



**Hinckley & Bosworth  
Borough Council**

*A Borough to be proud of*

**Site Allocations and Development Management Policies  
Development Plan Document - Pre-submission Report  
(Regulation 19)**

**Proposed Modifications**

**Local Plan (2006 – 2026)**

**Discounted Sites Paper**

**December 2014**

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# 1 INTRODUCTION

- 1.1 The Site Allocations and Development Management Policies DPD Pre-Submission version was published for a statutory 6-week consultation in February 2014. The Borough Council is proposing modifications to the Pre-submission DPD which addresses a number of issues raised during the consultation in response to the plan. This document is an update to the previous Discounted Sites Paper which accompanied the Pre-Submission Version (February 2014) to reflect the proposed modifications.
- 1.2 Hinckley and Bosworth Borough Council are consulting on the Pre-Submission Site Allocations and Development Management Policies Development Plan Document (DPD) (February 2014).
- 1.3 The DPD will allocate land to deliver housing and support other development needs such as employment, open space and community uses identified through the Core Strategy (December 2009). The Pre-Submission version of the DPD builds upon the Consultation Draft Site Allocations and Generic Development Control Policies DPD, Preferred Options Report (February 2009).
- 1.4 This Paper is an update to Appendix 6 Alternative Options Considered of the Preferred Options Report (2009). The paper includes preferred option allocated sites which have now been discounted and therefore not taken forward into the Pre-submission version of the DPD. The paper also includes sites which have been submitted to the SHLAA since 2009 and have been concluded to be developable but have not been selected for allocation in the pre-submission version of the DPD and will outline the reasons for the site being discounted.
- 1.5 The sites have been identified through the Strategic Housing Land Availability Assessment (SHLAA) (2013). The SHLAA is an evidence base document on the potential supply of housing land in the Borough and has been used as a starting point for determining the locations for housing allocations. It assesses whether a site is suitable, available and achievable for housing development and also highlights any potential constraints to development.
- 1.6 Paragraph 4.5 of the Core Strategy (2009) states that to meet the housing requirement for the borough *'this will be achieved firstly by looking at brownfield/greenfield sites within settlement boundaries followed by land adjacent to settlement boundaries'*. There is not sufficient land within settlement boundaries to meet the Core Strategy residential requirement and therefore it will be necessary to allocate sites adjacent to settlements. There is sufficient land adjacent to existing settlement boundaries to meet the housing requirement and therefore sites which are neither within or adjacent to a settlement boundary have been discounted and not included within this document.

The only exception to this is for Hinckley specifically Land at Wapping Farm and Harrow Farm, Watling Street.

## 2 HINCKLEY

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS287: Land at Wapping Farm and Harrow Farm, Watling Street, Hinckley</b>					
48.93	734	Agriculture	Greenfield	<p>This site is located to the west of Hinckley in the Parish of Higham on the Hill. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received on the site highlighting that the site is crossed by or located within close proximity to one of National Grid's high-pressure underground gas transmission pipelines.</p> <p>The site is within 800 metres of a bus stop. It is over 800 metres to a primary school, secondary school, health centre, local centre, post office and open space.</p> <p>The Highways Agency has expressed concern in relation to the sustainability of the site as it does not connect well with Hinckley and would result in an over-dependence on the private car. The most obvious route into the site would be from the A47 via an industrial estate. However, this may bring residents and public transport services into conflict with the activities of the industrial estate. The Highways Agency also raised concerns over access to the site via the A5 (trunk road) including</p>	This site is unsuitable for allocation. This is because of the constraints relating to the high-pressure gas pipeline, accessibility concerns and it is not well related to Hinckley.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>congestion, already a number of access points, safety concerns, could not be adequately served by public transport, it would need more than one access point, and improvements to the A5 would require third party land and be costly.</p> <p>The Highway Authority raised similar concerns to the Highway Agency in relation to sustainability and accessibility. The Highway Authority raised a number of concerns relating to public transport. They note that there are 2 bus stops outside the eastern access point which would be approximately 1500m from the northern part of the site which is in excess of the acceptable walking distance (the distance should be 250-400metres as a minimum). The bus stops are presently served by two commercial services which are not subsidised or influenced by Leicestershire County Council. The Highways Authority believe that the commercial operators would not be interested in an into and out of the site route, which would both take time away from the existing timetable, and also the existing known patronage. A through route scenario would be better which is unlikely to be deliverable due to highway constraints. There are currently no bus services on Dodwells Road.</p> <p>The Highways Authority note that the site does not appear to be sustainable; and any subsidy to</p>	

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>provide a bus service could not be provided for a 'suitable period' as the Highways Authority feel that with no through route it would not become commercially viable, and therefore at the end of any 'funded period' public transport provision would fall to Leicestershire County Council to fund, this funding would not be available due to funding cuts, and therefore residents would have no public transport option with the resultant future effect on car use and congestion.</p> <p>A high pressure gas pipeline (Feeder Main 14 part of the National Transmission System) cuts through the site. This means there are a number of difficulties with the site. Easement zones (set by pipe line operators) and consultation zones (set by the Health and Safety Executive) would apply to the development and as a result residential development could not take place within a large part of the site and the capacity of the site would be much smaller than that indicated above. These constraints would have a significant impact on the viability of the site.</p> <p>There is an overhead power line that runs to the east of the site which is run by a local operator and is low voltage.</p> <p>A development of this site will reduce the</p>	



Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				separation distance between Hinckley and Nuneaton. If Nuneaton and Bedworth Borough Council allocate land to the north of Nuneaton there will be significant coalescence between the two settlements.	
				<b>Modifications Site Assessment</b> This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum.  The Sustainability Appraisal Addendum found that despite its ability to deliver a large number of dwellings, the development of this site would have a number of major adverse impacts, predominantly relating to the impact on the floodplain, landscape and the effect that this would have on the coalescence of Hinckley and Nuneaton.	<b>Modifications Conclusion</b> When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for development.
<b>AS301: Land rear of 238-258 Ashby Road, Hinckley</b>					
3.51	88	Agriculture	Greenfield	This site is located to the north of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received in relation to this site.  The site is within close proximity to a bus stop and open space. It is over 800 metres to a primary school, secondary school, health centre, local centre, and post office. Access would be required from Ashby Road.	The site has been deemed unsuitable because development would prove an unacceptable encroachment upon open countryside which prevents urban coalescence as identified in the Landscape Character Assessment.  This area has been identified

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The site is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, so Policy 6 of the Core Strategy applies. The Green Wedge Review (2011) found this area particularly sensitive in terms of guiding development form and preventing the merging of settlements. A sequential approach is considered necessary in this situation, to establish if there are other more suitable sites outside the green wedge to fulfil the requirement for Hinckley before considering a green wedge site. In the case of Hinckley there are more suitable sites located outside of the green wedge.</p> <p>The Landscape Character Assessment identifies this area as containing agricultural land which provides open areas of separating landscape between Barwell, Earl Shilton and Hinckley. These areas should be conserved as they protect the separation between settlements.</p>	<p>in the green wedge review as fulfilling the functions of the green wedge, and as there are more suitable sites located outside the green wedge this site has been discounted.</p>
				<p><b>Modifications Site Assessment</b></p> <p>This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum.</p> <p>The Sustainability Appraisal Addendum found that the development of this site would have a major adverse impacts relating to the impact on the green infrastructure, landscape and the separate identity</p>	<p><b>Modifications Conclusion</b></p> <p>When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for development.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				of settlements due to its location within the Green Wedge.	
<b>AS302: Allotments at Normandy Way, Hinckley</b>					
0.89	29	Agriculture	Greenfield	<p>This site is located to the north of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received in relation to this site.</p> <p>The site is within close proximity to a bus stop and open space. It is over 800 metres to a primary school, secondary school, health centre, local centre, and post office. Access to the site would be off a rural road with generally fast moving traffic which may be unacceptable.</p> <p>The site is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, so Core Strategy Policy 6 applies. The Green Wedge Review (2011) found this area particularly sensitive in terms of guiding development form and preventing the merging of settlements. A sequential approach is considered necessary in this situation, to establish if there are other more suitable sites outside the green wedge to fulfil the requirement for Hinckley before considering a green wedge site. In the case of Hinckley there are more suitable sites located outside of the green wedge.</p>	<p>The site has been deemed unsuitable because development would prove an unacceptable encroachment upon open countryside which prevents urban coalescence as identified in the Landscape Character Assessment.</p> <p>This area has been identified in the green wedge review as fulfilling the functions of the green wedge, and as there are more suitable sites located outside the green wedge this site has been discounted.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The Landscape Character Assessment identifies this area as containing agricultural land which provides open areas of separating landscape between Barwell, Earl Shilton and Hinckley. These areas should be conserved as they protect the separation between settlements.</p>	
				<p><b>Modifications Site Assessment</b>  This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum.</p> <p>The Sustainability Appraisal Addendum found that the development of this site would have a major adverse impacts relating to the impact on the green infrastructure and the removal of allotments.</p>	<p><b>Modifications Conclusion</b>  When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for development.</p>
<b>AS303: Land bounded by Barwell Lane, Laneside and Leicester Road, Hinckley</b>					
10.40	260	Recreation (Riding Stables), residential and Paddock	Greenfield	<p>This site is located to the east of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received in relation to this site.</p> <p>The site is within close proximity to a bus stop and open space. It is over 800 metres to a primary school, secondary school, health centre, local centre, and post office. Access to the site would be off a rural road with generally fast moving traffic which may be unacceptable.</p>	<p>The site has been deemed unsuitable because development would prove an unacceptable encroachment upon open countryside which prevents urban coalescence as identified in the Landscape Character Assessment.</p> <p>This area has been identified in the green wedge review as fulfilling the functions of the</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The site is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, so Policy 6 of the Core Strategy applies. The Green Wedge Review (2011) found this area to provide a green lung and guide development form. A sequential approach is considered necessary in this situation, to establish if there are other more suitable sites outside the green wedge to fulfil the requirement for Hinckley before considering a green wedge site. In the case of Hinckley there are more suitable sites located outside of the green wedge.</p> <p>The Landscape Character Assessment identifies this area as containing agricultural land which provides open areas of separating landscape between Barwell, Earl Shilton and Hinckley. These areas should be conserved as they protect the separation between settlements.</p>	green wedge, and as there are more suitable sites located outside the green wedge this site has been discounted.
				<p><b>Modifications Site Assessment</b></p> <p>This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum.</p> <p>The Sustainability Appraisal Addendum found that the development of this site would have a major adverse impacts relating to the impact on the green infrastructure, landscape and the separate identity of settlements due to its location within the Green Wedge.</p>	<p><b>Modifications Conclusion</b></p> <p>When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for development.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS306: The Pit, Land off Ashby Road, Hinckley</b>					
1.56	51	Grassland/ Pond	Brownfield	<p>This site is located within the urban area of Hinckley. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Nine comments were received in relation to this site. Five of these were general comments and four were objections to the site becoming an allocation.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, open space and post office.</p> <p>There is a pond on site and trees scattered through out. The site is of ecological interest (parish level).</p> <p>This site is an old mineral extraction site (clay pit) it also abuts a historic landfill site. A large section of the site contains a large drained pit which would need to be filled to enable development. The County Council currently have an outline planning application (13/00862/C) access only for residential development, including the importation of material and in-filling engineering works to former clay pit to enable residential development.</p>	<p>There are several site constraints which still require mitigation, these constraints may impact on residential capacity, economic viability and achievability of the site. The site has not been allocated due to these uncertainties.</p>
				<p><b>Modifications Site Assessment</b> This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum.</p>	<p><b>Modifications Conclusion</b> When assessed against the reasonable alternatives for residential development within</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				The Sustainability Appraisal Addendum found that the development of this site would have a major adverse impact on the natural environment as it is a Local Wildlife Site.	Hinckley, this site could not be considered as the most sustainable site for development.
<b>AS295: 390 Coventry Road, Hinckley</b>					
1.47	14 – 49	Paddock and Residential	Greenfield	<p>This site is a private residential property with garden and paddock. The site was consulted upon as a preferred option (2009) for 14 dwellings and NEAP. 6 responses were made in relation to the site, two were comments which related to highways and the evidence required to better inform the type of open space proposed. The two objections related to the loss of important open space in the area and the developments impact on the local services and facilities.</p> <p>The site is adjacent to the Ashby Canal which is a Conservation Area and the site is identified as an important green margin within the appraisal.</p>	Remove site due to public objection.
				<p><b>Modifications Site Assessment</b> This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum. Following the assessment, this site has been assessed as being appropriate for allocation as a residential site.</p>	<p><b>Modifications Conclusion</b> The justification for this allocation can be found in the Urban Areas Justification Paper.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS829: Land off Nutts Lane, adjacent to AS289, Hinckley</b>					
1.06	35	Residential Storage and Paddock	Greenfield	<p>This site is a private residential property with garden, storage and paddock. This site was consulted upon as a preferred option (2009) for 35 dwellings. 6 objections and 1 comment were received to the allocation. The comment related to the access being through flood zone 2 and 3. The 6 objections focused on highway impacts and concerns around road capacity.</p> <p>The owner of the site is unknown and a title search has revealed that the land is unregistered, therefore it is considered unavailable. In addition access to the site is reliant upon the delivery of AS289 which has been allocated but the Highway Authority have stated that the mitigation required for the combined site may not be possible within the highway corridor and there are other constraints such as the rail bridge and the access to the industrial area on the opposite side of the road.</p>	As the site cannot be accessed and the owner is unknown this site has been discounted.
				<p><b>Modifications Site Assessment</b></p> <p>This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum.</p> <p>The Sustainability Appraisal Addendum found that the development of this site would have a major</p>	<p><b>Modifications Conclusion</b></p> <p>When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for</p>



Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				adverse impact on the floodplain as the Strategic Flood Risk Assessment (2014) identified this site as being Flood Zone 3b.	development.
<b>AS321: 18 Wood Street, Hinckley</b>					
0.07	4	Employment - Unoccupied	Brownfield	<p>This site is an unoccupied employment site. The site was consulted upon as a preferred option (2009) for 2 dwellings. 2 responses were received relating to this allocation, one was relating to highways and the other relating to supporting evidence.</p> <p>The owner of the site is unknown and a title search has revealed that the land is unregistered, therefore it is considered unavailable.</p>	This site has been discounted as the landowner is unknown so the site is considered to be unavailable.
<b>AS328: Factory on Parsons Lane, Hinckley</b>					
0.23	9	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 9 dwellings. 2 objections were received relating to highways as the site does not front adopted highway so the site could not be developed in isolation and the other objection referred to robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	This site has been discounted as the site is still occupied for employment use so is deemed unavailable and therefore non-developable.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS332: Former Manchester Hosiery Site, Queens Road</b>					
0.19	8	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 8 dwellings. 1 objection was received relating to the use of robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	This site has been discounted as the site is still occupied for employment use so is deemed unavailable and therefore non-developable.
				<p><b>Modifications Site Assessment</b></p> <p>This site was assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum. Following the assessment, this site has been assessed as being appropriate for allocation as a residential site.</p>	<p><b>Modifications Conclusion</b></p> <p>The justification for this allocation can be found in the Urban Areas Justification Paper.</p>
<b>AS338: Land rear of 47 and 49 Clarendon Road, Hinckley</b>					
0.02	1	Residential Curtilage	Greenfield	<p>This site is a private residential property. The site was consulted upon as a preferred option (2009) for 1 dwelling. 1 comment was received regarding highways.</p> <p>This site has been discounted because improvements to the access and parking provision would be required due to the excessive amount of parked vehicles already on Clarendon Road. This</p>	This site has been discounted on highways grounds.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				mitigation requirement does not appear to be achievable in accordance with the 6CsDG.	
<b>AS344: 28-30 Westfield Road, Hinckley</b>					
0.39	16	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 16 dwellings. 1 objection was received relating to the use of robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	This site has been discounted as the site is still occupied for employment use so is deemed unavailable and therefore non-developable.
<b>AS379: Factory, East of Teign Bank Road, Hinckley</b>					
0.22	9	Employment - Occupied	Brownfield	<p>This site is an occupied employment site. This site was consulted upon as a preferred option (2009) for 9 dwellings. 1 objection was received relating to the use of robust evidence to support the allocation.</p> <p>As the site is still occupied for employment use and the site was not put forward for consideration by the owner this site has been discounted.</p>	This site has been discounted as the site is still occupied for employment use so is deemed unavailable and therefore non-developable.
<b>AS649: Rear of 1 Middlefield Place, Hinckley</b>					
0.08	3	Car Park, Garages and sub-station	Brownfield	This site consists of garages and car parking. This site was consulted on as a preferred option (2009) for 3 dwellings. There were no responses to this	This site has been discounted as it is not available for development.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				allocation.  This site is not available for development so has been discounted.	
<b>AS654: New Street Car Park, Hinckley</b>					
0.03	2	Car Park	Brownfield	<p>This site is a Local Authority owned car park. The site was consulted upon as a preferred option (2009) for 1 dwelling. 2 objections were received relating to highways and potential contamination due to the current use.</p> <p>As the site is still being utilised as a public car park the site is deemed unavailable for development.</p>	This site has been discounted as the site is unavailable for development.
<b>AS363/AS364/AS365/AS367/AS368/AS369/AS654/AS897/AS916/AS917/AS918/AS919/AS920/AS921: Area of mixed Uses, Upper Bond Street, Hinckley</b>					
	61	Mixed use	Brownfield	<p>This area is a mixed use area of the town, with a significant amount of employment. This area was consulted upon as a preferred option (2009) for 61 dwellings. 1 comment was received relating to highways.</p> <p>As the area is occupied the allocation is deemed non-developable as it is unavailable.</p>	This allocation has been discounted as the site is unavailable for development.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b> Following the Pre-Submission (Regulation 19)consultation, two sites in the Area of Mixed Uses are now considered available by the developers and are therefore appropriate to include as allocations.</p> <p>Sites AS914 and AS918 were assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum. Following the assessment, they are considered to be appropriate for allocation as residential sites.</p>	<p><b>Modifications Conclusion</b> The justification for the allocation of sites AS914 and AS918 can be found within the Urban Areas Justification Paper.</p> <p>All other site references within the Area of Mixed Uses continue to be unavailable for development.</p>
<b>AS289: Land West of Nutts Lane, south of the railway line</b>					
1.55ha	51	Residential and residential curtilage	Greenfield and brownfield	<p><i>This site did not appear in the Discounted Sites Justification Paper in February 2014</i></p> <p><b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) found that this site is almost entirely covered by flood zone 3b. When assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum, the site can not be considered to be the most sustainable site for allocation.</p>	<p><b>Modifications Conclusion</b> When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for development.</p>
<b>AS829: Land Off Nutts Lane, adjacent to AS289, Hinckley</b>					

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
1.06ha	35	Paddock	Greenfield	<i>This site did not appear in the Discounted Sites Justification Paper in February 2014</i>	
				<b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) found that this site is almost entirely covered by flood zone 3b. When assessed against all reasonable alternatives for residential development in Hinckley through the Sustainability Appraisal Addendum, the site can not be considered to be the most sustainable site for allocation.	<b>Modifications Conclusion</b> When assessed against the reasonable alternatives for residential development within Hinckley, this site could not be considered as the most sustainable site for development.
AS1049: Land at Wykin Park, Hinckley					
0.51ha	17	Open Space	Greenfield	<i>This site did not appear in the Discounted Sites Justification Paper in February 2014</i>	
				<b>Modifications Site Assessment</b> This site forms part of a Formal Park open space which the landowner has indicated is no longer available for development.	<b>Modifications Conclusion</b> This allocation has been discounted as the site is unavailable for development.

### 3 BURBAGE

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS108: Land rear of Applebee House, Burbage</b>					
0.48	16	Residential	Greenfield	<p>The site is a private residential property with garden which is now classed as Greenfield land. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>Acquisition of land from surrounding residential properties would be necessary to provide adequate access. The site is within 800 metres to a bus stop, primary school, local centre, and open space.</p> <p>The Highway Authority has advised that it is not possible to gain adequate access. To provide adequate access a dwelling would need to be demolished and this has not been put forward.</p>	This site has not been selected due to the accessibility issues.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identified that the site has the potential for surface and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement and was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS109: Land at Sketchley Manor Farm, Sketchley Old Village, Burbage</b>					
3.88	97	Agriculture	Greenfield	<p>This site is located to the northwest of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, and open space. There is currently no access to the site, this would have to be achieved through the demolition of residential properties on the eastern side or via the development currently under construction off Rugby Road, Burbage.</p> <p>The topography falls from east to west. There is a low voltage power line that transects the site.</p>	This site has not been selected as there are better alternatives where access is available.



Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identified that the site has the potential for surface and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement and was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS110: Area adjoining Sketchley Grange and Meadows Industrial Estate, Burbage</b>					
15.37	384	Agriculture/ Pasture	Greenfield	<p>This is a greenfield site on the western edge of Burbage. The site surrounds Sketchley Grange Hotel and modern housing estate to the east of a site. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, and open space. Access onto the A5 would be unlikely and Sketchley Lane is unsuitable for any large scale increase in traffic.</p> <p>The site is of moderate ecological value and identified as having significant heritage potential.</p>	This site has been deemed unsuitable for allocation due to the problems relating to accessibility.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identified that the site has the potential for surface and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement and was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS111: Land at Sketchley House, Watling Street</b>					
7.7	193	Residential	Combination	<p><b>Modifications Site Assessment</b></p> <p>This site is located to the west of Burbage. It is a combination of greenfield and brownfield land; however the majority of the site is greenfield. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One response supporting this allocation was made in relation to this site.</p> <p>The site is located within 400 metres of an open space, primary school and bus stop.</p> <p>A planning application (13/00529/OUT) for the erection of 135 dwellings has been refused on this site. This scheme has been subject to a planning appeal and at the time of writing the Borough</p>	<p><b>Modifications Conclusion</b></p> <p>Due to the recent planning decision this site has been deemed unsuitable for allocation. In addition the Sustainability Appraisal identified that there were more suitable alternatives.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>Council was awaiting a decision.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary.</p>	
<b>AS114: Stretton Pines, Wolvey Road, Burbage</b>					
0.61	20	Residential	Combination	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. Existing access is off Wolvey Road however there is an existing dwelling on site which would affect potential access to further residential development. A large dwelling currently stands on the site demolition may impact on the economic viability of the site.</p>	This site has not been selected for allocation due to the uncertainty over access.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				Development could impact on ecology site which is adjacent to the eastern boundary. Mature trees border the site.	
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that although the site is within the settlement boundary and is a mixture of brownfield and greenfield land there were more suitable alternatives.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS115: Stretton Poplars, Wolvey Road, Burbage</b>					
0.60	20	Residential	Combination	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No responses were made in relation to this site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. Existing access is off Wolvey Road however there is an existing dwelling on site which would affect potential access to further residential development.</p> <p>Development could impact on ecology site which is adjacent to the eastern boundary. Dense</p>	This site has not been selected for allocation due to the uncertainty over access.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>hedgerows border the site.</p> <p>A large dwelling currently stands on the site demolition may impact on the economic viability of the site.</p>	
				<p><b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that although the site is within the settlement boundary and is a mixture of brownfield and greenfield land there were more suitable alternatives.</p>	<p><b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS116: Land off Rugby Road, Burbage</b>					
2.03	51	Grassland	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received on this site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. As part of the planning application (13/00094/FUL) the Highways Authority did not raise any objections (source: Committee Report).</p> <p>Site is of ecological interest.</p>	Due to the recent planning decision this site has been deemed unsuitable for allocation.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>A planning application for 34 dwellings under reference 13/00094/FUL was submitted for this site. This application was refused by Council.</p> <p>It is considered that more suitable sites are available to meet the residual requirement for Burbage which are brownfield and close to the services, facilities and transport connections of Hinckley.</p>	
				<p><b>Modifications Site Assessment</b></p> <p>This site has gained planning permission for the erection of 34 dwellings (13/0094/FUL) and is allocated as BUR78PP.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	<p><b>Modifications Conclusion</b></p> <p>Although the Sustainability Appraisal Addendum found that this site was not the most sustainable option when balanced against the reasonable alternatives it has gained planning permission for 34 dwellings and as such allocated for residential development.</p>
<b>AS117: Land surrounding and behind Three Pots Farmhouse, Burbage</b>					

