

# **Charnwood Borough Council Local Plan 2021-37**

## **Development Strategy and Site Selection Topic Paper**

**July 2021  
(updated December 2021)**

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## Version History

Version Number	Date	Description
1.0	13 <sup>th</sup> July 2021	First published version
2.0	11 <sup>th</sup> August 2021	Remade broken links in paragraph 4.19 Correction of minor typographical errors in paragraphs 4.5 and 4.22
3.0	3 <sup>rd</sup> December 2021	Inclusion of Addendum following consultation on Pre-submission Draft Local Plan

# SECTION I

## Introduction and Policy Framework

## 1. Introduction

### *Purpose*

- 1.1 The Council is preparing a new local plan to replace the 2015 Charnwood Local Plan Core Strategy and the saved policies of the 2004 Borough of Charnwood Local Plan. The pre-submission version of the Charnwood Local Plan 2021-37 sets out a vision and a framework for the future pattern, scale and quality of development in Charnwood. It addresses the needs and opportunities in relation to housing, the economy, community facilities and infrastructure as well as conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places that contribute to healthy communities.
- 1.2 That framework within the local plan includes the allocation of sites for new housing and employment uses to meet the identified needs of the Borough. This paper sets out the approach used by the Council in the selection of those sites and the development strategy upon which that approach was based. The approach was evidence based and formed part of a wider process of ensuring that the plan met the objectives of sustainable development. It was informed by the comments made in response to the strategy and sites proposed for allocation in the draft local plan that was consulted upon at the end of 2019.
- 1.3 The paper sets out the data that was used to make site selection decisions, how the data was used to make judgements regarding the suitability of sites, how those judgements were applied in different parts of the Borough and how different objectives were weighed in reaching decisions. The paper also includes the list of sites that are proposed for allocation in the pre-submission version of the local plan for each part of the Borough so that the reasons for the proposed allocations are clear.
- 1.4 The paper should be read in conjunction with the Charnwood Local Plan Pre-Submission Stage Sustainability Appraisal Report May 2021 (Pre-Submission SA Report).

## 2. Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is based on a fundamental aim to secure sustainable development through balancing economic, social and environmental objectives.
- 2.2 The NPPF prescribes an approach to the preparation of local plans which should be informed by a sustainability appraisal and demonstrate how relevant economic, social and environmental objectives have been addressed. It sets out that plans should avoid significant adverse impacts. Where such impacts are unavoidable, suitable mitigation measures should be proposed. Where this is not possible compensatory measures should be considered (para 32).

2.3 This approach has been used to inform the preparation of each of the three elements of the development strategy: the overall scale of growth, broad locations for development and the allocation of specific sites.

## SECTION II

### Identifying a Development Strategy for New Homes in Charnwood

### 3. Identifying a Development Strategy for New Homes in Charnwood

- 3.1 The approach to appraising reasonable alternatives for the scale and the overall distribution of new homes is set out in detail in sections 3 and 4 of the Charnwood Local Plan Pre-Submission Stage Sustainability Appraisal Report (May 2021) (Pre-Submission SA Report). This section summarises these stages. Importantly, it sets out how sustainability appraisal was used by the Council, alongside other factors in decision making, and shows how the strategy identification provides the context within which decisions about the selection of specific sites were made.

#### *Scale of Growth*

- 3.2 Options for the scale of growth were identified having regard to commitments and allocations, and also flexibility needed to deliver its Local Housing Need. The Council has tested three options of the scale of growth and consulted upon the first two in 2018.
- a low growth option which aimed to deliver around 8,100 homes, which was expected to be the minimum required to deliver the homes needed in the Borough over the plan period
  - a high growth option which used evidence around the capacity of the market to deliver homes and aimed to deliver around 15,700 homes to provide resilience and flexibility in the supply of homes
  - an intermediate option that would deliver around 11,700 homes which was added in response to consultation feedback to the Draft Local Plan 2019 that the high and low growth options alone did not test the full range of possibilities.
- 3.3 Options for the scale of growth were combined with options for the overall distribution of options in order to give the appraisal context and meaning.

#### *Distribution of Growth*

- 3.4 Distribution options were combined with growth scenarios of high (15,700 new homes) and low growth (8,100 new homes) and were consulted upon in 2018.

These distribution options were:

1. Leicester & Loughborough Focus
  2. Leicester & Loughborough + Service Centres
  3. Settlement Hierarchy Distribution
  4. Proportionate Distribution
  5. Leicester & Loughborough + New Settlement
  6. Leicester & Loughborough + Service Centres + New Settlement
  7. Large Standalone New Settlement.
- 3.5 In order to enable further testing through transport evidence and sustainability appraisal, a smaller number of more location specific options were needed. As part of refining the options the Council used results of the previous sustainability appraisal, together with consideration of land availability, how each option would

help support housing delivery, the Council’s strategic priorities, and the alignment with the Strategic Growth Plan. This refinement of options led to the following broad distribution options being taken forward:

- Urban concentration including development at the Service Centres;
- A dispersed settlement hierarchy distribution; and
- Urban concentration with a new settlement.

