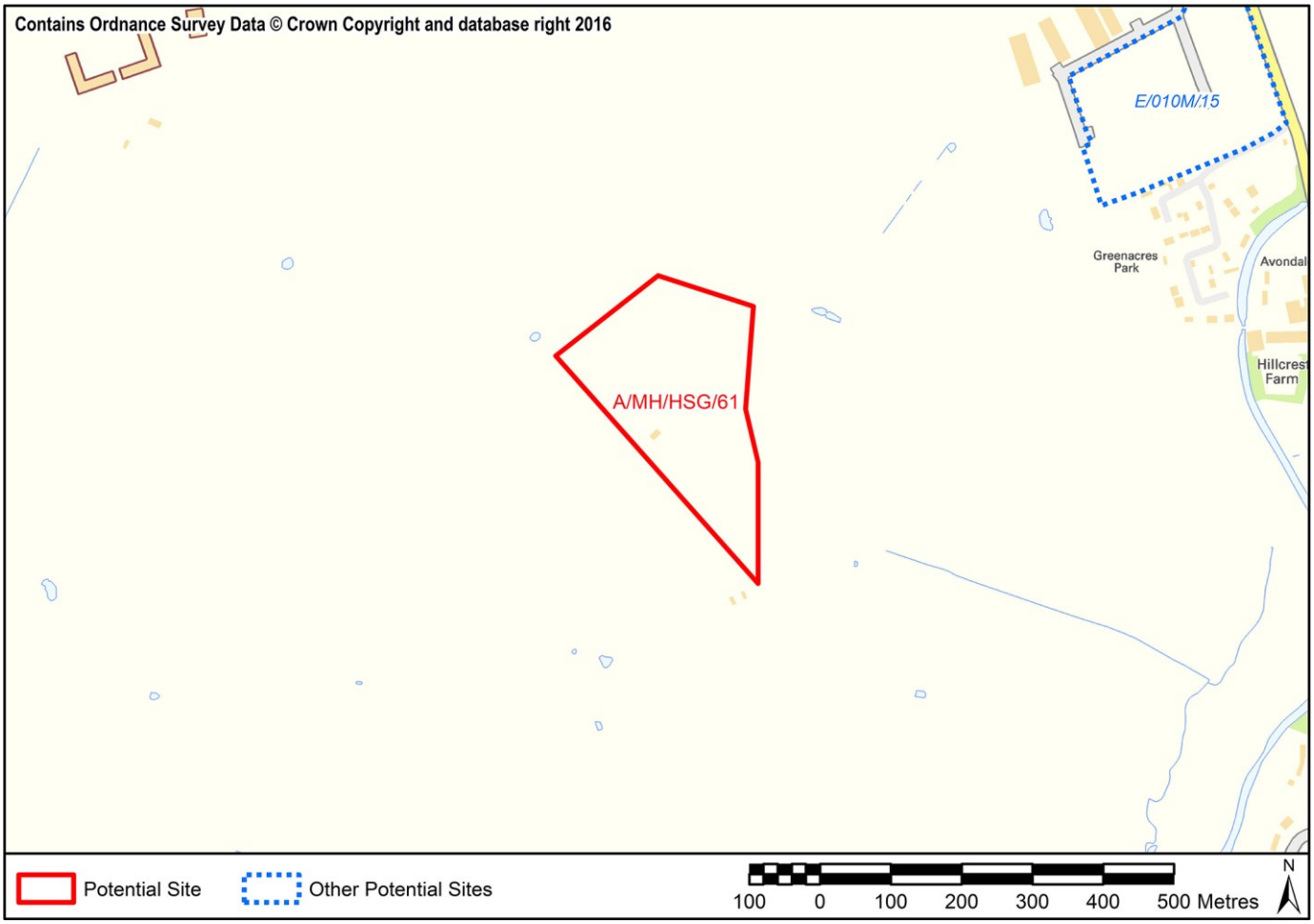
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	418 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option: **A/MH/HSG/61**
Address: **West of Airfield Farm**
Area (ha): **6.5**

Settlement: **Market Harborough**
Potential Use: **Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	6m
H2 - Access to Health Services	7102m - Kibworth Surgery
H3 - Access to Education (Primary)	2161m - Market Harborough Church of England Primary School
H4 - Access to Education (Secondary)	2677m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	2818m - Market Harborough Library
H7 - Community Facilities	Approximately 1.3km from leisure centre
H8 - Access to Food Shop / Post Office	2811m
H9 - Access to Train Station	2768m - Market Harborough
H10 - Bus Services	458m from stop. Regular frequency service (3 every hour).

Natural Environment

NE1 - SSSIs	2910m
NE2 - Potential Impact on Wildlife	681m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	The southern tip of the site intersects a wildlife corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Partially Inside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17197m
NE7 - Potential to Remediate Contaminated Land	Partly within HSE Gas pipeline consultation area.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4052m

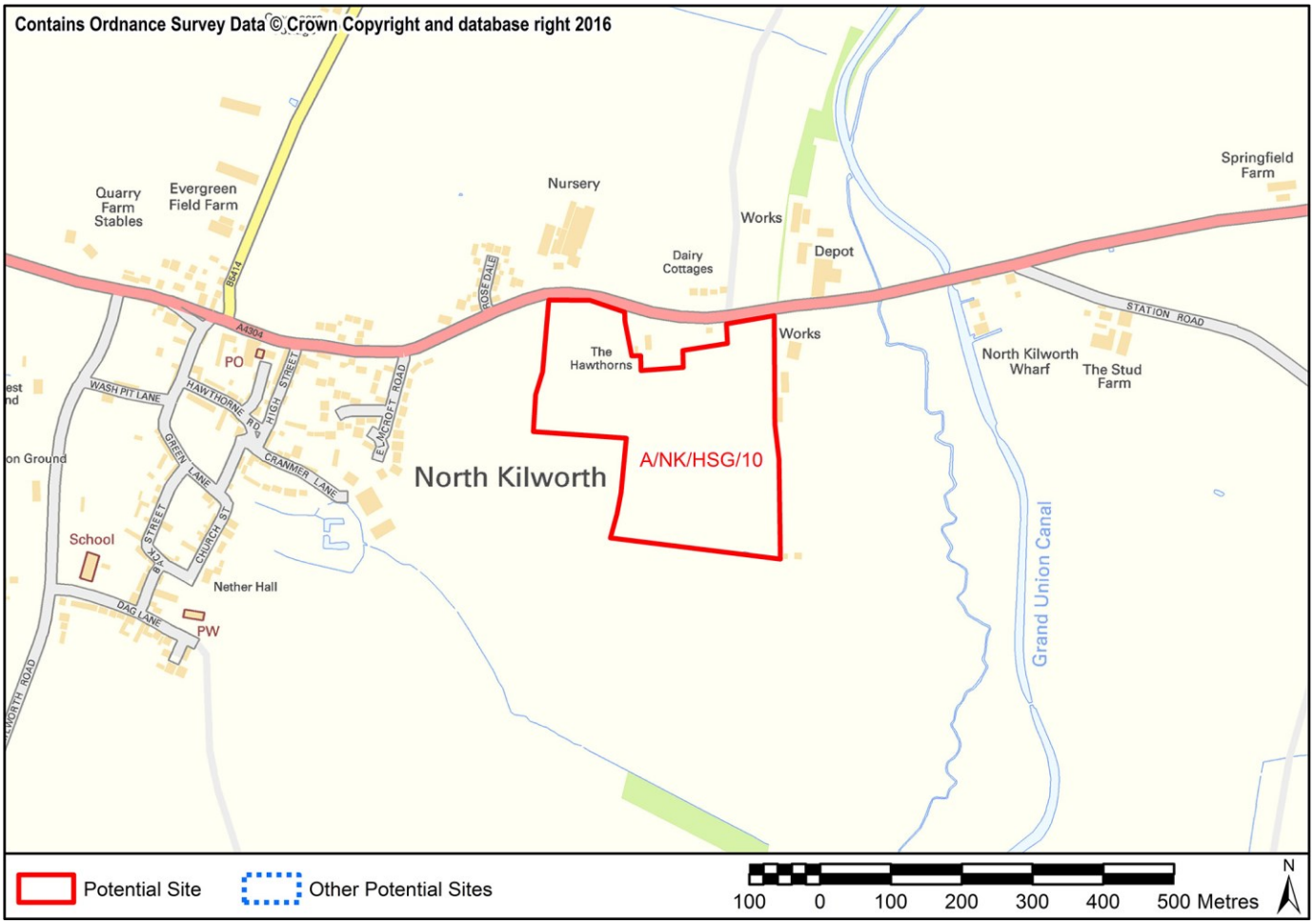
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural, former military airfield
EH2 - Housing Growth	153 dwellings (11-15 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within constraints- Part of site is within HSE Gas Pipeline Consultation Area
I6 - Access to Highways	Satisfactory access is unlikely without major investments

Site Option:	**A/NK/HSG/10**	Settlement:	**North Kilworth**
Address:	**Land south of Station Road, North Kilworth**		
Area (ha):	**8.58**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	2702m
H2 - Access to Health Services	1842m - Husbands Bosworth
H3 - Access to Education (Primary)	1195m - St Andrew's Church of England Primary School North Kilworth
H4 - Access to Education (Secondary)	9148m - Lutterworth High School Academy Trust
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	8992m - lutterworth library
H7 - Community Facilities	Approximately 1.5km from church
H8 - Access to Food Shop / Post Office	930m
H9 - Access to Train Station	12322m - Market Harborough
H10 - Bus Services	152m from stop. Low frequency service (1 every two hours).

Natural Environment

NE1 - SSSIs	913m
NE2 - Potential Impact on Wildlife	250m - North Kilworth Grand Union Canal (LWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 7.5km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	7612m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated. ,
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	The setting of assets may be affected. The size of the site may be too large to be effectively screened.
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	9126m

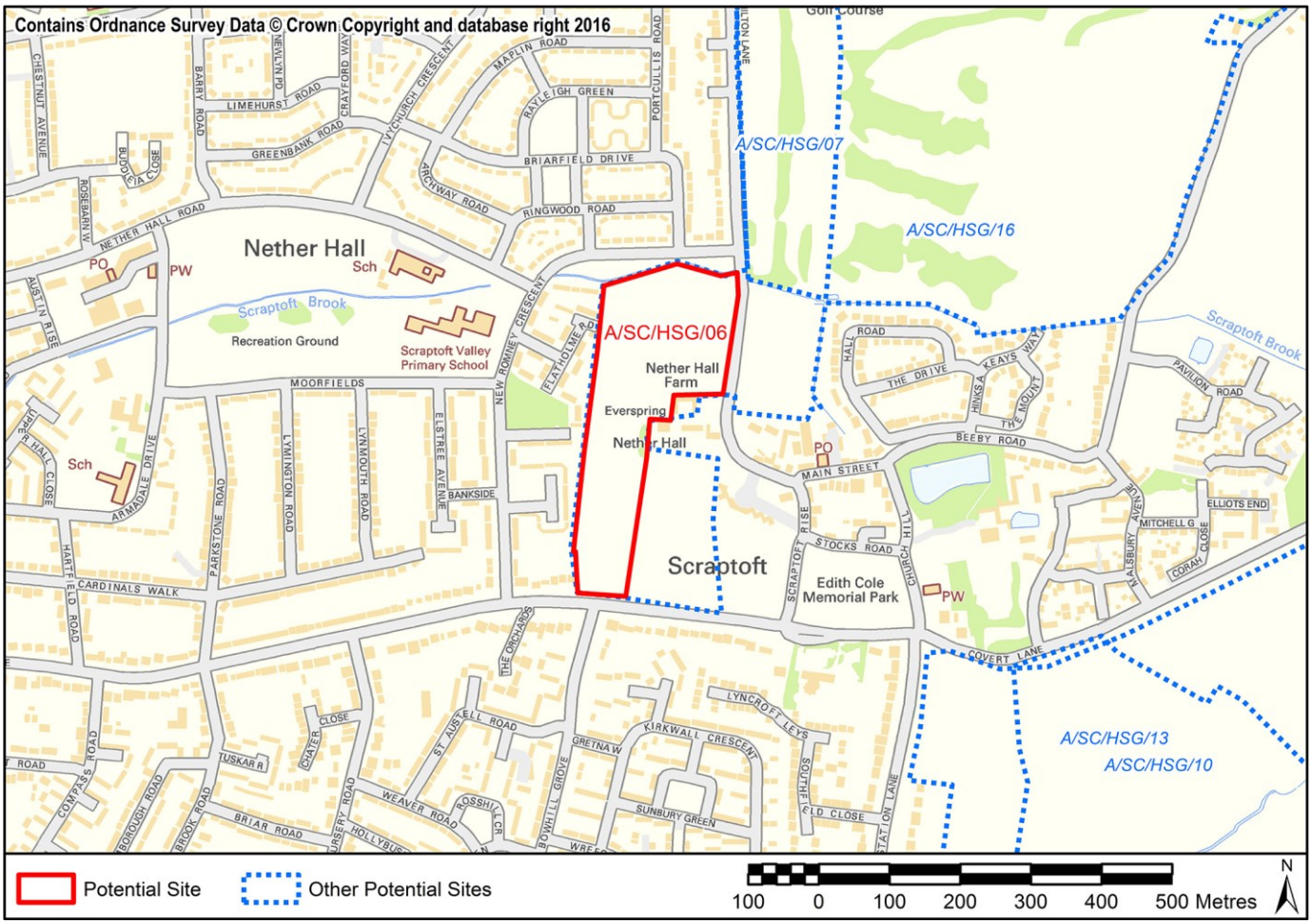
Housing & Economy

EH1 - Loss of Employment Land	No- currently grassland
EH2 - Housing Growth	161 dwellings (6-10 years)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	No data