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
5.21	130	Agriculture	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received on this site. One suggesting it as an alternative for a transit site and another one pointing out that a high voltage overhead electricity transmission line.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space.</p> <p>Access would be onto the fast moving A5 or Rugby Road which may be deemed unacceptable. Here is potential access through AS116.</p> <p>Ponds are located centrally within and to the north of the site. Site is of ecological interest.</p> <p>A high voltage overhead transmission line runs across the site and therefore development would have to be located to the northern portion of the site.</p>	<p>This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access may be problematic due to AS116 being identified as inappropriate for allocation.</p>
				<p><b>Modifications Site Assessment</b>  The Extended Phase 1 Habitat Survey (2014) identifies this site as being of high ecological value. The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p>	<p><b>Modifications Conclusion</b>  The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.	
<b>AS118: Land east of Rugby Road, Burbage</b>					
0.21	8	Scrubland	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option for a gypsy and traveller site in the Site Allocations Preferred Options Paper (2009). 1261 objections were received on this site becoming a preferred option and 1059 comments supporting this site as a preferred option. The Site Allocations and Development Management Policies DPD is no longer allocating sites for Gypsy and Travellers. Mature trees border the site.</p> <p>The site is within 800 metres to a bus stop, primary school, post office and open space. Access would be onto Rugby Road or through a public open space. Access into the site is the main constraint and the shape of the site may reduce its capacity.</p>	<p>This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access is less problematic.</p>
				<b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014)	<b>Modifications Conclusion</b> The Sustainability Appraisal



Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.
<b>AS119: Land attached to Bullfurlong Lane/M69 Slip Road, Burbage</b>					
16.63	416	Agriculture	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received on this site pointing out that a high voltage overhead electricity transmission line.</p> <p>Mature trees and hedgerows are on the site and it is of ecological interest. High voltage overhead power line crosses a southern section of the site. The site is within 800 metres to a bus stop, primary school, post office and open space. Access would be onto a fast moving road. One of the main constraints to this site being allocated is relating to access.</p>	This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access is less problematic.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS120: Land at Bullfurlong Lane, Burbage</b>					
2.31	58	Agriculture/ Scrubland	Greenfield	<p>The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received on this site.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, post office and open space. Access could be provided via Robinson Way or Bullfurlong Lane.</p>	This site has not been selected for allocation due to more suitable alternatives.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The site is well contained with mature trees. The north-western tip of the site touches an ecology site. The area seems to be used as informal open space.</p> <p><b>Modifications Site Assessment</b>  The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	<p><b>Modifications Conclusion</b>  The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS121: Land at Bullfurlong Lane, Burbage</b>					
1.47	49	Paddock	Greenfield	<p>This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p>	<p>This site has not been selected for development as there are more suitable alternatives which relate better to the existing urban form and access</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>A pond lies centrally on the eastern boundary and the site is surrounded by trees and hedgerows.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, post office and open space. The site has no access onto an adopted highway; if AS120 were to be allocated access could potentially be attained through this site. The main constraint relating to this site is access.</p>	is less problematic.
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value. The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS122: Land adjacent to 'Bonita', Bullfurlong Lane, Burbage</b>					
1.11	33	Paddock	Greenfield	This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in	This site has not been selected for development as there are

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Mature hedgerow borders the site.</p> <p>The site is within 800 metres to a bus stop, primary school, local centre, post office and open space. The site has no access onto an adopted highway. The main constraint relating to this site is access.</p>	<p>more suitable alternatives which relate better to the existing urban form and access is less problematic.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS125: Land off Workhouse Lane, Burbage</b>					
0.61	20	Scrubland	Greenfield	This site is located to the south of Burbage. The site was consulted upon as an Alternative Option in	Due to the recent planning decision this site has been

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>the Site Allocations Preferred Options Paper (2009). One comment was received supporting this site to become an allocation. A planning application for 34 dwellings on this site and adjacent land was refused.</p> <p>Southern and western perimeter bounded by tree. Mature hedgerow surrounds the site.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space. As part of the planning application (13/00147/FUL) no objections, subject to conditions were raised by the Highways Authority.</p> <p>A planning application for 34 dwellings under reference 13/00094/FUL was submitted for this site (including adjacent land). This application was refused by Council. As a result an alternative site must be identified to fulfil the Burbage residual housing requirement.</p>	deemed unsuitable for allocation.
				<p><b>Modifications Site Assessment</b></p> <p>This site has received planning permission for 35 dwellings (13/00147/FUL) it has therefore been allocated for residential development as BUR79PP.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.</p>	<p><b>Modifications Conclusion</b></p> <p>Although the Sustainability Appraisal Addendum found that this site was not the most sustainable option when balanced against the reasonable alternatives it has gained planning permission for</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.	35 dwellings and as such allocated for residential development.
<b>AS130: Land off Lutterworth Road, Burbage</b>					
11.66	292	Mainly agriculture	Combination	<p>The site is located to the south-east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space. There are no apparent fundamental reason for the site to be excluded from consideration, however further investigation though the development control process may make lead to the site being viewed less favourably.</p> <p>South eastern corner intersects slightly with an ecology site. An 11kv power line runs along the width of site following the track into site from Lutterworth Road and one along the eastern perimeter. Noise from the M69 is evident.</p>	This site has not been selected for development as there are more suitable alternatives.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It highlights the Landscape Character Assessment conclusion relating to the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. The site would result in a significant extension into the rural landscape.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS132: Land south of Lychgate Lane, Burbage</b>					
2.74	69	Agriculture	Greenfield	<p>The site is located to the east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, local</p>	Due to access concerns this site has not been selected for allocation. There are more suitable alternatives.



Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>centre, post office and open space. Lychgate Lane is generally narrow and rural in nature and is not suitable for carrying the scale of traffic likely to be generated by a development of this size.</p> <p>Mature hedgerows surround the site.</p>	
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It highlights the Landscape Character Assessment conclusion relating to the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS134: Land east of Burbage</b>					
55.50	1110	Agriculture	Greenfield	The site is located to the east of Burbage. The site	This site has been discounted

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, local centre, post office and open space. Access directly off Aston Flamville Road would be unacceptable but small scale development may be possible accessed off Dorchester Road, Sherbourne Road or Ilminster Close.</p> <p>Mature trees and hedgerows scattered throughout the site and the site is of ecological interest.</p> <p>The site is within the Hinckley, Barwell and Burbage Fringe Landscape Character Area and is considered to be of key importance within the assessment.</p>	<p>because it has been deemed unsuitable because development would be detrimental to the relationship between the village and the open landscape which is of key importance as defined by the Landscape Character Assessment.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
				settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It highlights the Landscape Character Assessment conclusion relating to the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. The site would result in a significant extension into the rural landscape.	
<b>AS137: Land rear of 71-95 Sappcote Road, Burbage</b>					
0.83	27	Residential cartilage	Greenfield	<p>The site is located to the east of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, local centre, post office and open space. The site has no frontage to the adopted highway and there is no apparent route to provide access.</p> <p>It is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The Green Wedge Review (2011) notes that there are development pressures within this area and sporadic backland development could cause a detrimental change to the character of the green wedge.</p> <p>The land is in multiple ownership.</p>	The site is unsuitable as there is not adequate access and sequentially there are better sites outside of the green wedge.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS141: Land between The Coppice and Woodgate Road, Burbage</b>					
1.39	46	Paddock	Greenfield	<p>The site is located to the north of Burbage. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received. One comment objected to the site becoming an allocation due to traffic safety implications, strain on the environment and proximity to Burbage Common. The other comment supported the site being allocated suggesting that a number of smaller sites should be allocated rather than one large site.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space.</p> <p>It is located within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The Green Wedge</p>	This site has not been selected as there are more suitable sites outside of the green wedge.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>Review (2011) notes that there are development pressures within this area and sporadic backland development could cause a detrimental change to the character of the green wedge.</p> <p>A planning application for the erection of 99 dwellings with associated parking, garages and infrastructure (13/00117/FUL) was submitted on this site with additional land.</p>	
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield, within the green wedge and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS971: Land adjacent to White House Farm, Workhouse Lane, Burbage</b>					
2.55	64	Agricultural	Greenfield	<p>This site is to the south of Burbage adjacent to the permitted development off Britannia Road. This site had not been submitted to the SHLAA prior to the Preferred option Site Allocations and Generic Development Control Policies DPD. The SHLAA 2013 concludes that the site is developable but</p>	<p>This site has not been selected as the residual requirement can be met on more suitable sites.</p>

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				raises issues with access and ownership constraints to achieving a suitable access.	
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of high ecological value. The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding.</p> <p>The Sustainability Appraisal Addendum found that as this site is greenfield and adjacent to the settlement it was not the most sustainable option when considered against alternative options which are located on brownfield land and within the settlement boundary. It also raised concerns that this site could have a potentially adverse effect on drawing the settlement closer to the M69.</p>	<p><b>Modifications Conclusion</b></p> <p>The Extended Phase 1 Habitat Survey (2014) found that this site was of high ecological value. There are alternative sites which are deemed to have lower ecological value and therefore this site is not allocated.</p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS987: Garages at Forryan Road, Burbage</b>					
0.05	1	Garages	Brownfield	This site is within the settlement boundary of Burbage and is surrounded by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is so small it has been	This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration by Development Management.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.	
				<b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.  The Sustainability Appraisal Addendum identified that this site was one of the more sustainable options.	<b>Modifications Conclusion</b> The conclusion remains as above.
<b>AS988: Garages at Lucas Road, Burbage</b>					
0.1	2	Garages	Brownfield	This site is within the settlement boundary of Burbage and is surrounded by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is so small it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.	This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration by Development Management.