3.6 Combining scale and distribution the following options were therefore tested.

<b>Distribution Strategy</b>	<b>Scenario A (8100 homes)</b>	<b>Scenario B (15,700 homes)</b>
Urban Concentration A	Option 1	Option 5
Urban Concentration B	Option 2	
Dispersed Settlement Hierarchy Distribution	Option 3	Option 6
Urban Concentration and New settlement	Option 4	Option 7

3.7 The above options are broken down in more detail in Appendix C of the Pre-Submission SA Report with the results of the sustainability appraisal for the options set out in Appendix D.

3.8 The results of the sustainability appraisal were used alongside the following factors to identify a preferred overall pattern of growth:

- Strategic Growth Plan;
- Local priorities and vision;
- Evidence base; and
- Infrastructure (transport, education, health, utilities, open space and renewables)



Table 1 Summary of Sustainability Appraisal for Distribution and Growth Options

	Landscape character	Biodiversity	Water quality		Flood Risk	Soil resources	Air quality	Climate change	Historic Environment	Deprivation	Healthy lifestyles	Housing	Local Economy	Accessibility	Minerals				
<b>Scenario A – 8,100 homes</b>																			
Option 1	--	-	+?	-?	-?	--	--?	+	-	++	+	+	++	++?	-?	-			
Option 2	--?	-	+?	-?	0?	--	-	+	-?	++	+	++?	+	++	-	-			
Option 3	-?	-?	+?	-?	0?	--	-?	0	-	+	0	++	+	+	-	-			
Option 4	--?	-?	+?	-?	0?	--	-	+	--	+	+?	+	+	++?	-?	-			
Hybrid Option	-	-?	+?	-?	0?	--	-?	+	-?	+	++?	++	+	+	-	-			
<b>Scenario B – 15,700 homes</b>																			
Option 5	--	--	+?	-	-	--	--?	-	--	++	-	++	-	++	++	-	++	--?	-
Option 6	--	--	+?	-	-	--	--?	-	--	++	-	++	--	++	++	-	++	-	-
Option 7	--	--?	+?	-	-	--	--?	-	--	++	-	++	-	++	++	-	++	-	-
<b>Scenario C – 11,700 homes</b>																			
Hybrid Option High	--	--?	+?	-	-	--	-	0	--?	++	-?	++	-	++	++	++?	-	-	

Table 1 summarises the findings of the sustainability appraisal for refined options, including hybrid options. Included is the summary of findings for the growth option of 11,700 new homes that was prepared in response to representations to the 2019 Draft Local Plan. The explanation for the development of the hybrid option is given below.

3.9 Based on the results of the options testing, the Council developed a hybrid strategy of the better performing aspects of different growth options, with the aim of eliminating any significant adverse effects. The scale and distribution of growth in the hybrid option achieves this aim with the exception of soil resources. All scales and distributions of growth have a significant negative effect on soil resources because of the amount of greenfield development required to achieve them. The hybrid strategy is set out in the table below and was used as the basis for the identification of proposed site allocations in the Draft Local Plan 2019.

<b>Settlement</b>	<b>Hybrid Development Strategy</b>
Leicester Urban Edge	2,000
Loughborough	2,000
Shepshed	2,000
Service Centres	1,000
Other Settlements	800
Small Villages/Hamlets	0
<b>Total</b>	<b>7,800</b>

*Changes Since Draft Local Plan Consultation*

3.10 Since the consultation on the Draft Local Plan in November and December 2019 there were a number of changes affecting the development strategy and the preparation of the local plan:

- the Council’s local housing need figure has increased from 1,082 homes per year to 1,111 homes per year; and
- the Council has responded to comments made during the consultation on the draft plan by increasing the flexibility in the plan to approximately 10% extra homes rather than the approximately 7% proposed in the draft plan.

3.11 During the course of the consultation on the draft plan the Local Education Authority made representations setting concerns with education provision could be satisfactorily provided given the capacity of schools to expand at a number of locations, and this led to a reconsideration of how growth could be aligned to support coordinated provision primary school education. Since the publication of the draft plan the Council has also commissioned additional evidence in relation to Sustainability Appraisal, landscape, biodiversity, the transport impacts of growth and how they can be mitigated, flood risk (in the form of a level 2 Strategic Flood Risk Assessment) and a whole plan viability assessment.

3.12 More detailed information about the impact of our evidence in relation to flood risk, biodiversity, landscape and primary school provision has had on site selection is set out below.

*Links between Development Strategy and Site Selection*

3.13 This paper therefore uses the following starting points which are set out in our development strategy in the local plan and the Sustainability Appraisal report.

- The housing requirement for Charnwood between 2021 and 2037 is 17,776 homes.
- To provide flexibility and enable the plan to effectively meet our housing needs, the plan makes provision for approximately an additional 1,778 homes (10% of the housing requirement) making a total of 19,554 new homes.
- Previous allocations and planning permissions have already met some of this need, and the unmet need to be found in new allocations is 8,951 homes.