Site Option:	**A/SC/HSG/06**	Settlement:	**Scraptoft**
Address:	**Land at Nether Hall Farm**		
Area (ha):	**5.76**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	3-5km*
H2 - Access to Health Services	2629m - Bushby Surgery
H3 - Access to Education (Primary)	1392m - Fernvale Primary School
H4 - Access to Education (Secondary)	7096m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	10585m - Great Glen Library
H7 - Community Facilities	Approximately 200m from village hall
H8 - Access to Food Shop / Post Office	352m
H9 - Access to Train Station	5101m - Leicester
H10 - Bus Services	79m from from stop. Regular frequency service (5 per hour)

Natural Environment

NE1 - SSSIs	2574m
NE2 - Potential Impact on Wildlife	125m - Scraptoft
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	23080m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	The site is within 50m of a heritage asset
BH2 - Impact on Setting of Built Environment	The setting of the heritage asset is likely to be affected by development
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	16075m

Housing & Economy

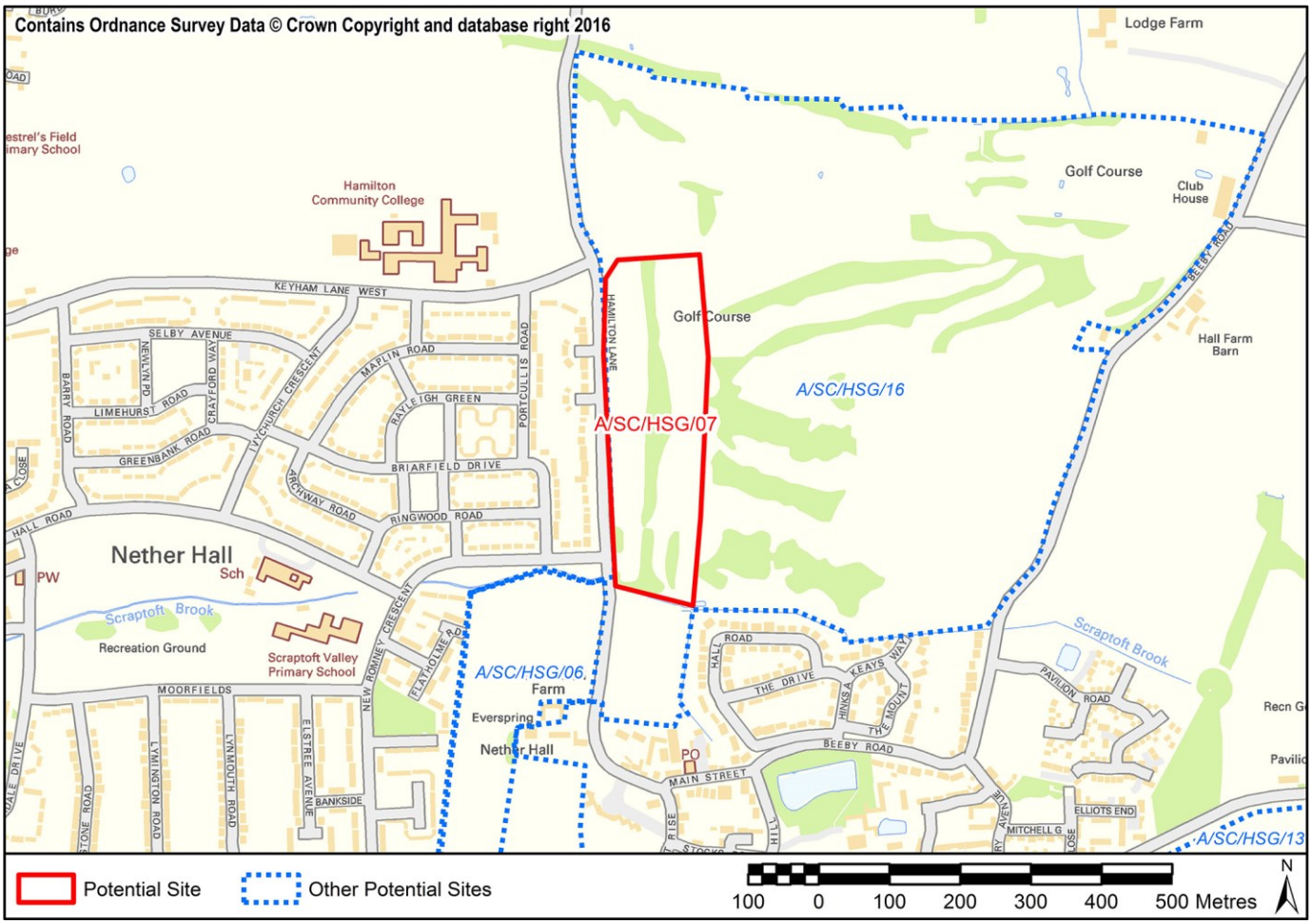
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	104
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

** Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire which is between 3km-5km away (i.e. an Amber score)*

Site Option:	**A/SC/HSG/07**	Settlement:	**Scraptoft**
Address:	**Land at Hamilton Lane**		
Area (ha):	**6.41**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	3-5km*
H2 - Access to Health Services	3196m - Bushby Surgery
H3 - Access to Education (Primary)	1893m - Fernvale Primary School
H4 - Access to Education (Secondary)	7664m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	11153m - Great Glen Library
H7 - Community Facilities	Approximately 600m from village hall
H8 - Access to Food Shop / Post Office	668m
H9 - Access to Train Station	5208m - Syston
H10 - Bus Services	73m from stop. Regular frequency service (5 per hour)

Natural Environment

NE1 - SSSIs	2604m
NE2 - Potential Impact on Wildlife	0m - Scraptoft
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	23586m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	16643m

Housing & Economy

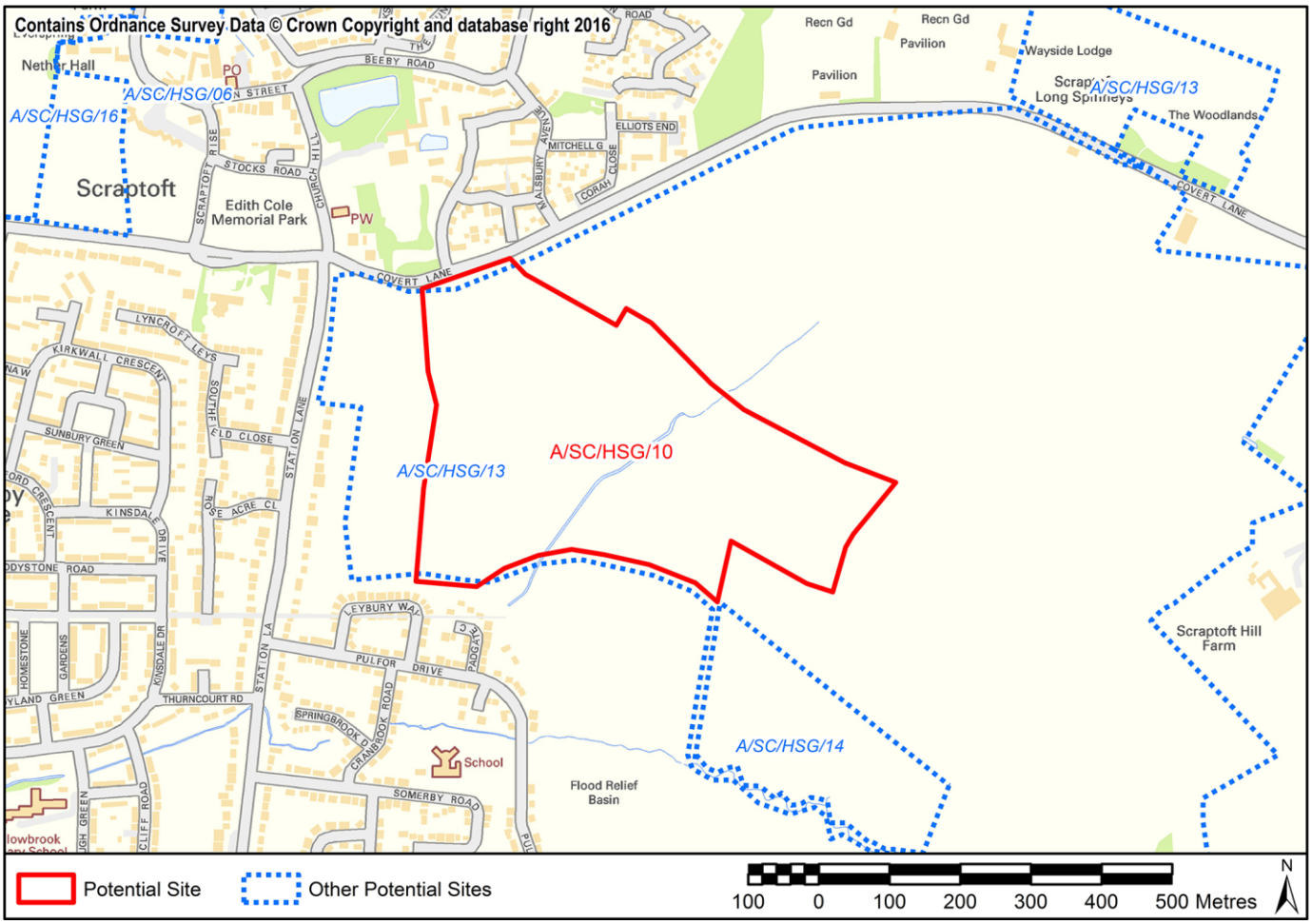
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	124
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

** Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire which is between 3km-5km away (i.e. an Amber score)*

Site Option:	**A/SC/HSG/10**	Settlement:	**Scraptoft**
Address:	**Land east of Pulford drive and south of Covert Lane**		
Area (ha):	**19.55**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	3-5km*
H2 - Access to Health Services	2471m - Bushby Surgery
H3 - Access to Education (Primary)	1167m - Fernvale Primary School
H4 - Access to Education (Secondary)	6938m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	10427m - Great Glen Library
H7 - Community Facilities	Approximately 200m from church hall
H8 - Access to Food Shop / Post Office	552m
H9 - Access to Train Station	5573m - Leicester
H10 - Bus Services	246m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	3338m
NE2 - Potential Impact on Wildlife	2m - Station Lane grassland, Scaptoft (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	22880m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area, grade I and grade II listed structures
BH2 - Impact on Setting of Built Environment	Although the listed structures are screened from the site, development may have an adverse affect on the setting of the conservation area.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	15917m