Site size (Hectares)	Estimated capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding.  The Sustainability Appraisal Addendum identified that this site was one of the more sustainable options.	<b>Modifications Conclusion</b> The conclusion remains as above.



## 4 EARL SHILTON

Having regard to planning permissions granted as at September 2014, there is no residual housing requirement for Earl Shilton.

## 5 BARWELL

Having regard to planning permissions granted as at 1 September 2014, a residual figure of 3 dwellings remains for Barwell, however the Council consider that this figure can be met through windfall sites delivered within Barwell.

## 6 DESFORD

The housing requirement within the Core Strategy for Desford is a minimum of 110 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Desford.

## 7 GROBY

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS254: Land at Sacheverell Way, Groby</b>					
11.96	224	Agriculture	Greenfield	<p>The site is located to the south of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, and open space. In terms of accessibility the SHLAA identified that it is not a favoured site as it is on the 'wrong' side of Sacheverell Way, although it does highlight that through speed reduction and 'urbanising' of Sacheverell Way together with appropriate forms of access it could accommodate development.</p> <p>The site falls within the Rothley Brook Meadows Green Wedge. The Green Wedge Review found this area to be particularly sensitive in terms of coalescence, especially in light of the Glenfield Park development.</p>	<p>This site is not a suitable location as it breaches Sacheverell Way which would drastically change the development form of Groby. It was also identified as a sensitive area of the green wedge in terms of coalescence.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identified the site as having low ecological value.</p> <p>The Joint Strategic Flood Risk Assessment (2014) identified that a section of this site is covered by flood zones 2, 3a and 3b. Due to the flooding potential of this site it scored poorly against this Sustainability Appraisal Objective compared to other assessment sites.</p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due to flooding issues, and access to services.</p> <p>As this site has scored particularly poorly against the reasonable alternatives through the Sustainability Appraisal it is not necessary to assess the site against its impact on the Green Wedge as it has not been identified as being a sustainable option.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS270: Land to the rear of Fern Crescent, Groby</b>					
1.47	36	Residential dwelling and grazing	Combination	<p>The site is located to the north west of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received. One comment was received objecting to the site becoming an allocation. The second comment supported the site</p>	<p>This site has not been selected for allocation as there is no adequate access.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>because limited development would not adversely affect traffic levels or impact on landscape character.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, and open space. Access would only be possible if a house on Fern Crescent was demolished.</p> <p>The Extended Phase 1 Habitat Survey identified that as the grassland is so intensively grazed it is not possible to determine whether the site is species rich. It was identified as a site of moderate ecological value.</p>	
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) identified the site as having moderate ecological value.</p> <p>The Joint Strategic Flood Risk Assessment (2014) identified that part of this site suffered from groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.</p> <p>The Sustainability Appraisal Addendum identified that this site scored relative well against the sustainability appraisal objectives compared to the reasonable alternatives.</p>	<p><b>Modifications Conclusion</b></p> <p>This site scored relatively well against the reasonable alternatives within the Sustainability Appraisal Addendum, however issues remain relating to accessibility to the site.</p>
AS497 - Land to the north of the M1					

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
14.93	280	Agriculture	Greenfield	<p>The site is located to the north west of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). Two comments were received, both objecting to the site becoming a preferred option.</p> <p>This site does not adjoin the built form of Groby.</p> <p>This site was identified in Area G of the Green Wedge Review (2011). There were no boundary amendments suggested to the green wedge which impact on this site. It identified that this site played a particularly important role in terms of protecting the settlement identities of Groby and Ratby.</p>	<p>This site is not suitable for allocation as it is not adjacent to the settlement boundary.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Joint Strategic Flood Risk Assessment (2014) identified that part of this site suffered from groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.</p> <p>When assessed against alternatives in the Sustainability Appraisal Addendum this site was identified as having the potential to have an adverse impact on a historic setting and the natural character of the area due to its location close to Martinshaw Woods and a listed building.</p> <p>The Green Wedge Review identified this site to be</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p> <p>The Green Wedge Assessment also identified that this site met the functions of the green wedge and there should be no boundary amendments.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				within Area G. It was identified as being important as a green lung and recreational resource. The review also pulled out the sensitivities relating to the impact development may have on Martinshaw Woods and the historical assets. It also helps preventing the merging of Ratby and Groby and guides development form particularly the potential for development along Ratby Road, which relates to this site.	
<b>AS498 – Land at Sacheverell Way, Groby</b>					
4.41	83	Grazing	Greenfield	<p>The site is located to the north west of Groby. The site was consulted upon as a preferred option (GRO21) in the Site Allocations Preferred Options Paper (2009). GRO21 received 63 objections, three general comments and one comment of support. This site was subject to two appeals on the site for 133 dwellings in 2009 under application reference 09/00798/FUL and for 91 dwellings in 2012 under reference 12/00250/FUL. Both appeals were dismissed and planning permission refused. The latest appeal was Judicially Reviewed and the results of that are awaited.</p> <p><b>Modifications Site Assessment</b> The Joint Strategic Flood Risk Assessment (2014) identified that part of this site suffered from groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.</p>	<p>Due to the appeals and the site attracting the largest number of objections for a residential site in Groby this residential allocation has been removed. Also more suitable sites have been identified to meet the residual housing requirement for Groby.</p> <p><b>Modifications Conclusion</b> The Sustainability Appraisal Addendum identified that this site scored relative well against the sustainability appraisal objectives</p>



Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The Extended Phase 1 Habitat Survey (2014) identified the site as having low ecological value.</p> <p>The Sustainability Appraisal Addendum identified that this site scored relative well against the sustainability appraisal objectives compared to the reasonable alternatives. However, the site is located within the Rothley Brook Green Wedge and therefore a judgement must be made in relation to the impact the development may have on the function of the Green Wedge like other reasonable alternatives located within this designation.</p> <p>The Green Wedge Review (2011) assessed this site within Assessment Area F. The Green Wedge Review identified that AS298 did not perform a recreational resource. In terms of AS298 performing the role of guiding development form and merging of settlements the Review turns to the first appeal dismissal where one of the reasons for its dismissal was the impact on the Green Wedge. The Inspector highlighted that the appeal site had an open and largely rural aspect recognising that it was tempered by the surroundings identifying that the surroundings added to suburbanising and semi-rural feel of the area. The evaluation found that this area does perform the function of settlement separation and guiding development which were highlighted as being a priority of the green wedge.</p>	<p>compared to the reasonable alternatives.</p> <p>As the site is located within the Green Wedge it scored lower than some alternatives where the SAO relates to the function of the green wedge. A comparable site assessment for sites within the green wedge is necessary to select the most appropriate allocation. This assessment did not find that AS298 would have the least impact on the green wedge and therefore has not been selected.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The first appeal decision on planning application 09/00798/FUL was dismissed. One of the reasons for this dismissal was the impact on the green wedge; the Inspector noted that the impact of development on the character and appearance of the green wedge was of particular importance. The second appeal for planning application 12/00250/FUL was also dismissed. This Inspector was also concerned about the impact of the development on the green wedge and it was contrary to Policy 9 of the Core Strategy and that it was premature to the SADMPDPD Green Wedge Review. This appeal decision was considered at the High Court and succeeded to the extent indicated in the judgement. In terms of the challenge to the Green Wedge this element of the challenge failed.</p> <p>Using the Green Wedge Review (2011) as the evidence base to inform the SADMPDPD there are alternative sites which have a lesser impact on the Green Wedge than AS498.</p>	
<b>AS620: Land to the east of Anstey Lane, Groby</b>					
11.46	215	Agriculture	Greenfield	<p>The site is located to the north east of Groby. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site becoming an allocation.</p>	<p>This site has not been selected for allocation due to problems with accessibility and it is segregated from the settlement by the A50.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The site is within 800 metres of a bus stop and open space. Access to the site is off a rural road with generally fast moving traffic which may be unacceptable.</p> <p>The site is not adjacent to the settlement boundary as it is separated by the A50.</p> <p>The site is located within the Rothley Brook Meadows Green Wedge. There were no proposed boundary amendments to this area of the green wedge.</p> <p>Flood zones 2 and 3 cross the centre of the site which would limit the developable area close to the existing settlement boundary making the development even more detached from Groby.</p>	

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identified that the site lies within Flood Zones 2, 3a and 3b. The site also has the potential for groundwater flooding and surface water flooding.</p> <p>The Extended Phase 1 Habitat Survey (2014) identified the site as having moderate ecological interest.</p> <p>The Sustainability Appraisal Addendum found that this site scored particularly badly against the reasonable alternatives due to the site being located outside of the catchment for community facilities as identified within the Community Facilities Audit (2013). As this site has scored particularly poorly against the reasonable alternatives through the Sustainability Appraisal it is not necessary to assess the site against its impact on the Green Wedge as it has not been identified as being a sustainable option.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives.</p>
<b>AS611 – Land South of the Leicester Western Bypass</b>					
11.02	207	Agricultural	Greenfield	This site is located to the south east of Groby beyond the A46. The site was consulted upon as an Alternative Option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to the site becoming an allocation.	This site has been discounted because the site is considered unsuitable as it is not within or adjacent to the settlement boundary, access

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The site is within 400 metres of a bus stop, primary school and open space.</p> <p>The site is not adjacent to the settlement boundary as it is separated by the A46. The site is also considered to be inaccessible by car.</p> <p>The site is located within the Rothley Brook Meadows Green Wedge. There were no proposed boundary amendments to this area of the green wedge.</p>	appears to be unlikely.
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the flood plain.</p> <p>The Extended Phase 1 Habitat Survey (2014) identified the site as having low ecological interest.</p> <p>The Sustainability Appraisal Addendum found that this site scored reasonably well against the reasonable alternatives, although concerns were raised in relation to the physical separation of the site from Groby as highlighted in the SHLAA. However, the site is located within the Rothley Brook Green Wedge and therefore a judgement must be made in relation to the impact the development may have on the function of the Green Wedge like other reasonable alternatives located within this designation.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as being particularly bad against the reasonable alternatives. However the site is not adjacent to Groby, there are issues with accessibility and it is located within a sensitive part of the Green Wedge and therefore not suitable for allocation.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>The Green Wedge Review (2011) assessed this site within Assessment Area D. It identifies that this section plays an important role in preventing the merging of Glenfield within the A46 which abuts Groby and guides development form. It also provides a green lung and recreational resource as it provides pedestrian connectivity between Glenfield and Groby through a public right of way which connects to the wider area. In addition, the Glenfield Park Development will reduce the gap between Glenfield, Groby and Ratby and therefore this part of the Green Wedge is vital in terms retaining the separation between Glenfield and Groby.</p>	

## 8 RATBY

The housing requirement within the Core Strategy for Ratby is a minimum of 75 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Ratby.

## 9 MARKFIELD

The housing requirement within the Core Strategy for Markfield is a minimum of 80 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Markfield.