Housing & Economy

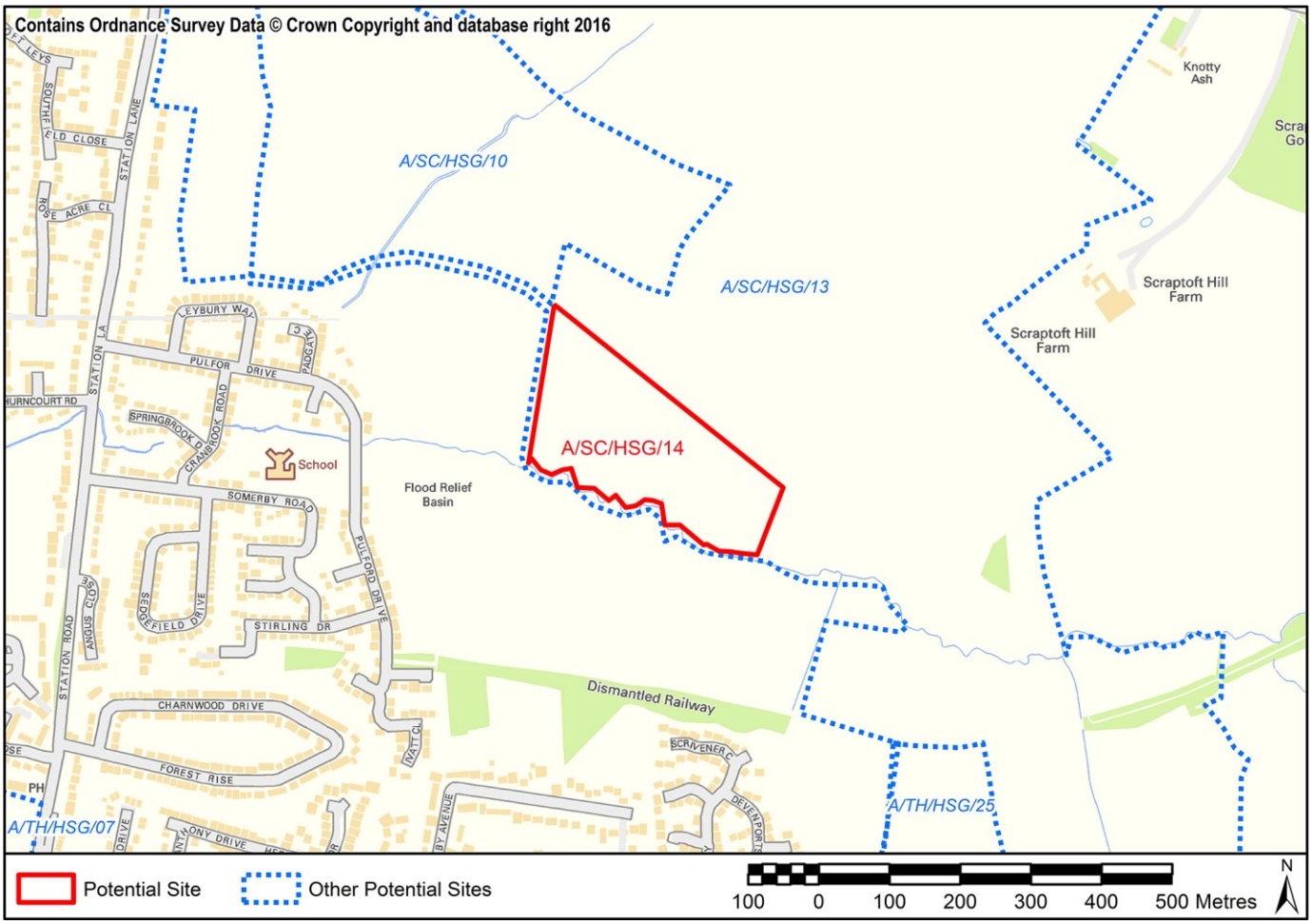
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	366
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

** Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire which is between 3km-5km away (i.e. an Amber score)*

Site Option:	**A/SC/HSG/14**	Settlement:	**Scraptoft**
Address:	**Land at Charles' Field, Scraptoft Hill Farm**		
Area (ha):	**5.98**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	3-5km*
H2 - Access to Health Services	2095m - Bushby Surgery
H3 - Access to Education (Primary)	441m - Fernvale Primary School
H4 - Access to Education (Secondary)	6563m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	10052m - Great Glen Library
H7 - Community Facilities	Approximately 900m from church hall
H8 - Access to Food Shop / Post Office	1231m
H9 - Access to Train Station	5927m - Leicester
H10 - Bus Services	81m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	3931m
NE2 - Potential Impact on Wildlife	0m - Bushby, Charity Farm Watercourse Oak (cLWS)
NE3 - Severage of Wildlife Corridors	Partially severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	22837m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium / High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	15542m

Housing & Economy

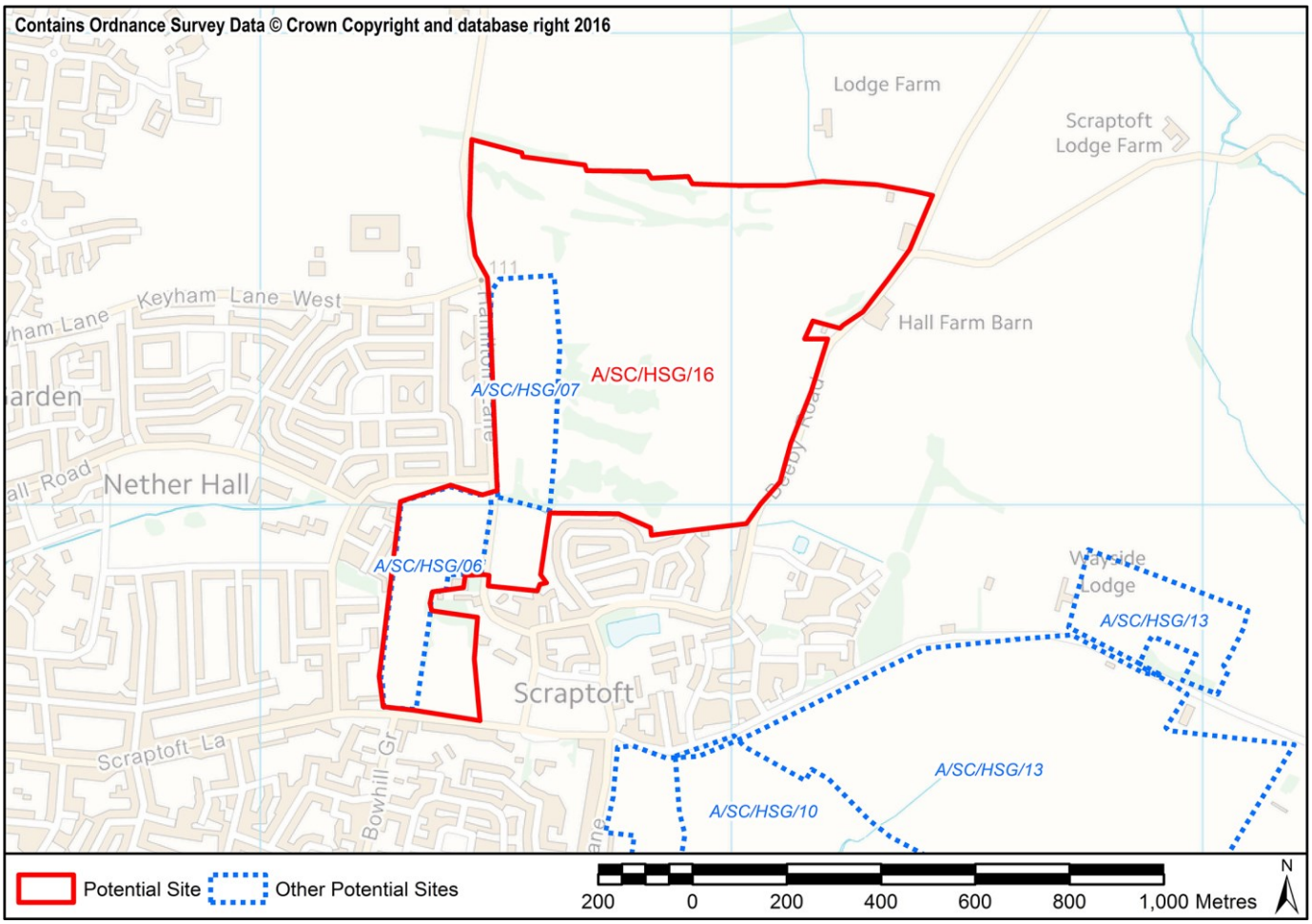
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	114
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

** Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire which is between 3km-5km away (i.e. an Amber score)*

Site Option:	**A/SC/HSG/16**	Settlement:	**Scraptoft**
Address:	**Scraptoft North (Proposed SDA)**		
Area (ha):	**65.73**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	15897m
H2 - Access to Health Services	2632m - Bushby Surgery
H3 - Access to Education (Primary)	1394m - Fernvale Primary School
H4 - Access to Education (Secondary)	7099m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	10589m - Great Glen Library
H7 - Community Facilities	Approximately 600m from church
H8 - Access to Food Shop / Post Office	534m
H9 - Access to Train Station	4919m - Syston
H10 - Bus Services	82m from stop. Low frequency service (2 every hour)

Natural Environment

NE1 - SSSIs	2502m
NE2 - Potential Impact on Wildlife	0m - Scraptoft
NE3 - Severage of Wildlife Corridors	A wildlife corridor runs through along the southern border of the site.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	23080m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site contains or is within 50m from grade II listed structure.
BH2 - Impact on Setting of Built Environment	The southern section of the site is in close proximity to various Grade II listed structures (Nether Hall, the Cottage, Pear Tree Stores).Mitigation may be required.
BH3 - Landscape Capacity to Change	Medium Low / Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	16079m

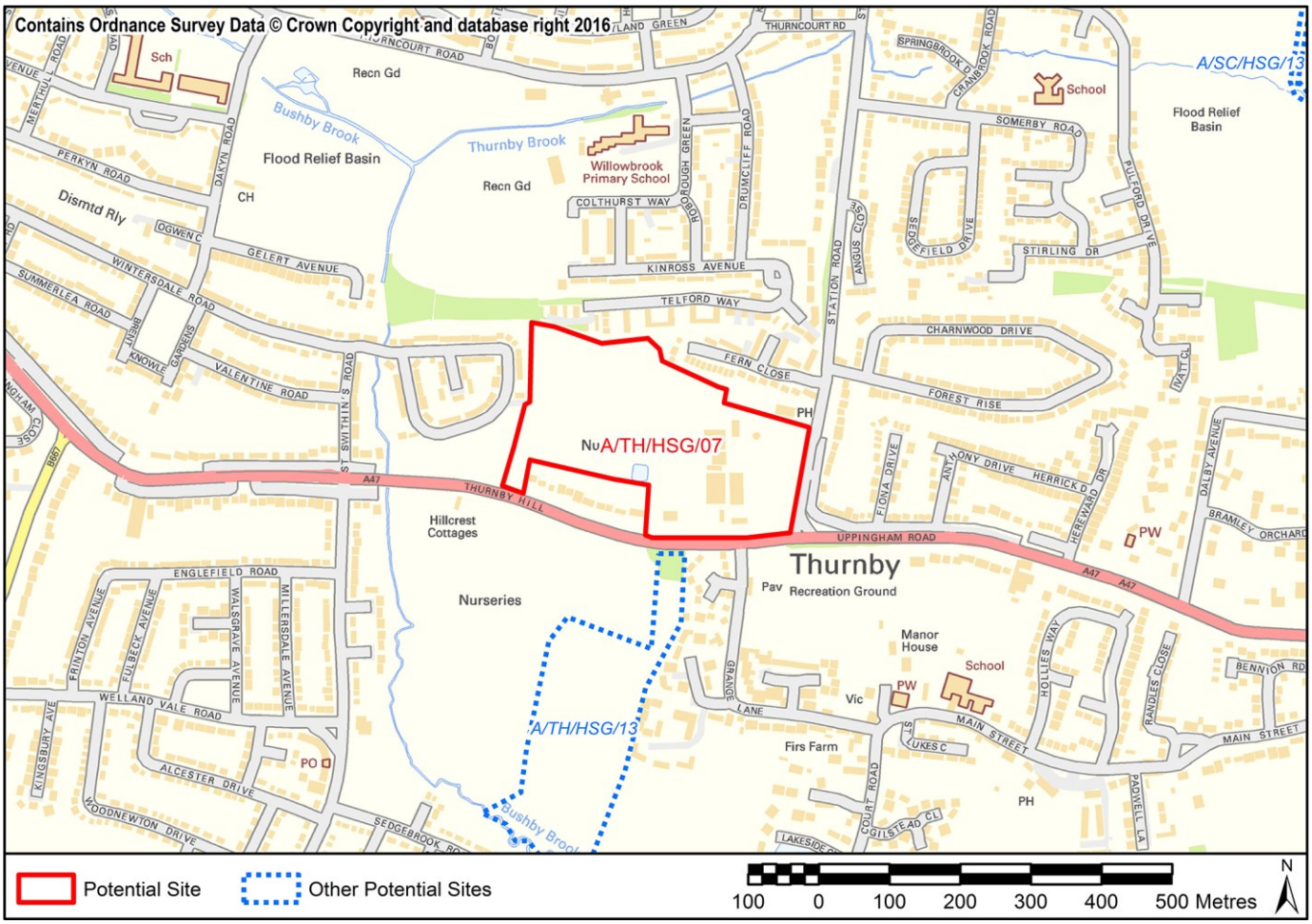
Housing & Economy

EH1 - Loss of Employment Land	No- currently a golf course, local nature reserve or paddock
EH2 - Housing Growth	1077 dwellings (6-10 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	

Site Option:	**A/TH/HSG/07**	Settlement:	**Thurnby**
Address:	**Coles Nursery, Uppingham Road**		
Area (ha):	**7.99**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	3-5km*
H2 - Access to Health Services	963m - Bushby Surgery
H3 - Access to Education (Primary)	607m - Thurnby St Luke's Church of England Primary School
H4 - Access to Education (Secondary)	5376m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	8865m - Great Glen Library
H7 - Community Facilities	Approximately 1.3km from community centre
H8 - Access to Food Shop / Post Office	397m
H9 - Access to Train Station	4758m - Leicester
H10 - Bus Services	57m from stop. Regular frequency service (6 per hour)

Natural Environment

NE1 - SSSIs	3430m
NE2 - Potential Impact on Wildlife	196m - Willowbrook (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	21820m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Does not contain any ALC 1-3b

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area
BH2 - Impact on Setting of Built Environment	The conservation are is relatively well screened from the site, however mitigation may be necessary to minimise potentially negative effects.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Mixed
RU2 - Access to HWRC	14356m

Housing & Economy

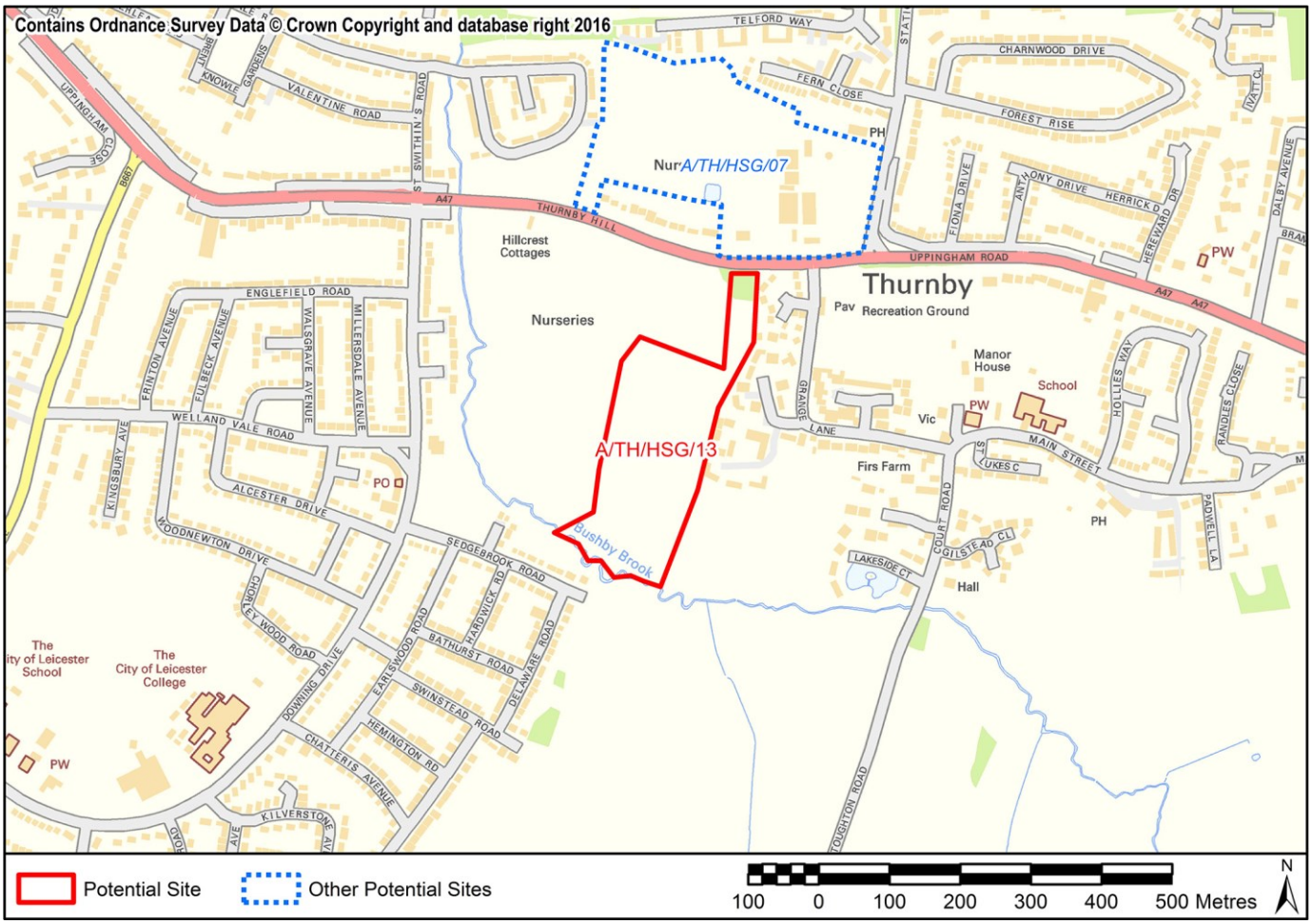
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	188
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

** Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire which is between 3km-5km away (i.e. an Amber score)*

Site Option:	**A/TH/HSG/13**	Settlement:	**Thurnby**
Address:	**Land south of Uppingham Road**		
Area (ha):	**5.14**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	14299m
H2 - Access to Health Services	1088m - Bushby Surgery
H3 - Access to Education (Primary)	732m - Thurnby St Luke's Church of England Primary School
H4 - Access to Education (Secondary)	5501m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	8991m - Great Glen Library
H7 - Community Facilities	Approximately 350m from church
H8 - Access to Food Shop / Post Office	706m
H9 - Access to Train Station	4737m - Leicester
H10 - Bus Services	12m from stop. High frequency service (5 every hour)

Natural Environment

NE1 - SSSIs	3787m
NE2 - Potential Impact on Wildlife	538m - Willowbrook (LWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 450m from nearest corridor.
NE4 - Potential Impact on Protected Trees	c. 10 TPOs at the very top of the site with wooded area adjacent
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	21373m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Does not contain any ALC 1-3b

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site lies adjacent to a conservation zone (located to the east).
BH2 - Impact on Setting of Built Environment	It is likely that mitigation will be required in order to safeguard the existing heritage assets.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	14481m

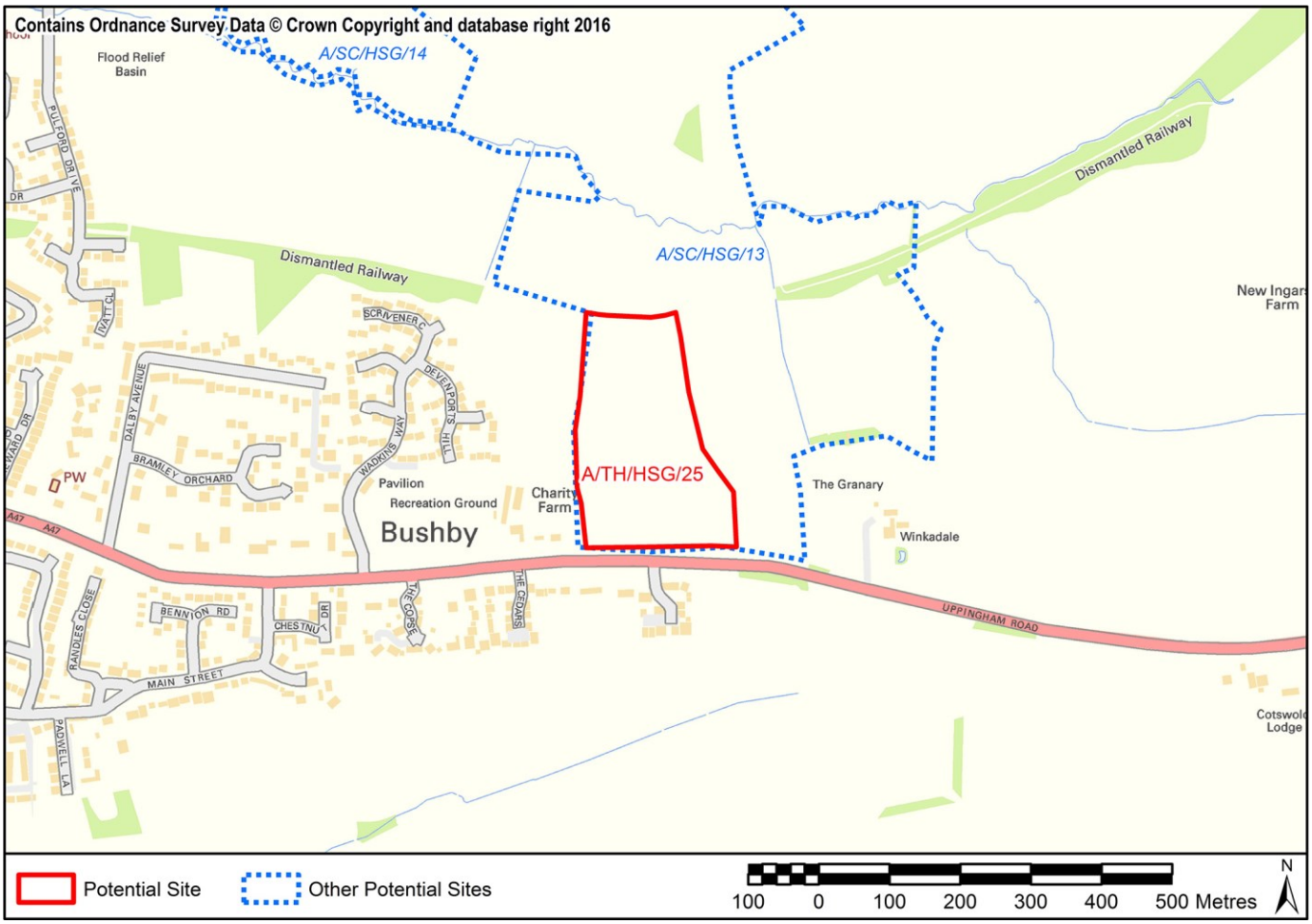
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	81 dwellings (6-10 years)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	No

Site Option:	**A/TH/HSG/25**	Settlement:	**Bushby**
Address:	**Land east of Charity Farm**		
Area (ha):	**5.81**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	14833m
H2 - Access to Health Services	744m - Bushby Surgery
H3 - Access to Education (Primary)	1100m - Thurnby St Luke's Church of England Primary School
H4 - Access to Education (Secondary)	6372m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	3037m - Evington Leisure Centre
H7 - Community Facilities	Approximately 850m from church hall
H8 - Access to Food Shop / Post Office	1836m
H9 - Access to Train Station	6388m - Leicester
H10 - Bus Services	52m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	4674m
NE2 - Potential Impact on Wildlife	0m - Bushby, Charity Farm Hedgerow Oak (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	22451m
NE7 - Potential to Remediate Contaminated Land	Site is adjacent to contaminated land consultation zone
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	14832m

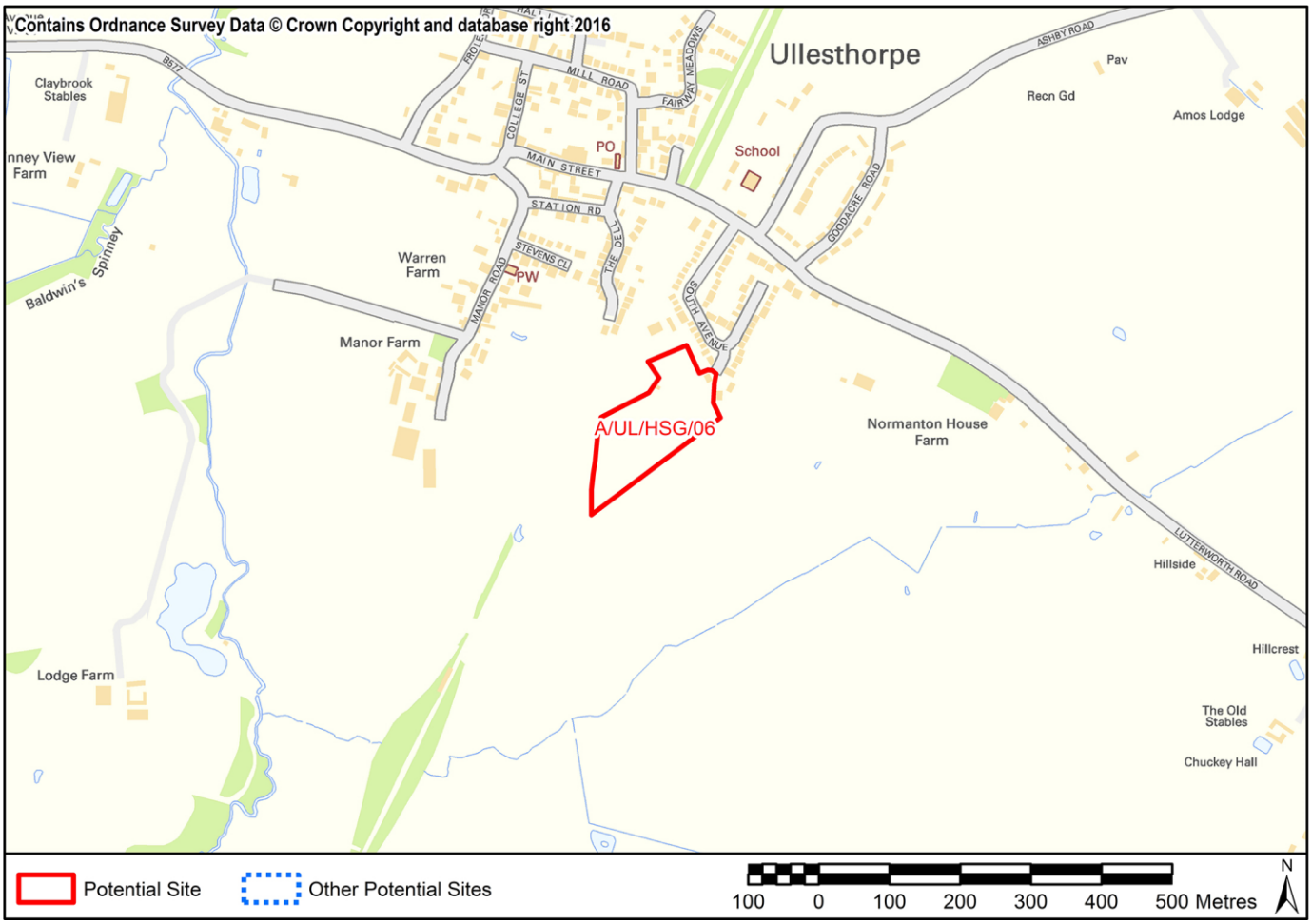
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	113
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/UL/HSG/06**	Settlement:	**Ullesthorpe**
Address:	**South of South Avenue, Ullesthorpe**		
Area (ha):	**2.08**	Potential Use:	**Residential**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	2480m
H2 - Access to Health Services	519m - The Orchard Medical Practice
H3 - Access to Education (Primary)	426m - Ullesthorpe Church of England Primary School
H4 - Access to Education (Secondary)	4904m - Lutterworth College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	5535m - Lutterworth Sports Centre
H7 - Community Facilities	Approximately 350m from church
H8 - Access to Food Shop / Post Office	528m
H9 - Access to Train Station	9848m - Hinckley
H10 - Bus Services	313m from stop. Low frequency service.