## 10 BAGWORTH

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/Brownfield	Site Assessment	Conclusion
<b>AS1: Land adjacent 78 Main Street, Bagworth</b>					
0.8	20	Vacant (former paddock)	Greenfield	<b>Modifications Site Assessment</b> The Sustainability Appraisal addendum (2014) concludes that the site will result in a minor negative affect on the rural landscape as the site is a Greenfield site in a fairly prominent location on a key entrance into the village.	<b>Modifications Conclusion</b> Whilst the site can provide for the minimum residual housing requirement it is considered to be a less sustainable when compared against the preferred site as it is a greenfield site located beyond the settlement boundary.
<b>AS2: Land south of Main Street adjacent to Laurels Farm, Bagworth</b>					
10.33	194	Agricultural	Greenfield	<b>Modifications Site Assessment</b> The Sustainability Appraisal addendum (2014) concludes that the site will result in a minor negative affect on the rural landscape as the site is a Greenfield site in a fairly prominent location to the south of the village.	<b>Modifications Conclusion</b> Whilst the site can provide for the minimum residual housing requirement it is considered to be a less sustainable when compared against the preferred site as it is a greenfield site located beyond the settlement boundary.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS3: Land to the rear and side of Laurel House, Bagworth</b>					
0.43	11	Light industrial warehousing and barns.	Brownfield	<b><u>Modifications Site Assessment</u></b> The Sustainability Appraisal concludes that the site has a significant benefit in that it will result in the redevelopment of brownfield land. This development would also see the loss of some buildings which are currently in agricultural use. The site was not however identified as the most sustainable site when compared against the reasonable alternatives.	<b><u>Modifications Conclusion</u></b> The site would not result in the full allocation for the residual minimum housing requirement and would require the need to identify a further site elsewhere. The site is less suitable when compared against the preferred option.
<b>AS5: Land north of Barlestone Road, Bagworth</b>					
1.09	27	Agricultural	Greenfield	<b><u>Modifications Site Assessment</u></b> The Sustainability Appraisal addendum (2014) concludes that the site will result in a minor negative affect on the rural landscape as the site is Greenfield sites in a fairly prominent location to the south west of the village.	<b><u>Modifications Conclusion</u></b> Whilst the site can provide for the minimum residual housing requirement it is considered to be a less sustainable when compared against the preferred site as it is a greenfield site located beyond the settlement boundary.
<b>AS6: Land at Poplars Farm, Bagworth</b>					
1.48	37	Agricultural – Farm stead	Greenfield	<b><u>Modifications Site Assessment</u></b> The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain but does have the potential for surface water flooding	<b><u>Modifications Conclusion</u></b> The site is less suitable when compared against the merits of the preferred option.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p> <p>The Sustainability Appraisal concludes that the site has a significant benefit in that it will result in the redevelopment of brownfield land, however this development would see the loss of buildings which are currently in agricultural use. The site was not however identified as the most sustainable site when compared against the reasonable alternatives.</p>	
<b>AS7: Land rear of 59-87 Station Road, Bagworth</b>					
1.58	39	Agricultural	Greenfield	<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain but it does have the potential for surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p> <p>The Sustainability Appraisal addendum (2014) concludes that the site will result in a minor negative affect on the rural landscape as the site is a Greenfield site in a fairly prominent location to the south of the village.</p>	<p><b>Modifications Conclusion</b></p> <p>Whilst the site can provide for the minimum residual housing requirement it is considered to be a less sustainable when compared against the preferred site as it is a greenfield site located beyond the settlement boundary.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS12: Former Railway sidings, Bagworth</b>					
2.89	54	Scrub land and disused railway sidings	Greenfield	<b>Modifications Site Assessment</b> The Sustainability Appraisal addendum (2014) concludes that the site will result in a potentially adverse affect on the rural landscape as the site is a Greenfield site in a fairly prominent location to the east of the village.	<b>Modifications Conclusion</b> Whilst the site can provide for the minimum residual housing requirement it is considered to be a less sustainable when compared against the preferred site as it is a greenfield site located beyond the settlement boundary.
<b>AS13: Station Terrace, Bagworth</b>					
0.28	7	Scrub land and disused railway sidings	Brownfield	<b>Modifications Site Assessment</b> The site is not evaluated as the most sustainable site through the Sustainability Appraisal addendum (2014).	<b>Modifications Conclusion</b> The site is not considered to be the most sustainable when compared against the reasonable alternatives. The site will also not provide for the entire minimum residual requirement which, if allocated would require the Council to identify an additional site.
<b>AS16: Land west of Station Road, Bagworth</b>					
0.61	15	Residential and Paddock	Combination	<b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) identifies that the site does not have potential for	<b>Modifications Conclusion</b> The site is considered to be less sustainable when

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p> <p>The Sustainability Appraisal addendum (2014) concludes that the development would be located on a Greenfield site in a prominent location to the north of the village and would also exacerbate ribbon development which has occurred along Station Road. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</p>	<p>compared against the preferred site as it is a greenfield site located beyond the settlement boundary.</p>
<b>AS908: Land adjacent to former Dunlop Factory, Bagworth</b>					
2.08	39	Agricultural	Greenfield	<p><b>Modifications Site Assessment</b></p> <p>The sustainability Appraisal addendum (2014) concludes that the development would be located on a Greenfield site and would extend the village into the open countryside to the east. The site does not lend itself as a logical extension to Bagworth and would therefore have a minor negative impact on the rural landscape in the vicinity.</p>	<p><b>Modifications Conclusion</b></p> <p>The site is considered to be less sustainable when compared against the preferred site as it is a greenfield site located beyond the settlement boundary.</p>

## 11 THORNTON

There is no housing requirement for Thornton in the Core Strategy.

## 12 BARLESTONE

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS41: Land off Brookside, Barlestone</b>					
2.96	56	Agriculture	Greenfield	<p>The site is located to the south-east of Barlestone. The site was consulted upon as a preferred option (BARL02) in the Site Allocations Preferred Options Paper (2009). 63 comments were received objecting to this site, reasons given included highways issues, greenfield site, strain on infrastructure and impact on wildlife.</p> <p>A planning application (12/01029/FUL) was submitted on this site which also contained a section of AS42. The application was for 49 dwellings in total with 24 dwellings on this section.</p>	Due to the recent planning decision this site has been deemed unsuitable for allocation.
				<p><b>Modifications Site Assessment</b> Planning application (13/00735/FUL) was approved through a planning appeal for 49 dwellings on 18<sup>th</sup> August 2014.</p>	<p><b>Modifications Conclusion</b> This site combined with AS42 will be updated as an allocation with planning permission within a modified Site Allocations.</p>
<b>AS42: Land off Spinney Drive, Barlestone</b>					
3.07	58	Grassland	Greenfield	The site is located to the south of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009).	Due to the recent planning decision this site has been deemed unsuitable for

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>One comment was received objecting to the site becoming a preferred option.</p> <p>A planning application (12/01029/FUL) was submitted on this site which also contained a section of AS41. The application was for 49 dwellings in total with 25 dwellings on this section.</p>	allocation.
				<p><b>Modifications Site Assessment</b> Planning application (13/00735/FUL) was approved through a planning appeal for 49 dwellings on 18<sup>th</sup> August 2014.</p>	<p><b>Modifications Conclusion</b> This site combined with AS41 will be updated as an allocation with planning permission within a modified Site Allocations.</p>
<b>AS43: Land off Newbold Road, Barlestone</b>					
1.09	27	Paddock	Greenfield	<p>The site is located to the north of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, post office, local centre, and open space. Access is via an unadopted road accessing Mill Farm Cottage off Newbold Road.</p> <p>Mature trees and hedgerows along the northern boundary.</p>	This site has not been selected for allocation due to problems with accessibility.



Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>A Local Wildlife Site designation covers the entirety of the site.</p> <p>The Sustainability Appraisal Addendum evaluates this site as the least sustainable site for the proposed Core Strategy housing requirement for Barlestone when balanced against the reasonable alternatives.</p> <p>This is a greenfield site.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due to its greenfield nature and its a local wildlife site designation.</p>
<b>AS53: Land off Bosworth Road, Barlestone</b>					
24.52	460	Agriculture	Greenfield	<p>This site is located to the south of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One objection was received relating to access. Eighteen comments were received supporting the site to become an allocation.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, and open space. There is no current visible access. The site bounds the A447 and access could be provided onto this road, although this is likely to be unacceptable due to the road being fast moving. Access may also be achieved through SHLAA site AS638 but this would require third party agreement. Access could also be achieved via Bosworth Road but this would be some</p>	This site has not been selected due to issues relating to access and more suitable alternatives being available.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>distance from the built form of the existing settlement.</p> <p>Grade 2 agricultural land is within the western portion of the site. A stream runs north to the south through the centre of the site with drains to the north and a flood zone to the south but outside of its boundary.</p> <p>Trees scattered on site and hedgerows separate northern and southern fields. Part of the site is of ecological interest.</p>	
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey found the site to be of moderate ecological value.</p> <p>The Sustainability Appraisal Addendum evaluated this site as the least favourable against the reasonable alternatives in regards to its impacts on the diversity and distinctness of the rural landscape.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due to its ecological value and impact on the rural landscape.</p>
<b>AS455: Land at Barton Road, Barlestone</b>					
3.25	61	Agriculture	Greenfield	<p>This site is located to the west of Barlestone and falls within the Parish of Osbaston. The site was consulted on as a preferred option for employment development in the Site Allocations Preferred Options Paper. The site received 48 objections; reasons given included it being a greenfield site, highways, wildlife impact, should be used for</p>	<p>This site has been discounted as part of the site is grade II agricultural land (red constraint) which will reduce capacity and may impact on economic viability. There are alternative sites which do not</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>residential and impact of employment use. One general comment noted that it was within Osbaston Parish and there were two comments that supported the option as it would benefit the whole community.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, and open space.</p> <p>The Highway Authority have confirmed that this development is acceptable in principle subject to detailed design in accordance with the 6CsDG. A transport statement would need to be prepared in accordance with DfT and 6CsDG guidance, which would show the impact of the development. Additional infrastructure may be required to mitigate against the impact of the development on the surrounding network, particularly in relation to providing a safe walking route to the local primary school. Any new access will require the removal of a significant amount of hedgerow to ensure adequate visibility is provided. The speed limit along the site frontage is 40 mph and the 30 mph limit would need to be extended to the west of the access. A suitable gateway treatment would be required to reduce speeds.</p> <p>The western part of the site is Grade 2 agricultural land, a red constraint identified within the Strategic Housing Land and Availability Assessment. Mature trees and hedgerows are present around the perimeter of the site.</p>	have a red constraint.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>This site is greenfield.</p> <p>The Sustainability Appraisal Addendum evaluated this site as closely matched with the alternative site BARL02. This site is considered further from the local centre than BARL02 but with less impact on the rural landscape.</p> <p>The Extended Phase 1 Habitat Survey 2014 found the site to be of low ecological value.</p>	<p><b>Modifications Conclusion</b></p> <p>The above reason for discounting the site remains valid. There are other more preferable sites which stand closer to the local centre and do not include Grade 2 agricultural land.</p>
<b>AS676: The Crabtree, Bagworth Road, Barlestone</b>					
2.47	46	Paddock, Farmstead	Greenfield	<p>This site is located to the north east of Barlestone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). Two comments supporting this site to become an allocation were received.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space.</p> <p>Hedgerows along site and field boundaries.</p> <p>The highway authority has confirmed that this development is acceptable in principle subject to detailed design in accordance with the 6CsDG. A transport statement would need to be prepared in accordance with DfT and 6CsDG guidance, which</p>	This site has been discounted because of uncertainties and potential impacts over accessibility