Natural Environment

NE1 - SSSIs	5166m
NE2 - Potential Impact on Wildlife	384m - Old Manor Reedbed (LWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 3.2km from nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	4551m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	A number of grade II listed structures, a conservation zone, and a scheduled ancient monument are located to the west and north west in Ullsworth. The setting is not likely to be affected due to adequate screening.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6206m

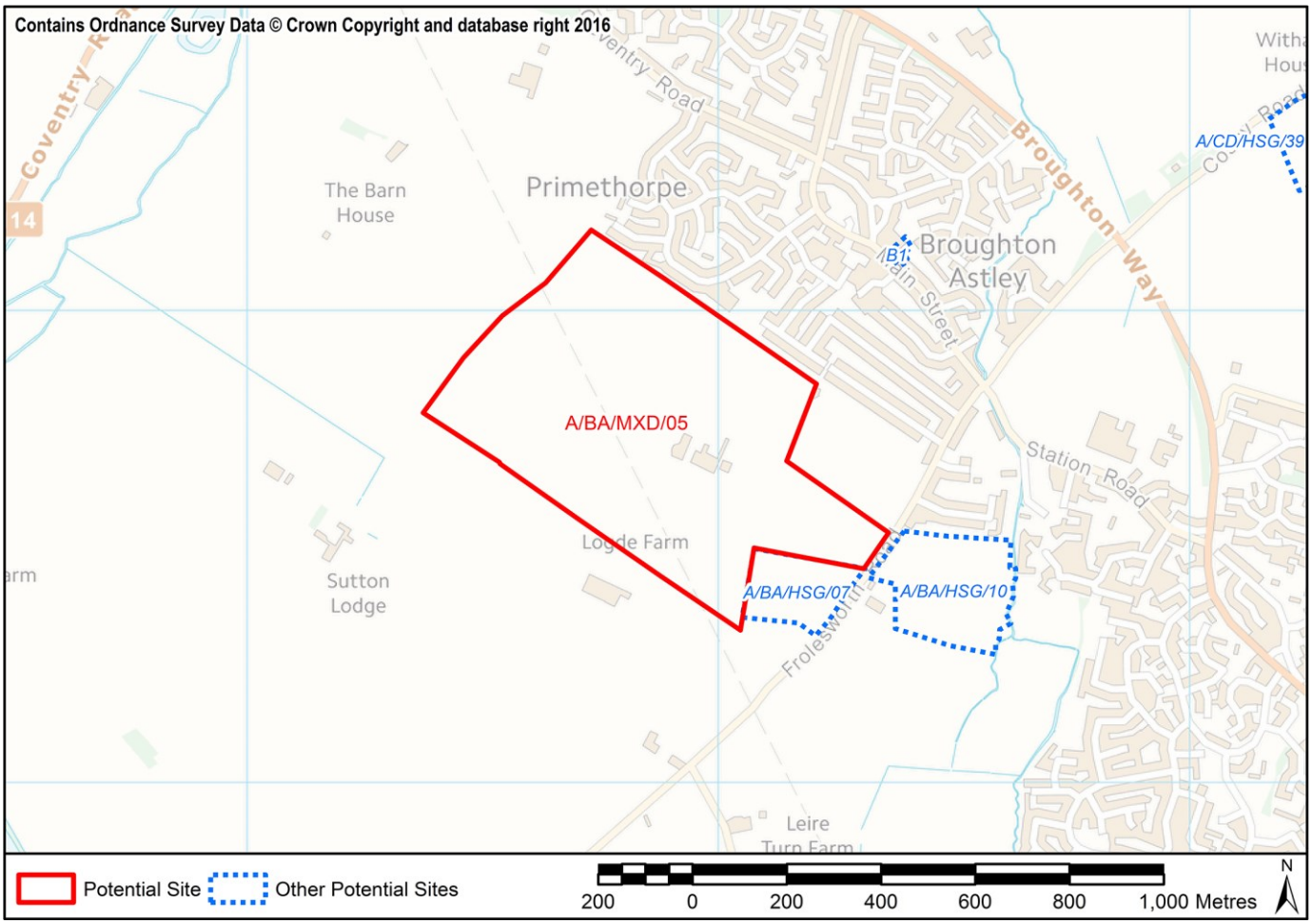
Housing & Economy

EH1 - Loss of Employment Land	No- currently grazing/ agricultural
EH2 - Housing Growth	53 dwellings (0-5 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Unlikely to be satisfatory access at proposed scale.

Site Option:	**A/BA/MXD/05**	Settlement:	**Broughton Astley**
Address:	**Land at Glebe Farm**		
Area (ha):	**39.57**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1182m
H2 - Access to Health Services	909m - Orchard Medical Centre
H3 - Access to Education (Primary)	769m - Old Mill Primary School Broughton Astley
H4 - Access to Education (Secondary)	769m - Thomas Estley Community College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	840m - Broughton Astley Library
H7 - Community Facilities	Approximately 600m from parish hall
H8 - Access to Food Shop / Post Office	759m
H9 - Access to Train Station	4786m - Narborough
H10 - Bus Services	471m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2639m
NE2 - Potential Impact on Wildlife	21m - Mill Farm hedge, Frolesworth Road (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	8056m
NE7 - Potential to Remediate Contaminated Land	Partially affected by contaminated land consultation zone
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected- sufficiently screened by existing development.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	10221m

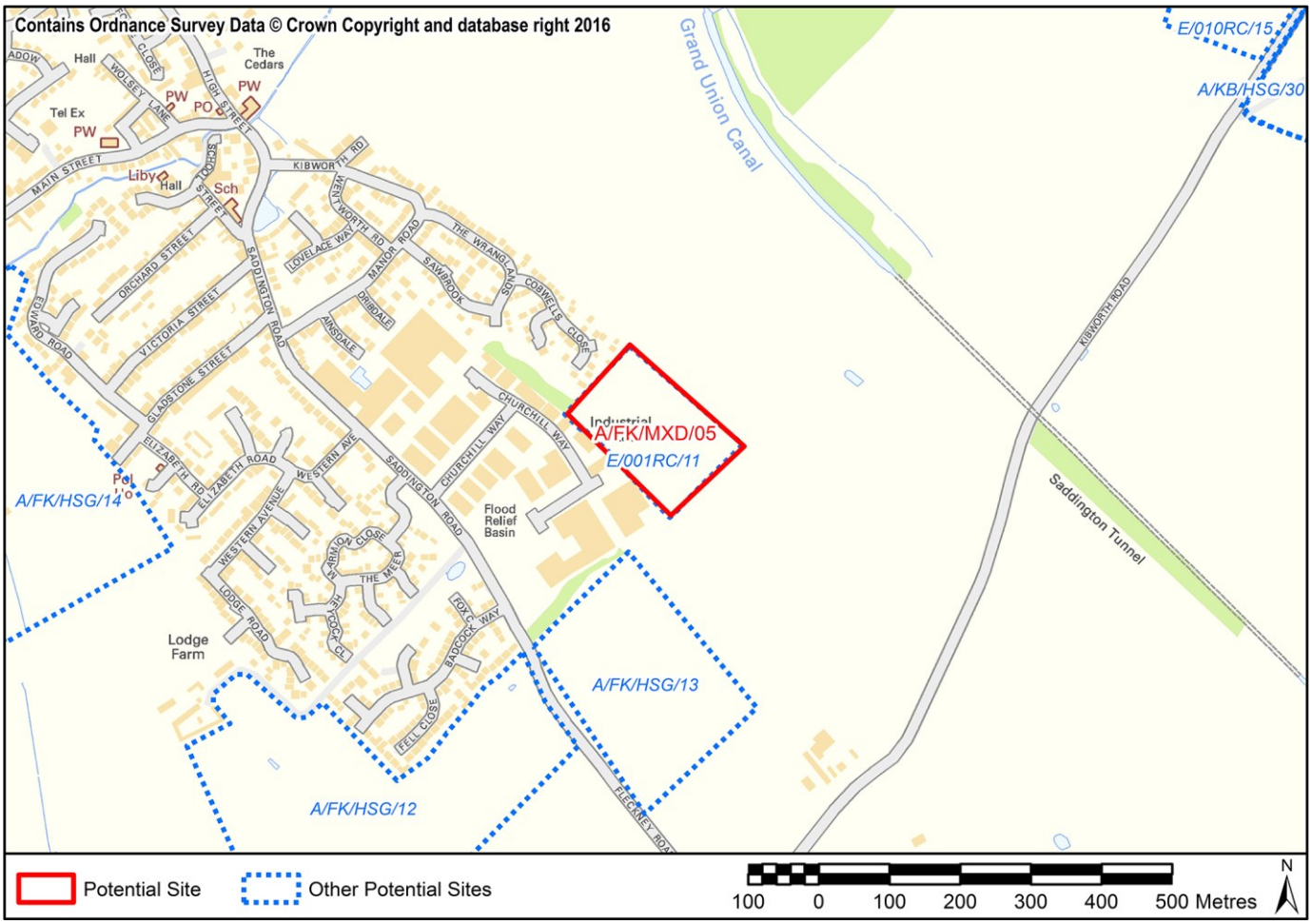
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	585
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	Yes

Site Option:	**A/FK/MXD/05**	Settlement:	**Fleckney**
Address:	**Land adjacent to Churchill Way Industrial Estate**		
Area (ha):	**2.91**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	2m
H2 - Access to Health Services	970m - Fleckney Medical Centre
H3 - Access to Education (Primary)	1732m - Fleckney Church of England Primary School
H4 - Access to Education (Secondary)	4709m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	822m - Fleckney Library
H7 - Community Facilities	Approximately 950m from village hall
H8 - Access to Food Shop / Post Office	970m
H9 - Access to Train Station	8659m - South Wigston
H10 - Bus Services	321m from stop. Low frequency service (1 every hour).

Natural Environment

NE1 - SSSIs	311m
NE2 - Potential Impact on Wildlife	552m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 5.5km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	13751m
NE7 - Potential to Remediate Contaminated Land	The site is located adjacent to a Contaminated Land zone
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Three grade II listed structures are located approximately 1.2km to the north west of the site (Church of St Nicholas, the Manor House and Wolsey House), however these are adequetley screened and mitigation is not considered neccessary.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	5482m

Housing & Economy

EH1 - Loss of Employment Land	No- currently wasteland
EH2 - Housing Growth	54 dwellings (deliverability unknown)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	There are No fundamental reasons for this site to be excluded from consideration at this stage.

Site Option:	**A/GG/MXD/07**	Settlement:	**Great Glen**
Address:	**Land adjacent to former Manor Farm, London Road**		
Area (ha):	**6.45**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	4786m
H2 - Access to Health Services	736m - Great Glen Surgery
H3 - Access to Education (Primary)	1852m - Great Glen St Cuthbert's Church of England Primary School
H4 - Access to Education (Secondary)	4943m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	896m - Great Glen Library
H7 - Community Facilities	Approximately 900m from parish hall
H8 - Access to Food Shop / Post Office	733m
H9 - Access to Train Station	7040m - South Wigston
H10 - Bus Services	472m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1248m
NE2 - Potential Impact on Wildlife	0m - London Road Hedgerow and Ash Tree (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16817m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Listed structures are located to the west and the east of the site, but these are thought to be adequetely screened.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4780m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	121
EH3 - Links to Principal Roads	< 1km

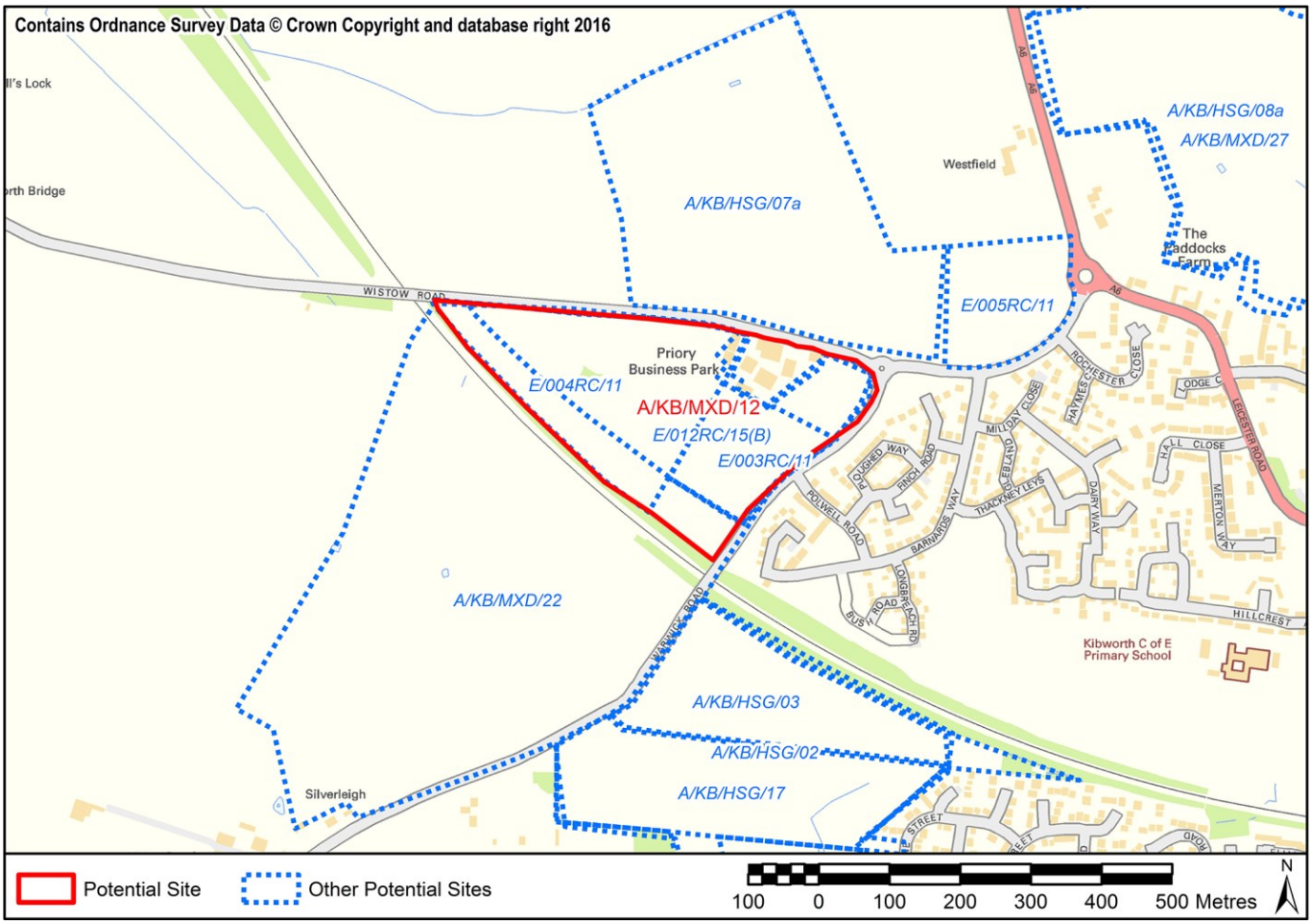
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option: **A/KB/MXD/12** Settlement: **Kibworth**

Address: **SW Priory Business Park**

Area (ha): **11.61** Potential Use: **Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1938m
H2 - Access to Health Services	1735m - Kibworth Surgery
H3 - Access to Education (Primary)	1792m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	2095m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	1868m - Kibworth Library
H7 - Community Facilities	Approximately 1.3km from church
H8 - Access to Food Shop / Post Office	1934m
H9 - Access to Train Station	8998m - South Wigston
H10 - Bus Services	225m from stop. Regular frequency service (3 every hour).

Natural Environment

NE1 - SSSIs	678m
NE2 - Potential Impact on Wildlife	254m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 4.0km to nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15898m
NE7 - Potential to Remediate Contaminated Land	Adjacent to Contaminated Land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Setting not likely to be affected given the existing screening.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1931m

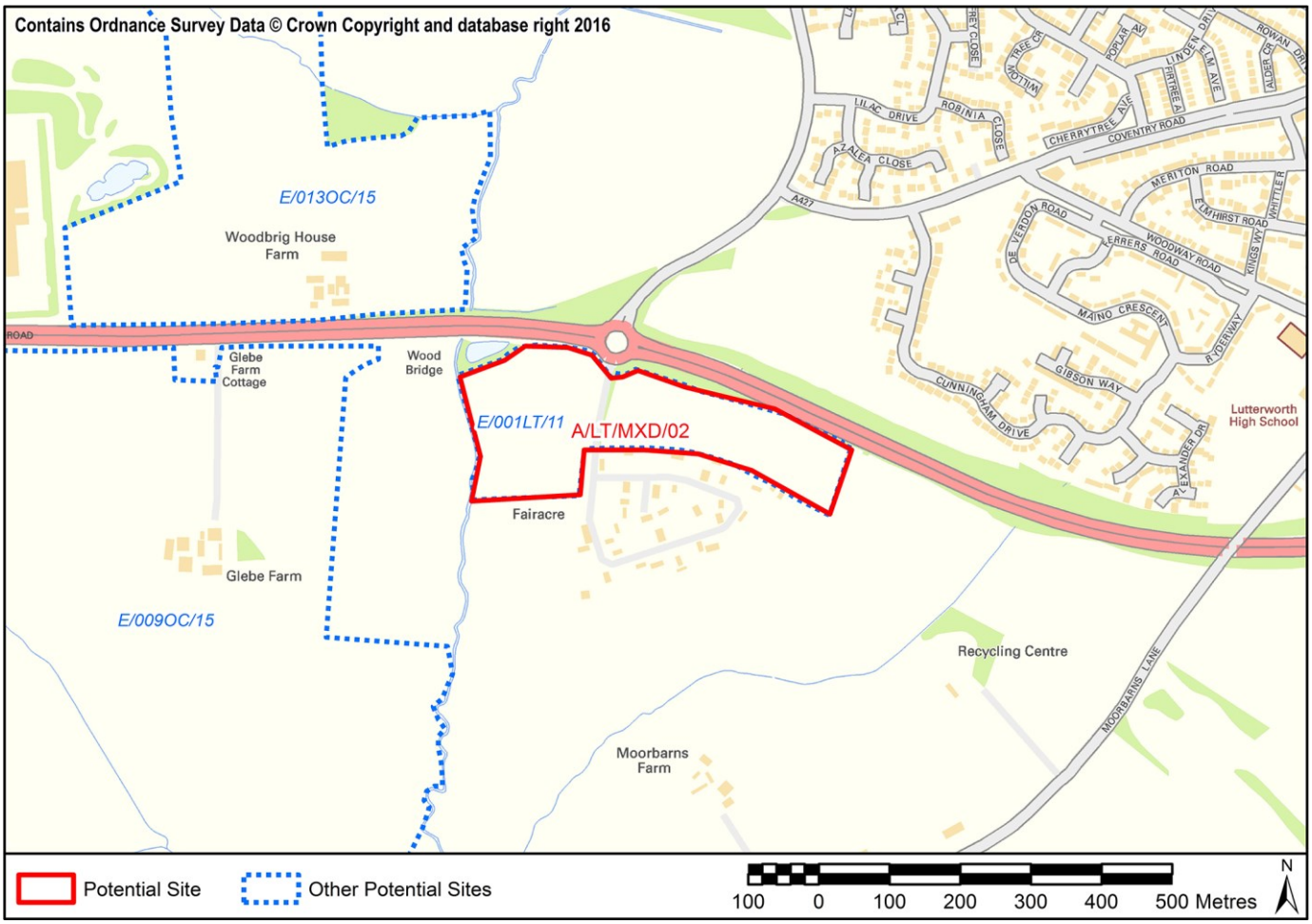
Housing & Economy

EH1 - Loss of Employment Land	No- currently agricultural
EH2 - Housing Growth	171 dwellings (deliverability unknown)
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Site has outline permission for employment use. Access to site therefore likely to be suitable with mitigation.

Site Option:	**A/LT/MXD/02**	Settlement:	**Lutterworth**
Address:	**Land south of Coventry Road**		
Area (ha):	**6.99**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	869m
H2 - Access to Health Services	2079m - Lutterworth Medical Centre
H3 - Access to Education (Primary)	1397m - John Wycliffe Primary School
H4 - Access to Education (Secondary)	1419m - Lutterworth High School Academy Trust
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1540m - Lutterworth Sports Centre
H7 - Community Facilities	Approximately 2.1km from church hall
H8 - Access to Food Shop / Post Office	1197m
H9 - Access to Train Station	8118m - Rugby
H10 - Bus Services	752m from stop. High frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2514m
NE2 - Potential Impact on Wildlife	83m - Bitteswell Brook to west of Lutterworth (pLWS D) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1264m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1397m

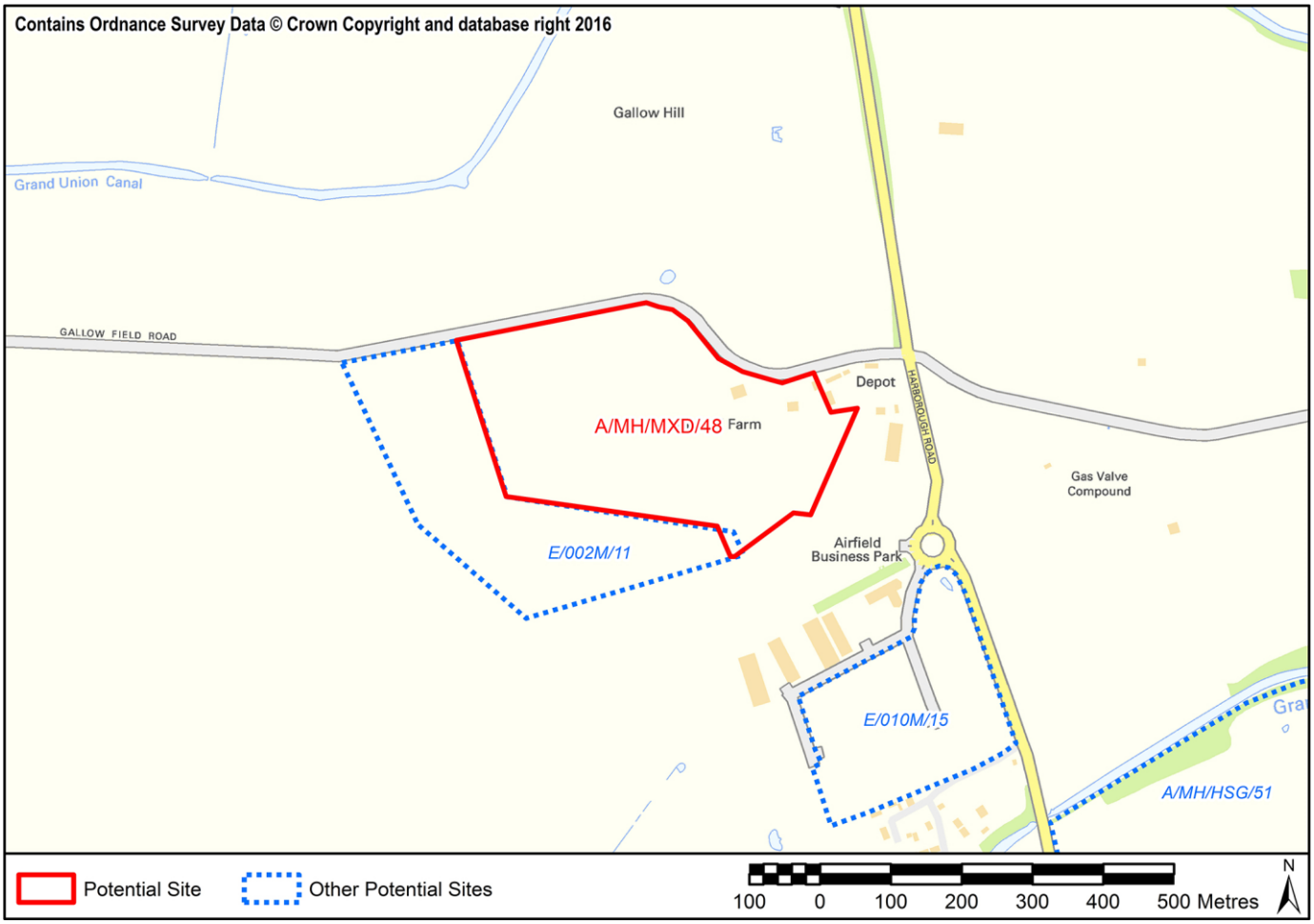
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	116
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/MXD/48**	Settlement:	**Market Harborough**
Address:	**Airfield Farm**		
Area (ha):	**12.56**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	216m
H2 - Access to Health Services	6566m - Kibworth Surgery
H3 - Access to Education (Primary)	1667m - Foxton Primary School
H4 - Access to Education (Secondary)	2720m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	2862m - Market Harborough Library
H7 - Community Facilities	Approximately 2.6km from church hall
H8 - Access to Food Shop / Post Office	2070m
H9 - Access to Train Station	2856m - Market Harborough
H10 - Bus Services	221m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2203m
NE2 - Potential Impact on Wildlife	204m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17660m
NE7 - Potential to Remediate Contaminated Land	The site is affected by a consultation zone for contaminated land but this is unlikely to delay delivery.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Whilst the area is exposed and has little screening, it is unlikely to adversely affect the setting of heritage assets.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4096m