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				would show the impact of the development. Additional infrastructure may be required to mitigate against the impact of the development on the surrounding network, particularly in relation to providing a safe walking route to the local primary school. The existing access to the south of the site may be acceptable, but ensuring adequate visibility will require the removal of a significant amount of hedgerow which could have habitat potential which would require further exploration.	
				<b>Modifications Site Assessment</b> The site is greenfield.  The Sustainability Appraisal Addendum evaluated this site as having a direct adverse impact on the character, diversity and local distinctiveness of the rural landscape.	<b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due impact on the rural landscape.
<b>AS969: Land north of 63 Bagworth Road, Barlestone</b>					
1.6	40	Agriculture	Greenfield	This site lies to the north east of Barlestone and is adjacent to a small section of the settlement boundary. The site is a long, relatively thin section of agricultural land which extends away from the settlement to the north. This site was not consulted upon during the Preferred Options consultation as it was submitted to the Council through the SHLAA process after this consultation had taken place.	This site has not been selected for allocation as it would not lend itself as a natural extension to the settlement and there are preferable sites for the development of the residual requirement in Barlestone.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>Although classed as developable, the layout of this site would mean that its development would not lend itself as a natural extension to the settlement boundary of Barlestone.</p> <p>At c.400m from the Barlestone Local Centre, this site is considered to be within a reasonable walking distance of those services, however, the site chosen for allocation is nearer, and therefore preferable for development.</p>	
				<p><b>Modifications Site Assessment</b> This is a greenfield site.</p> <p>The Sustainability Appraisal Addendum evaluated this site as having a direct adverse impact on the character, diversity and local distinctiveness of the rural landscape. In addition it evaluated the site as having a potential direct adverse impact on the setting of a listed building.</p>	<p><b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due impact on the rural landscape and setting of a listed building.</p>

## 13 MARKET BOSWORTH

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS392: Land north of Station Road, Market Bosworth</b>					
4.08	77	Agriculture, grassland	Greenfield	<p>The site is located to the north of Market Bosworth. The site was consulted upon as a preferred option (MKBOS01 (residential) and MKBOS14 (open space)) in the Site Allocations Preferred Options Paper (2009). 67 comments were received objecting to MKBOS01; reasons given included traffic congestion, visual impact, need for additional houses and impact on wildlife. There were seven general comments and five representations supporting the allocation. Nine comments were received objecting to the site becoming a neighbourhood equipped area of play, one comment of support was received and three general comments.</p> <p>Site is within 800 metres of a bus stop, primary school, and open space. Access would be onto Station Road.</p> <p>There are some mature hedgerows bordering the site.</p>	Due to strong local opposition against this site being allocated an alternative has been selected.
				<b>Modifications Site Assessment</b> The Extended Phase 1 Habitat Survey 2014 identifies this site as of low ecological value but does	<b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				include a defunct species-rich hedgerow and some broadleaved trees.	site as the most sustainable option when balanced against the reasonable alternatives due the additional benefits that the larger site to the south of station road could provide.
<b>AS399: Nutwood Pastures, Market Bosworth</b>					
4.69	88	Agricultural	Greenfield	<p>This site is located to the north of Market Bosworth. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). Four comments were received objecting to this site becoming a preferred option and one general comment was received.</p> <p>The site is within 800 metres of a bus stop, primary school, local centre, post office and open space. A public right of way runs to the south of the site. Some mature hedgerows and trees on the site. There are varying site levels.</p>	This site has not been selected as development would block or hinder an important view or vista as documented in the Market Bosworth Conservation Area Appraisal.
				<p><b>Modifications Site Assessment</b></p> <p>The Sustainability Appraisal Addendum evaluated this site as the least sustainable site for the proposed residential development for Market Bosworth when balanced against the reasonable alternatives i.e. MKBOS02, AS392 and AS401.</p> <p>The Extended Phase 1 Habitat Survey 2014 identifies this site as of moderate ecological value</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum confirms the above findings in relation to the sites sustainability due to the impact on the context and setting of Market Bosworth and its landscape character and the adverse impact on the</p>



Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				and includes hollow ash trees which have the potential for bat roosting.	views out of the Conservation Area as defined through the Market Bosworth Conservation Area Appraisal.
<b>AS401: Land to the rear of Harcourt Spinney, Market Bosworth</b>					
1.86	46	Stables and Paddock	Greenfield	<p>This site is located to the north of Market Bosworth. The site was consulted upon as an alternative option in the Site Allocations Preferred Option Paper (2009). Six objections were received to this site becoming a preferred option.</p> <p>The site is within 800 metres of the local centre and the primary school.</p> <p>Access to the site is currently an un-adopted track.</p> <p>This site is considered non-developable as the main body of the site is not within or adjacent to the settlement boundary.</p>	This site has been discounted as the site is not within or adjacent to the settlement boundary and access to the site is via an un-adopted track.
				<p><b>Modifications Site Assessment</b> The Extended Phase 1 Habitat Survey 2014 identifies this site as of low ecological value.</p>	<p><b>Modifications Conclusion</b> No amendment to above.</p>
<b>AS973: Land west of Beaumont Court, Station Road, Market Bosworth</b>					
0.19	6	Scrub land	Brownfield	This site is within the settlement boundary of Market Bosworth and is bounded on three sides by	This site is within the settlement boundary so can

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development Management. As this site is a small site it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.	be developed without a formal allocation subject to more detailed consideration by Development Management.
				<b>Modifications Site Assessment</b> This site gained planning permission for 1 dwelling under application reference 14/00493/FUL.	<b>Modifications Conclusion</b> This site gained planning permission for 1 dwelling under application reference 14/00493/FUL and no longer forms a reasonable alternative.

## 13 NEWBOLD VERDON

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS440: Land at Fourwinds, Barlestone Road, Newbold Verdon</b>					
0.38	11	Residential and residential curtilage	Combination	<p>This site is located to the north of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, local centre, post office and open space. Access to the site would be off Desford Road which is a busy thoroughfare.</p> <p>The site is on the northern side of Desford Road with limited development occurring on this side of the road.</p>	<p>This site is unsuitable as the entire site is grade 2 agricultural land. Access to the site would be off Desford Road which is a busy thoroughfare.</p> <p>Development would breach Desford Road.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) concluded that the site is of low ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The site was not identified as one of the most sustainable sites compared against the reasonable alternatives. It was noted that the site would result in a divergence from the existing settlement form and an intrusion into the landscape on the northern side of Barlestone Road.</p>	<p><b>Modifications Conclusion</b></p> <p>The conclusions set out above remain valid. Furthermore the SA that the site was less sustainable when compared against the reasonable alternatives.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS443: Land Off Brascote Lane, Newbold Verdon</b>					
16.33	306	Agricultural	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to this site becoming a preferred option and one comment supporting it.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, post office and open space. Access could be off Brascote Lane.</p> <p>There are some mature trees and hedgerows on site. The site is detached from the settlement due to allotments. The site would be adjacent to the settlement if combined with AS444.</p>	<p>This site has not been selected as it would only be suitable if combined with AS444 (see below).</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) concluded that the site is of low ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The site was identified as one of the least sustainable sites compared against the reasonable alternatives. The site was evaluated as having a significant impact on the built character of Newbold Verdon as it is outside and detached from the</p>	<p><b>Modifications Conclusion</b></p> <p>The site would result in a significant over provision in Newbold Verdon of over 270 dwellings in an unsuitable and unsustainable location when compared against the reasonable alternatives.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				settlement boundary and results in an intrusion into the rural landscape.	
<b>AS444: Land South of Arnolds Crescent, Newbold Verdon</b>					
6.73	126	Agricultural	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received objecting to this site becoming a preferred option.</p> <p>Site is within 800 metres of a bus stop, primary school, local centre, post office and open space. Site access would only be achieved by demolishing a property on Arnold's Crescent.</p> <p>Significant part of the site is identified as grade2 agricultural land.</p>	<p>This site has not been selected as the land would need to be accessed via the demolition of a dwelling on Arnold's Crescent, none of which have been submitted.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) concluded that the site is of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The site was identified as one of the least sustainable sites compared against the reasonable alternatives. The site was evaluated as an intrusion into the rural landscape and result in the loss of Grade II Agricultural Land.</p>	<p><b>Modifications Conclusion</b></p> <p>The site would result in a significant over provision in Newbold Verdon of over 120 dwellings in an unsuitable and unsustainable location when compared against the reasonable alternatives.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS445: Land Off Kirkby Lane, Newbold Verdon</b>					
24.16	453	Agriculture, Spinney	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as NEW01b an alternative option in the Site Allocations and Generic Development Management Policies DPD Preferred Options (2009). Two comments, seventeen objections and two supporting representations were received.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space.</p> <p>A significant section of the site is classified as grade 2 agricultural land. There are two ecology sites within the boundary; one to the south west and one to the north (Newbold Spinney).</p>	<p>The site is unsuitable as the majority of the site is grade 2 agricultural land. The area which could be developed to the south of the site is too far from the settlement boundary for consideration.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) concluded that the site is of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The Sustainability Appraisal evaluated the site as one of the least sustainable sites compared against the reasonable alternatives. The site was evaluated as an intrusion into the rural landscape as the site</p>	<p><b>Modifications Conclusion</b></p> <p>The conclusion set out above remains applicable.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				results in an extension from the settlement with only the western boundary of the site adjoining the settlement.	
<b>AS446: Land to the south east of Newbold Verdon, Off Kirkby Lane, Newbold Verdon</b>					
2.15	39	Agriculture Farmstead	Combination	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as NEW01b an alternative option in the Site Allocations and Generic Development Management Policies DPD Preferred Options (2009). Two comments, seventeen objections and two supporting representations were received.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space.</p> <p>A significant section of the site is classified as grade 2 agricultural land. There are two ecology sites within the boundary; one to the south west and one to the north (Newbold Spinney).</p>	The site is unsuitable as the site is grade 2 agricultural land. The area which could be developed to the south of the site is too far from the settlement boundary for consideration.
				<p><b>Modifications Site Assessment</b></p> <p>The Extended Phase 1 Habitat Survey (2014) concluded that the site is of moderate ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The site was not evaluated as one of the more</p>	<p><b>Modifications Conclusion</b></p> <p>The conclusions set out above remains applicable.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				sustainable sites in the Sustainability Appraisal primarily due to the intrusion into the landscape and loss of Grade II Agricultural Land and agricultural farmstead.	
<b>AS447: Land at 77 Desford Road, Newbold Verdon</b>					
1.33	32	Grassland	Greenfield	<p>This site is located to the south of Newbold Verdon. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, local centre, and open space. Access to the site could be achieved by the demolition of 77 Desford Road.</p> <p>The site is classified as grade 2 agricultural land. The site is of ecological interest.</p> <p><b>Modifications Site Assessment</b> The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The site was not evaluated as one of the more sustainable sites in the Sustainability Appraisal primarily due to the loss of Grade II Agricultural Land and agricultural farmstead.</p>	<p>This site is unsuitable as the entire site is grade 2 agricultural land. Access to the site would be off Desford Road which is a busy thoroughfare. An alternative access is of Kirkby Lane which is narrow in nature and not appropriate.</p> <p><b>Modifications Conclusion</b> Further to the above conclusions the site is considered to be less sustainable when compared against the reasonable alternatives.</p>
<b>AS448: Land north of Desford Road, Newbold Verdon</b>					
2.06	39	Agricultural	Greenfield	<p>This site is located to the north of Newbold Verdon. The site was consulted upon as an alternative option</p>	<p>This site is unsuitable as the entire site is grade 2</p>



Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 800 metres of a bus stop, local centre, post office and open space. Access to the site would be off Desford Road which is a busy thoroughfare.</p> <p>The site is on the northern side of Desford Road with limited development occurring on this side of the road.</p>	<p>agricultural land. Access to the site would be off Desford Road, which is a busy thoroughfare.</p> <p>Development would breach Desford Lane.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The site was not evaluated as one of the more sustainable sites in the Sustainability Appraisal primarily due to the loss of Grade II Agricultural Land and the adverse impact upon the current settlement form.</p>	<p><b>Modifications Conclusion</b></p> <p>The conclusions set out above remains applicable.</p>
<b>AS646: Land to the rear of Mill Lane, Newbold Verdon</b>					
0.04	1	Garages	Brownfield	<p>This site is within the settlement boundary of Newbold Verdon and is surrounded by residential development. This site has been concluded to be deliverable and developable within the 2013 SHLAA. This site can be developed without a housing allocation within the Site Allocations and Development Management Policies DPD subject to the more detailed considerations by Development</p>	<p>This site is within the settlement boundary so can be developed without a formal allocation subject to more detailed consideration by Development Management.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				Management. As this site is so small it has been concluded that the most appropriate approach to this site is through non allocation and allowing the presumption in favour of development within settlement boundaries to cover any future application.	
				<b>Modifications Site Assessment</b> The Sustainability Appraisal was identified as one of the most sustainable sites when compared against the reasonable alternatives.	<b>Modifications Conclusion</b> The conclusion set out above remains applicable.
<b>AS675 (NEW04): Land adjacent to 50 Brascote Lane</b>					
0.13	4	Scrubland	Greenfield	<b>Modifications Site Assessment</b> The Extended Phase 1 Habitat Survey (2014) identified the site as of low ecological value.  The Sustainability Appraisal concludes that the site is one of three most sustainable sites when considered against all reasonable alternatives.  The Strategic Flood Risk Assessment (2014) identifies that the site lies within flood zones 2, 3a and 3b as a result this site has now been discounted.	<b>Modifications Conclusion</b> This site was within the Pre-Submission Version of the Site Allocations and Development Management Policies DPD. Due to the updated evidence contained within the Strategic Flood Risk Assessment (2014) this site is no longer allocated.
<b>AS599: Garages 1-7 off Dragon Lane</b>					
Brownfield	1	Garages		This site consists of garages and was allocated for 1 dwelling (NEW14). This site was consulted on as a preferred option (2009). There were no responses	This site has been discounted as it is no longer available for development.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				to this allocation.  This site is not available for development so has been discounted.	
				<b>Modifications Site Assessment</b> This site remains unavailable and the previous conclusion remains the same.	<b>Modifications Conclusion</b> The conclusion set out above remains applicable.

## 14 STOKES GOLDING

The housing requirement within the Core Strategy for Stoke Golding is a minimum of 60 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Stoke Golding.

## 15 CONGERSTONE

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>S507: Land at Main Street, Congerstone</b>					
0.62	15	Residential and recreation	Combination	<p>This site is located to the north-west of Congerstone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>Site is within 400 metres of a bus stop, primary school and open space. Access could be off Main Street or Church Field.</p> <p>Site is within Congerstone Conservation Area.</p> <p>A large part of the site is identified as amenity green space. No surplus of amenity green space has been identified within the village.</p>	<p>This site is not suitable for allocation because development would require the loss of open space. The development would adversely affect the character of the conservation area. Availability is unclear as the submitted site contains occupied dwellings.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<b>Modifications Site Assessment</b> The Sustainability Appraisal Addendum evaluated this site as the least sustainable site for the proposed residential development for Congerstone when balanced against the reasonable alternatives i.e. CON02, AS510 and AS511.	<b>Modifications Conclusion</b> The Sustainability Appraisal Addendum confirms the above findings in relation to the sites sustainability due to the loss of an area of open space, existing properties and the impact on the character of Congerstone Conservation Area.
<b>AS510: Land south of Poplar Terrace, Congerstone</b>					
0.53	13	Paddock	Greenfield	<p>This site is located to the east of Congerstone. The site was consulted upon as a preferred option in the Site Allocations Preferred Options Paper (2009) (CON01). CON01 received a significant level of objections through a petition with 130 signatories which was received after the Preferred Options consultation had ended. Due to the level of public opposition it has been necessary to give consideration to alternative sites in the village capable of delivering the residual housing requirement for Congerstone.</p> <p>Site is within 400 metres of a bus stop, primary school and open space. Access could be off Main Street or Church Field. Access could be achieved from Poplar Terrace.</p> <p>Hedgerows on southern and western boundaries.</p>	<p>This site has not been selected for allocation due to the level of local opposition against the site at preferred options and an alternative being available.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<b>Modifications Site Assessment</b> The Extended Phase 1 Habitat Survey 2014 identifies this site as of low ecological value however a species-rich intact hedgerow stands on the boundary with Poplar Terrace which may qualify as a local wildlife site. The loss of this feature could also adversely impact the landscape strategy for Congerstone as defined by the landscape character assessment.  This site is a greenfield site.	<b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due to its greenfield nature, potential for a local wildlife site and the sites current contribution to Congerstone's Landscape Character Assessment.
<b>AS511: Land north of Barton Road, Congerstone</b>					
1.26	31	Paddock, Scrubland	Greenfield	This site is located to the east of Congerstone. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). One comment was received noting that the allocation of this site would help repair the edge of the village by being more in-keeping with the traditional character of Congerstone.  Site is within 400 metres of a bus stop, primary school and open space. Access could be off Barton Road.  Flood risk zones 2 and 3 cover the northern section of the site. There are mature hedgerows and trees along the site perimeter.	This site has not been selected because sensitive regard must be had to the adjacent conservation area.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Joint Strategic Flood Risk Assessment 2014 confirms that Flood Zones 2 and 3 stand within this site.</p> <p>The Extended Phase 1 Habitat Survey 2014 identifies the site as having a moderate ecological value with a species-rich intact hedgerow on the boundary with Barton Road.</p> <p>This site is a greenfield site.</p> <p>The site currently provides an open roadside which currently contributes to Congerstone's landscape strategy as identified through the Landscape Character Assessment.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives due to its greenfield nature, potential for a local wildlife site, potential flooding and the sites current contribution to Congerstone's Landscape Character Assessment.</p>



## 16 HIGHAM ON THE HILL

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
AS285: Land off Main Street/Stoke Road, Higham on the Hill					
1.86	46	Grazing Land and Pond	Greenfield	<p>This site is located to the north east of Higham on the Hill. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 800 metres of a bus stop, primary school and open space. Access could be achieved off Main Street or Stoke Road.</p> <p>The site is within the Higham on the Hill Conservation Area. Mature trees are scattered across the site and hedgerows divide the site into smaller plots. A large pond lies within the site. The site undulates.</p>	This site has not been selected because it would have a negative impact on the Conservation Area compared to alternatives available.
				<p><b>Modifications Conclusion</b></p> <p>The housing requirement within the Core Strategy for Higham on the Hill is a minimum of 40 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Higham on the Hill.</p>	
AS685: Land to the rear of 5-43 Nuneaton Lane, Higham on the Hill					
1.74	43	Paddock	Greenfield	<p>This site is located to the south of Higham on the Hill. It was consulted upon as an alternative option in</p>	<p>The majority of the site is grade 2 agricultural land</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access is via a narrow track off Nuneaton Lane which may be problematic.</p> <p>Grade 2 agricultural land covers the majority of the site.</p>	which is identified as a red constraint in the Strategic Housing Land Availability Assessment and therefore has not been selected for allocation.
<p><b>Modifications Conclusion</b></p> <p>The housing requirement within the Core Strategy for Higham on the Hill is a minimum of 40 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Higham on the Hill.</p>					
<b>AS691: Land to the south of Main Street, Ivy House Farm, Higham on the Hill</b>					
0.24	7	Agricultural and Paddock	Greenfield	<p>This site is located to the south of Higham on the Hill. It was consulted upon as a preferred option (HIG02) in the Site Allocations Preferred Options Paper (2009). Site HIG02 received one objection, one general comment and one comment of support.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. The current entrance to Ivy House Farm is via a dirt track off Main Street. Improvements to access may be required to accommodate residential development.</p> <p>The area fronting the highway is within a conservation area.</p>	This site has been identified in the Strategic Housing Land Availability Assessment as having ownership constraints and not being suitable or achievable. This site is therefore non-developable and can not be carried forward as a site allocation as this would be undeliverable.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<b>Modifications Conclusion</b> The housing requirement within the Core Strategy for Higham on the Hill is a minimum of 40 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Higham on the Hill.	
AS694: Land south of Main Street (Cherry Orchard Estate), Higham on the Hill					
0.45	11	Grassland	Greenfield	This site is located to the south west of Higham on the Hill. Part of the site was consulted upon as a preferred option (HIG10) in the Site Allocations Preferred Options (2009). Five comments were received objecting to the site and 2 general comments were received.	This site has been identified in the Strategic Housing Land Availability Assessment as having ownership constraints and not being available. This site is therefore non-developable and can not be carried forward as a site allocation as this would be undeliverable.
				<b>Modifications Conclusion</b> The housing requirement within the Core Strategy for Higham on the Hill is a minimum of 40 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Higham on the Hill.	
AS700: Land at Canterbury House, Higham on the Hill					
0.36	11	Residential and residential curtilage	Combination	<p>This site is located to the north east of Higham on the Hill. This site was consulted upon as an alternative option (under the reference EOI635). No comments were received.</p> <p>The site is within 800 metres of a bus stop, primary school and open space. The site entrance is on a</p>	Site is unsuitable due to the site not being adjacent to the settlement boundary. Development would also adversely impact upon the conservation area, the character if the settlement and

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>bend.</p> <p>An ecological site encircles the front section of the site and mature trees and hedgerows are present along the entrance border strip.</p> <p>The site is within Higham on the Hill Conservation Area. Canterbury House is identified as an important local building within the Conservation Area Appraisal and should be retained.</p>	would not enhance the rural fringe transition. In addition, a large dwelling currently stands on site which is an important local building to be retained as identified in the Conservation Area Appraisal.
<p><b>Modifications Conclusion</b></p> <p>The housing requirement within the Core Strategy for Higham on the Hill is a minimum of 40 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Higham on the Hill.</p>					
<b>AS708: Land east of Hilary Bevins Close, Higham on the Hill</b>					
0.51	13	Grazing	Greenfield	<p>This site is located to the north of Higham on the Hill. This site was not consulted upon in the Site Allocations Preferred Options Paper (2009) as it had not been submitted at the time of publication.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Currently there is no direct access. However, access to the site could be achieved if the site was joined with AS284 where access is available and suitable form Hilliary Bevins Close. Outline planning permission (12/00482/OUT) has been granted for 21 dwellings on AS284.</p>	This site has not been selected as access is dependent on the final layout of the Hiliary Bevins Close development which has outline planning permission.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<b>Modifications Conclusion</b> The housing requirement within the Core Strategy for Higham on the Hill is a minimum of 40 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Higham on the Hill.	
AS888 (HIG02): Land to the rear of The Oddfellows Arms Public House, Main Street, Higham on the Hill					
				<b>Modifications Site Assessment</b> The Extended Phase 1 Habitat Survey identified that this site was of high ecological value.	<b>Modifications Conclusion</b> As this site has been identified as having high ecological value this is a red constraint and therefore the site has been removed as an allocation.  In addition, the minimum housing requirement identified in the Core Strategy has been met within Higham on the Hill and therefore no additional land is required.