Housing & Economy

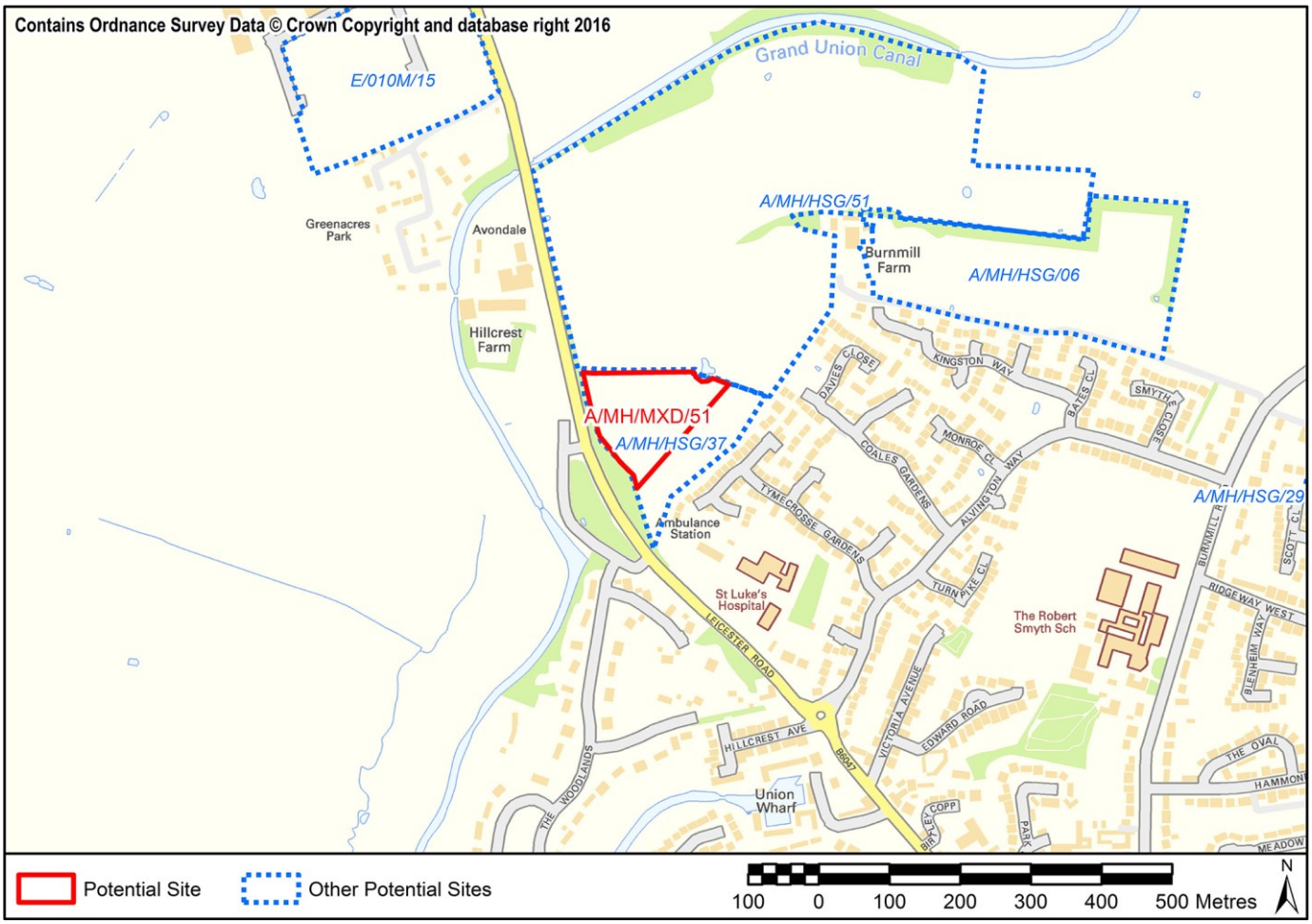
EH1 - Loss of Employment Land	No
EH2 - Housing Growth	251 dwellings (16+ years / not currently suitable)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	Yes

Site Option: **A/MH/MXD/51**
Address: **East of Leicester Rd**
Area (ha): **1.89**

Settlement: **Market Harborough**
Potential Use: **Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	513m
H2 - Access to Health Services	7502m - Kibworth Surgery
H3 - Access to Education (Primary)	964m - Market Harborough Church of England Primary School
H4 - Access to Education (Secondary)	1479m - The Robert Smyth Academy
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	1621m - Market Harborough Library
H7 - Community Facilities	Approximately 1.2km from church
H8 - Access to Food Shop / Post Office	1613m
H9 - Access to Train Station	1912m - Market Harborough
H10 - Bus Services	372m from stop. High frequency service (4 every hour).

Natural Environment

NE1 - SSSIs	2033m
NE2 - Potential Impact on Wildlife	9m - Market Harborough, Leicester Road Verges (cLWS)
NE3 - Severage of Wildlife Corridors	A wildlife corridor runs through for a considerable distance through the site
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18310m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Not likely to be affected.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2855m

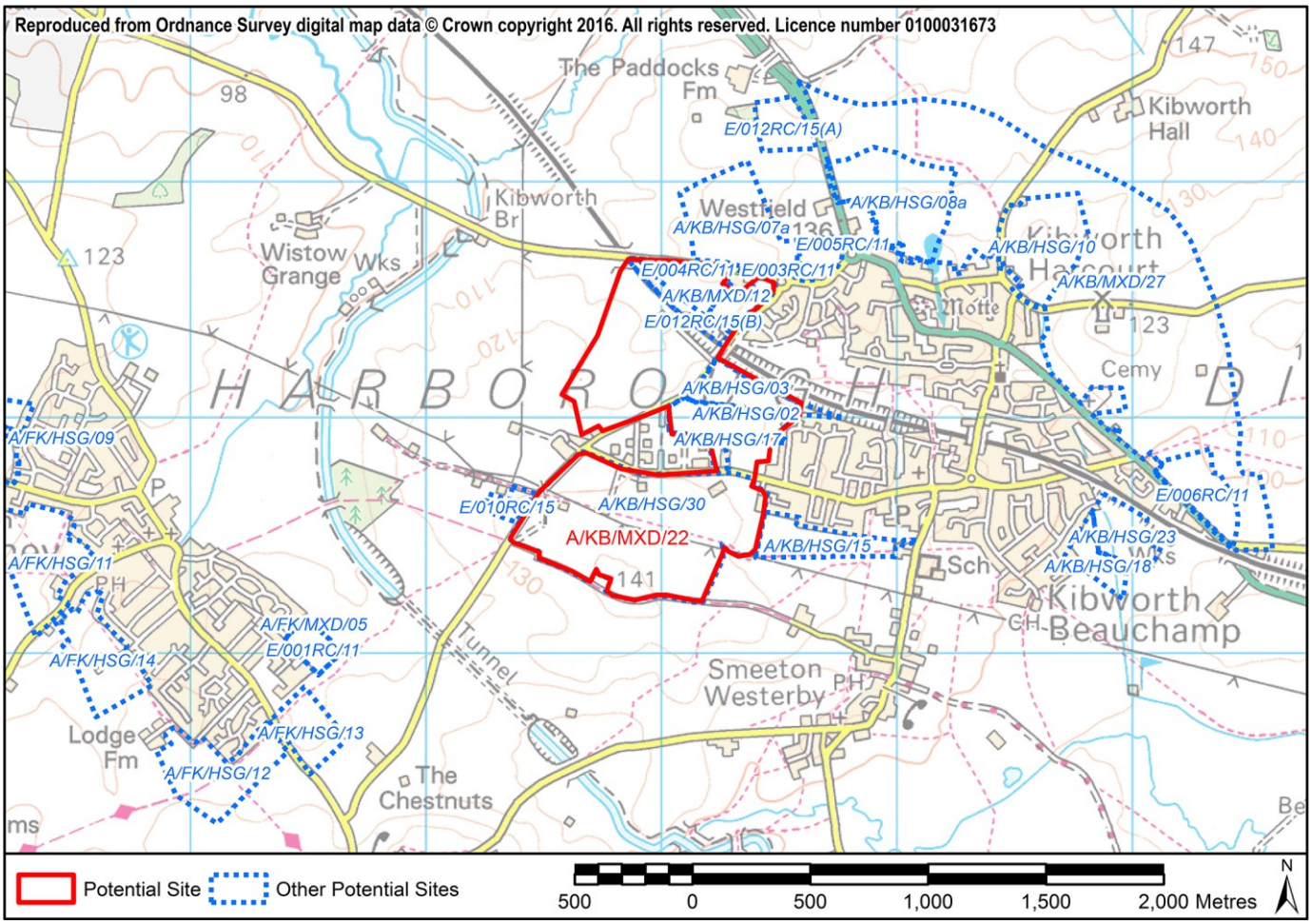
Housing & Economy

EH1 - Loss of Employment Land	No- currently paddock
EH2 - Housing Growth	50 dwellings (11-15 years)
EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	No

Site Option:	**A/KB/MXD/22**	Settlement:	**Kibworth**
Address:	**Strategic Development Area West of Kibworth**		
Area (ha):	**97.4**	Potential Use:	**Residential/employment (SDA)**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	1091m
H2 - Access to Health Services	933m - Kibworth Health Centre
H3 - Access to Education (Primary)	1793m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	933m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards met for 1 criteria only
H6 - Leisure Facilities	1018m - Kibworth Library
H7 - Community Facilities	Approximately 1.9km from church hall
H8 - Access to Food Shop / Post Office	418m
H9 - Access to Train Station	8993m - South Wigston
H10 - Bus Services	153m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	491m
NE2 - Potential Impact on Wildlife	0m - Grassland west of Gladstone Street (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	14777m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area
BH2 - Impact on Setting of Built Environment	The size and proximity of the site to a conservation area and several grade II listed structures means that the development is likely to have significant affects on local heritage assets.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1706m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	915
EH3 - Links to Principal Roads	< 1km

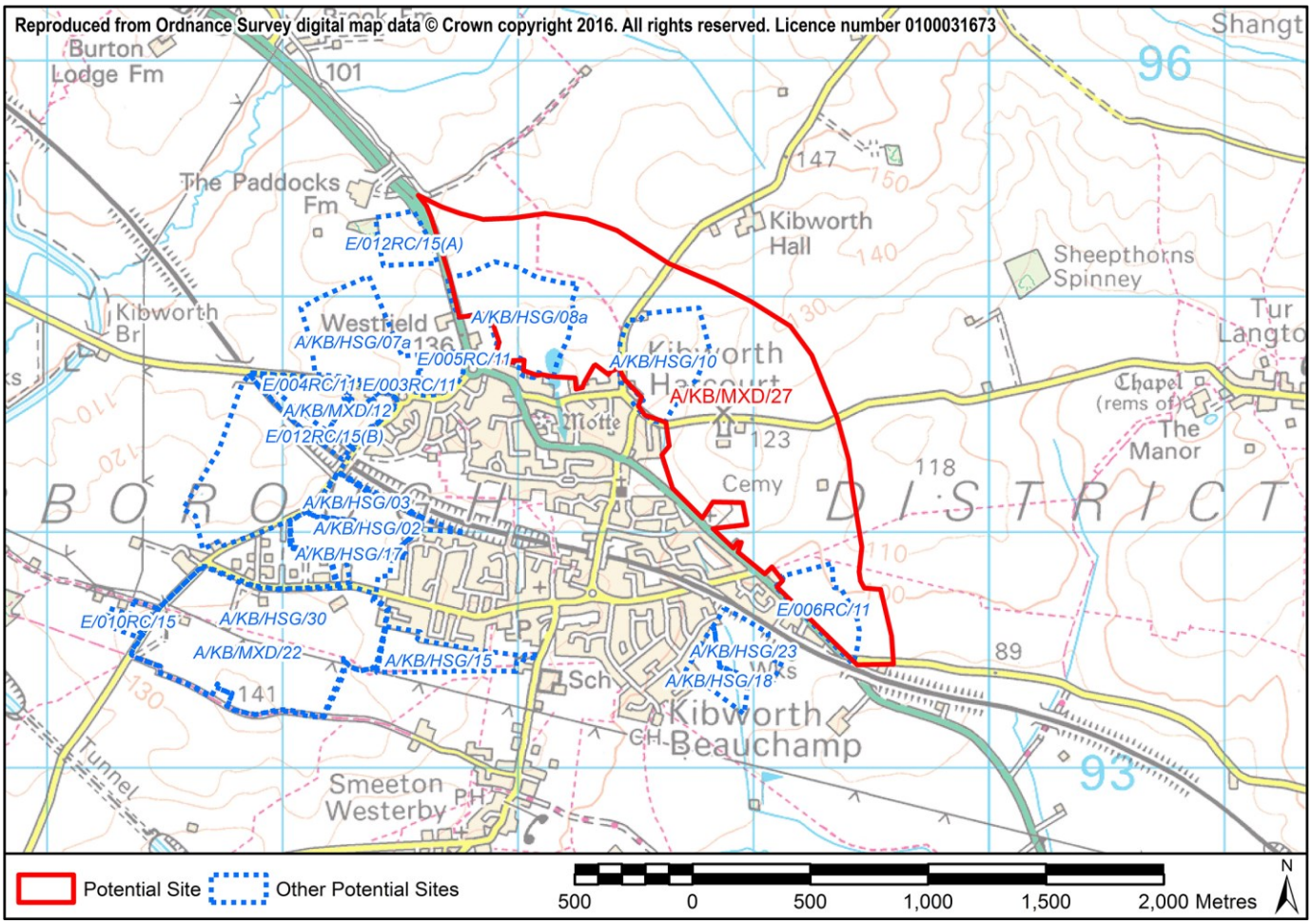
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option: **A/KB/MXD/27** Settlement: **Kibworth**

Address: **Land to north and east of Kibworth Harcourt**

Area (ha): **143.91** Potential Use: **Residential/employment (SDA)**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	2m
H2 - Access to Health Services	920m - Kibworth Surgery
H3 - Access to Education (Primary)	977m - Kibworth Church of England Primary School
H4 - Access to Education (Secondary)	1279m - Kibworth High School A Community Technology College
H5 - Access to Natural Open Greenspace	Standards not met for either criteria
H6 - Leisure Facilities	1052m - Kibworth Library
H7 - Community Facilities	Approximately 500m from church hall
H8 - Access to Food Shop / Post Office	1190m
H9 - Access to Train Station	7593m - Market Harborough
H10 - Bus Services	62m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1441m
NE2 - Potential Impact on Wildlife	0m - Hedgerow Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	Very small overlap with TPOs on part of site
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16750m
NE7 - Potential to Remediate Contaminated Land	Site affected by contaminated land consultation areas
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of heritage assets
BH2 - Impact on Setting of Built Environment	The size and proximity of the site to a conservation area and several grade II listed structures means that the development is likely to have significant affects on local heritage assets.
BH3 - Landscape Capacity to Change	Medium/ Medium low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	620m

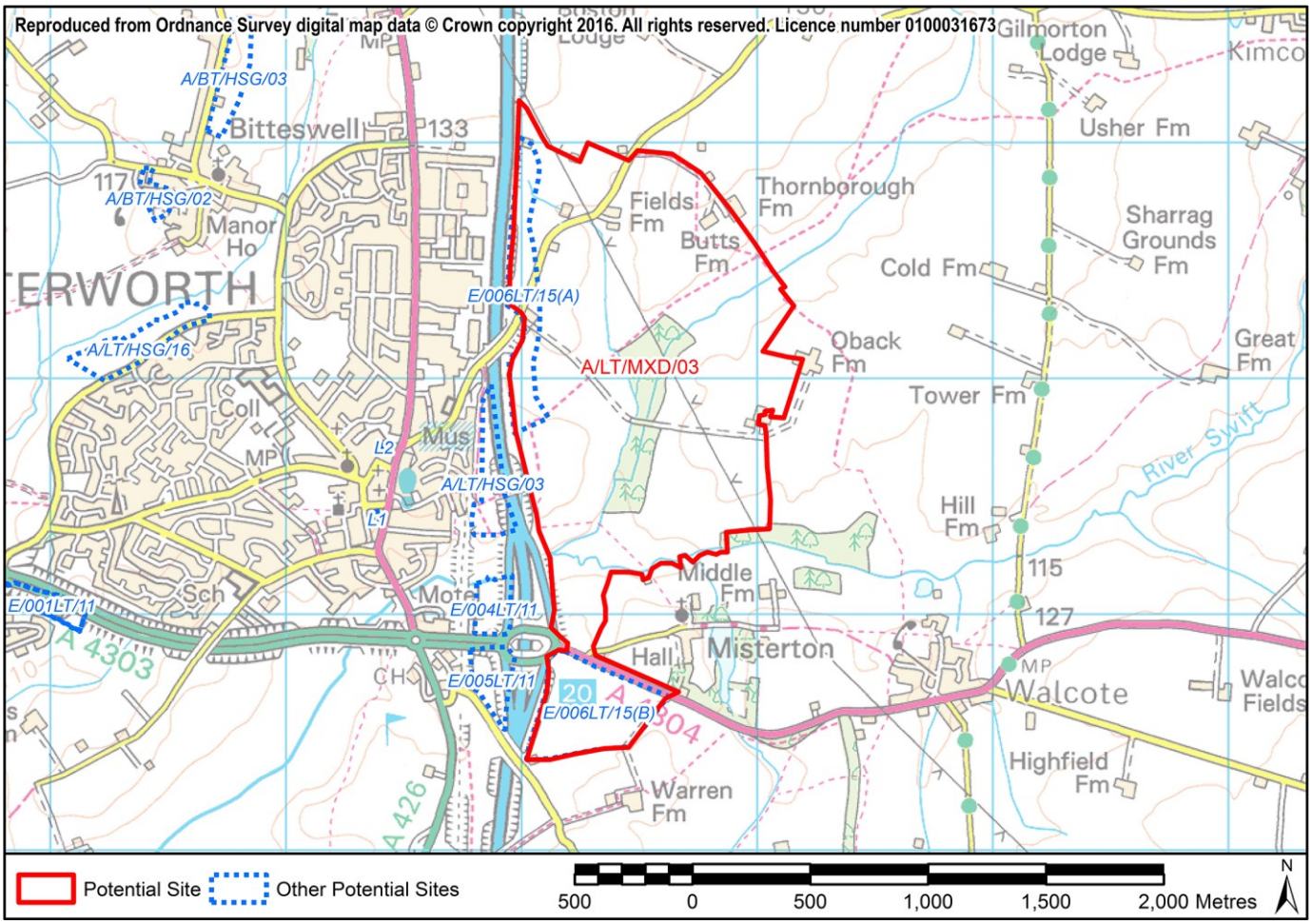
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	1350
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Satisfactory access to the highway network is unlikely without major investment

Site Option:	**A/LT/MXD/03**	Settlement:	**Lutterworth**
Address:	**Land east of Lutterworth**		
Area (ha):	**205.05**	Potential Use:	**Residential/employment (SDA)**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	232m
H2 - Access to Health Services	734m - Lutterworth Medical Centre
H3 - Access to Education (Primary)	1495m - Sherrier Church of England Primary School
H4 - Access to Education (Secondary)	1814m - Lutterworth High School Academy Trust
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	937m - lutterworth library
H7 - Community Facilities	Approximately 1.3km from church hall
H8 - Access to Food Shop / Post Office	910m
H9 - Access to Train Station	8368m - Rugby
H10 - Bus Services	816m from stop.Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	0m
NE2 - Potential Impact on Wildlife	0m - Lime Tree 5 (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	Very small overlap with TPOs on part of site
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	477m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Contains Areas of Flood Zones 2/3

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Despite large size of site, affects on heritage assets are thought unlikely
BH3 - Landscape Capacity to Change	Medium / Medium high

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1792m

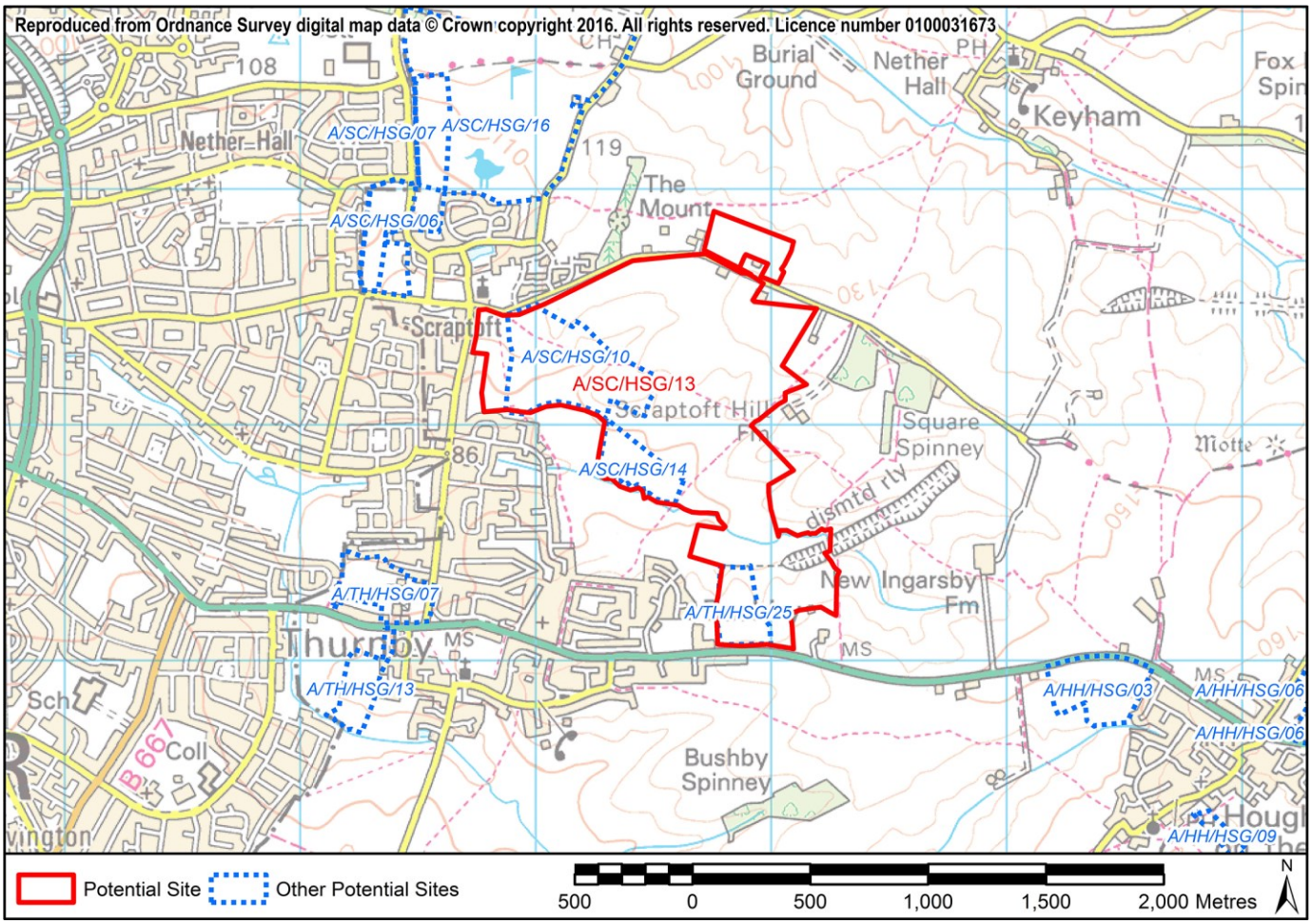
Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	2727
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	Satisfactory access to the highway network is unlikely without major investment

Site Option:	**A/SC/HSG/13**	Settlement:	**Scraptoft**
Address:	**Land East of Scraptoft**		
Area (ha):	**131.23**	Potential Use:	**Residential/Potential SDA**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H1 - Access to Jobs	3-5km*
H2 - Access to Health Services	785m - Bushby Surgery
H3 - Access to Education (Primary)	850m - Fernvale Primary School
H4 - Access to Education (Secondary)	6414m - Manor High School Oadby
H5 - Access to Natural Open Greenspace	Standards met for both criteria
H6 - Leisure Facilities	9260m - Great Glen Library
H7 - Community Facilities	Approximately 1.1km from church hall
H8 - Access to Food Shop / Post Office	448m
H9 - Access to Train Station	5484m - Leicester
H10 - Bus Services	52m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	3223m
NE2 - Potential Impact on Wildlife	0m - Station Lane grassland, Scaptoft (cLWS)
NE3 - Severage of Wildlife Corridors	Fully severed
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Partially Inside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	22445m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and grade II listed structure
BH2 - Impact on Setting of Built Environment	Given the size of the site, it is likely that nearby heritage assets will be affected by development
BH3 - Landscape Capacity to Change	Medium / Medium high

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	14750m

Housing & Economy

EH1 - Loss of Employment Land	No
EH2 - Housing Growth	1013
EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Satisfactory access to the highway network is unlikely without major investment

** Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire which is between 3km-5km away (i.e. an Amber score)*