## 17 NAILSTONE

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS423: Land at Yew Tree Farm, Nailstone</b>					
1.98	49	Residential, Agricultural, Paddock	Combination	<p>This site is located to the north of Nailstone. It was consulted upon as a preferred option (NAI02) in the Site Allocations Preferred Options Paper (2009). NAI02 received one objection and one general comment.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access to the site is via Veros Lane a narrow single track road. Alternative access points were explored but were not deliverable.</p> <p>There are some mature trees and hedgerows on western boundary.</p>	<p>This site is no longer an allocation as after further investigation it has been identified that an adequate and safe access is not possible into the site making the site undeliverable.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic flood Risk Assessment (2014) concludes that the site lies outside the floodzone.</p> <p>The Extended Phase 1 Habitat Survey (2014) concluded the site to be of low ecological value.</p> <p>The Sustainability Appraisal Addendum concludes that the site is one of two of the least sustainable sites against the reasonable alternatives. Due to the</p>	<p><b>Modifications Conclusion</b></p> <p>Further to the reasons set out above, the SA has identified the site as one of two of the least sustainable sites when compared against the reasonable alternative.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				number of dwellings proposed on the site, it is evaluated as having adverse affect on the built character of Nailstone; significant intrusion into the rural landscape and result in the replacement of an existing agricultural farmstead with residential development.	
<b>AS425: Glebe Farm, Occupation Road, Nailstone</b>					
0.40	12	Residential, Paddock	Combination	<p>This site is located to the north of Nailstone. It was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access to the frontage is via Rectory Lane. Field access is via an un-adopted road off Occupation Road.</p> <p>A small slither of the site is Grade 2 agricultural land.</p>	The access roads on the site are narrow in nature and improvements would be required. Concern is raised over the economic viability and achievability of the site due to the limited residential capacity and the current dwelling and outbuildings located here.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p><b>Modifications Site Assessment</b></p> <p>The Strategic flood Risk Assessment (2014) concludes that the site lies outside the floodzone.</p> <p>The Extended Phase 1 Habitat Survey (2014) concluded the site to be of low ecological value.</p> <p>The Sustainability Appraisal Addendum concludes that the site is one of two of the least sustainable sites against the reasonable alternatives. The site is evaluated as having an adverse affect on the built character of Nailstone, with a majority of the site detached from the settlement boundary and will result in the loss of an existing agricultural farmstead replaced with residential development and will result in an intrusion into the rural landscape.</p>	<p><b>Modifications Conclusion</b></p> <p>Further to the reasons set out above, the SA has identified the site as one of two of the least sustainable sites when compared against the reasonable alternative.</p>



## 18 SHEEPY MAGNA

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS518: The Rectory, Church Lane, Sheepy Magna</b>					
0.36	11	Residential and residential curtilage	Combination	<p>The site is located within the settlement boundary of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Vehicular access is via a private drive accessed from Church Lane which is narrow in nature.</p> <p>The site is adjacent to All Saints Church a Grade II listed building.</p>	<p>This site has not been selected as development may adversely affect the setting of a listed building.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Sustainability Appraisal concluded that development of the site would have an adverse impact upon the setting of All Saints Church, a Grade II Listed Building.</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives. The SA reaffirms previous conclusions that the site will result in an adverse impact upon the setting of All Saint's Church.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS519: Land to the west of Meadow Close and Oakfield Way, Sheepy Magna</b>					
0.65	15	Agricultural	Greenfield	<p><b>Modifications Site Assessment</b></p> <p>This site is located on the western periphery of the settlement adjacent to residential properties on Meadow Close and Oakfield Way. This site is currently an agricultural field but does not encompass Grade II agricultural land.</p> <p>The Extended Phase 1 Habitat Survey does not identify any specific ecological features to the site and provides an overall assessment of the site having low ecological value.</p> <p>The Strategic Housing Land Availability Assessment identifies this site as a smaller part of a larger site referenced AS519. The SHLAA identifies the wider site as available, achievable and suitable with an overall assessment of developable. The SHLAA seeks that the developed parcel of the wider site should avoid the Grade II agricultural land to the west.</p> <p>The Sustainability Appraisal concludes that the site is relatively comparable with a majority of the other reasonable alternatives, however it notes that the site would result in an intrusion into the countryside to the west and would result in a departure from the distinctive linear pattern of Sheepy Magna.</p>	<p><b>Modifications Conclusion</b></p> <p>The site was included in the Pre-submission version of the DPD as an alternative to AS701 which was a preferred site in the Preferred Options document. Site AS701 was discounted at the time of the Pre-submission DPD due to highway safety concerns relating to the speed limit along Twycross Road. This issue has now been resolved. It is considered that site AS701 provides a more appropriate site to contribute to the distinctive linear settlement pattern of Sheepy Magna when compared to AS519.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS520: Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna</b>					
0.16	5	Paddock/ Meadow	Greenfield	<p>The site is located to the north of Sheepy Magna. The site was consulted upon as a preferred option (SHE01) in the Site Allocations Preferred Options (2009). Three objections were received and one support. Concerns raised included highway safety, poor transport sustainability, impact on local wildlife sites, landscape and visual impact.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Vehicular access would be off Twycross Road.</p> <p>There are mature trees and hedgerows along the boundary.</p>	<p>For the reasons set out in the Site Allocations Background Paper this site has not been selected as it cannot accommodate all of the housing requirement for Sheepy Magna and it would be necessary to allocate two sites as opposed to one site.</p>
				<p><b>Modifications Site Assessment</b></p> <p>The Sustainability Appraisal concluded that the site would have an adverse impact upon the setting of Sheepy Lodge, a Grade II Listed Building.</p>	<p><b>Modifications Conclusion</b></p> <p>The conclusion set out above remains.</p> <p>Furthermore, the Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives. The SA concludes that the site will result in an adverse</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
					impact upon the setting of Sheepy Lodge.
AS616: Land adjacent to 152 Main Road, Sheepy Magna					
0.66	16	Paddock	Greenfield	The site is located to the south of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.	This site has not been selected for allocation as it lies wholly within Grade 2 agricultural land.
				The site is within 400 metres of a bus stop and 800 metres of an open space. Access would be from Main Road.	
				The site is within Grade 2 agricultural land.	
				<b>Modifications Site Assessment</b> The Sustainability Appraisal concluded that the site will extend the settlement boundary into the countryside and will result in the loss of Grade II Agricultural Land.	<b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives. The SA reaffirms the conclusion above that the site will result in the loss of Grade II Agricultural Land.
AS617: Land north of 134 Main Road, Sheepy Magna					
0.06	2	Paddock	Greenfield	The site is located to the south of Sheepy Magna. The site was consulted upon as an alternative option in the	This site has not been selected for allocation as it

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				<p>Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop and 800 metres of an open space. The site can be accessed via a private driveway off Main Road.</p> <p>Site is within Grade 2 agricultural land.</p>	lies wholly within Grade 2 agricultural land.
				<p><b>Modifications Site Assessment</b> The Sustainability Appraisal identifies that the site would result in the loss of Agricultural Grade II Land.</p>	<p><b>Modifications Conclusion</b> The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives. The SA reaffirms the conclusion above that the site will result in the loss of Grade II Agricultural Land.</p>
<b>AS618: Land at 131 Main Road, Sheepy Magna</b>					
2.32	44	Agricultural, farm house	Combination	<p>This site is located to the south of Sheepy Magna. The site was consulted upon as an alternative option in the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop and 800 metres of an open space. Existing access is via the farm access off Main Road.</p>	This site has not been selected as it would adversely affect the settlements locally distinctive linear pattern as defined in the Landscape Character Assessment.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				There are some hedgerows located along the site boundaries with some mature hedgerow trees.	
				<b>Modifications Site Assessment</b> The Sustainability Appraisal notes that the site would result in a significant adverse affect on the settlement's distinctive linear patter; intrusion into the countryside and the loss of an existing agricultural complex.	<b>Modifications Conclusion</b> The Sustainability Appraisal Addendum evaluated this site as the least sustainable site when balanced against the reasonable alternatives. The SA reaffirms the conclusion above that the site will result in an adverse affect on the settlement's distinctive linear pattern. It also concludes that the site would result in an intrusion into the rural landscape and result in the loss of an agricultural complex.

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS702: Land to the rear of Twycross Road, Sheepy Magna</b>					
1.06	26	Paddock	Greenfield	<p>The site is located to the north of Sheepy Magna. The site was not consulted upon through the Site Allocations Paper Preferred Options Paper (2009).</p> <p>The site is within 400 metres of a bus stop, primary school and open space. There is potential access off Twycross Road.</p>	This site has been put forward for allotments so is not available for a housing allocation.
				<b>Modifications Site Assessment</b> Not applicable.	<b>Modifications Conclusion</b> The conclusion above remains applicable.
<b>AS1082: Land at 62 Main Road, Sheepy Magna</b>					
0.55	14	Residential and Residential Curtilage	Combination	<p><b>Modifications Site Assessment</b></p> <p>The site was not consulted upon in the Pre-submission DPD but has subsequently been nominated for inclusion in the Strategic Housing Land availability Assessment.</p> <p>The northern section of the site is within the settlement boundary, the remainder is adjacent.</p> <p>The site is within 400 metres of a bus stop, primary school and open space.</p> <p>The site would result in an adverse impact upon the properties located behind those on Main Road but</p>	<p><b>Modifications Conclusion</b></p> <p>The Sustainability Appraisal Addendum did not identify this site as the most sustainable option when balanced against the reasonable alternatives. When compared against the preferred site, SHE02 provides a more appropriate opportunity to contributing towards the distinctive linear settlement pattern.</p>

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
				would provide an opportunity to contribute towards to the linear settlement pattern on the residential curtilage behind these properties.	



## 19 STANTON UNDER BARDON

The housing requirement within the Core Strategy for Stanton Under Bardon is a minimum of 30 dwellings. This requirement has been met and therefore no additional land is required to be allocated within Stanton Under Bardon.

## 20 TWYCROSS

Site Size (Hectares)	Estimated Capacity	Current Use	Greenfield/ Brownfield	Site Assessment	Conclusion
<b>AS567: Startins Tractor Sales, West of Main Road, Twycross</b>					
0.85	21	Employment – occupied	Brownfield	<p>This site is located to the north west of Twycross. It was consulted upon as a preferred option for employment use within the Site Allocations Preferred Options Paper (2009). No comments were received.</p> <p>The site is within 400 metres of a bus stop, primary school and open space.</p> <p>The Employment Land and Premises Study Review advises 100% employment use to be retained.</p>	<p>This site has been deemed unsuitable for residential allocation as the site is occupied and the site is classified as 100% of employment uses to be retained within the Employment Land and Premises Study Review.</p>
				<p><b><u>Modifications Site Assessment</u></b></p> <p>This site is still unavailable for development so remains discounted.</p>	<p><b><u>Modifications Conclusion</u></b></p> <p>Conclusions above remain applicable.</p>

## 21 WITHERLEY

There is no housing requirement within the Core Strategy for Witherley