3.14 The number of homes to be found is greater (8,951) than that set out in the hybrid development strategy (7,800). In order to address this, further Sustainability Appraisal work was identified to identify the capacity of different tiers in the settlement hierarchy to accommodate growth without causing significant adverse effects. This further Sustainability Appraisal work is detailed in Appendix G of the Pre-Submission SA Report, the results are shown in the following table.

<b>Settlement Tier</b>	<b>Number of new homes where no significant adverse effects identified</b>	<b>Number of new homes where significant adverse effects arise</b>
Leicester Urban Area	2,500	3,000
Loughborough	2,000	3,300
Shepshed	2,200	2,500
Service Centres	1,600	2,100 although this is compensated by a significant positive impact in the provision of housing
Other Settlements	1,400	2,200

3.15 The parameters for each settlement tier in terms of their growth; combined with an understanding other constraints notably primary education capacity provided the framework in which the more detailed site selection process took place. This is covered in more detail in Section 4.

## SECTION III

### Site Selection Method Overview and Results

#### **4. Site Selection Method Overview**

4.1 This section summarises how proforma information from the sustainability appraisal report was used by the Council to assess the suitability of a site for development. The section also explains how flood risk was considered and how evidence on biodiversity, landscape and primary school capacity informed the site selection process.

##### *Sustainability Appraisal Site Proformas*

4.2 As part of the Sustainability Appraisal an assessment was undertaken for each available site in the Strategic Housing and Economic Land Availability Assessment (SHELAA) using 14 social, economic and environmental objectives (the SA Framework). The starting point for the work was a list of 260 available sites. Since the start of the Sustainability Appraisal work 13 of those sites have received planning permission. A total of 247 sites were, therefore, assessed and an individual pro forma prepared for each, setting out the background to the assessment conclusions. The conclusions of the assessment are that development of the site would result in one of the following effects for the specific objective:

- Significant positive
- Minor positive
- Neutral
- Minor negative
- Significant negative.

4.3 These pro formas have been published alongside the Pre-Submission SA Report at Appendix H.

##### *Site Selection Scenarios*

4.4 Using the information in the site proformas, the Council developed rules to turn the assessment conclusions into an indicator of the suitability of the site for development based on the NPPF approach of first seeking to avoid significant adverse impacts (category A) before turning to whether it is possible to mitigate those impacts (categories B and C) or concluding that they could not be mitigated (category X). The rules are set out in an Appendix A to this topic paper.

4.5 Prior to applying the rules, sites where there was no willing landowner were filtered out using additional information that was not available during the preparation of the SHELAA. Available sites could then be considered for allocation based on the distribution of categories across the 14 indicators. Each site was allocated to a scenario based on the worst performing indicator. For example, a site with 12 category A indicators, 1 B and 1 C would fall into scenario C. This has allowed sites to be categorised in the following way:

- Scenario A: sites which avoid significant adverse impacts
- Scenario B: sites where it is considered possible to mitigate impacts

- Scenario C: sites where it is considered possible to mitigate impacts if a lower accessibility threshold is used accepting that some negative effect on accessibility is unavoidable.
- Discounted: sites where significant adverse impacts cannot be mitigated.

4.6 The site selection method was applied tier by tier through the settlement hierarchy starting with most sustainable urban areas. For each settlement tier, the site selection was informed by the framework provided by the hybrid overall distribution strategy and further sustainability appraisal work to establish the capacity for new development within each settlement tier. Scenario A sites were considered and where appropriate allocated before moving on to scenario B and so on.

4.7 In the case of the Service Centres tier, and to some extent for Other Settlements, each settlement was considered individually. Appendix B to this paper describes the method used and explains why potentially suitable sites were not allocated and potentially unsuitable sites were allocated.

### *Flood Risk*

4.8 Considering flood risk was dealt with in a two stage process that follows the principles set out in the NPPF and the evidence contained in the two Strategic Flood Risk Assessments (SFRAs) commissioned by the Council.

4.9 The first stage was informed by a Level 1 SFRA completed in December 2018 that enabled the site selection process to follow the sequential approach of avoiding flood risk set out in the NPPF and explained in PPG as follows:

“The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The Flood Zones, as refined in the Strategic Flood Risk Assessment for the area, provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.”

4.10 Many sites included land within more than one flood zone and the Level 1 SFRA was used to identify those sites where at least 70% of the site is within Flood Zone 1 as the most preferable locations for development (scenario A). At this initial stage, sites where a significant majority of the site was at the lowest risk of flooding rather than all of the site was used as the criterion as further, more detailed assessments would be carried out as part of a Level 2 SFRA.

4.11 Rather than exclude all of the remaining sites, two types of sites were identified as being potentially suitable for allocation based on their potential to meet other

sustainable development objectives and for flood risk to be reduced through careful development of the site, and thus meet both elements of the exception test. These were strategic sites with the potential to accommodate more than 500 homes and sites located within or adjacent to Loughborough town centre. The suitability of these sites would have to be confirmed through the Level 2 SFRA.

<b>Scenario</b>	<b>Description</b>	<b>No. of sites</b>
A – most preferable sites	At least 70% of site within Flood Zone 1	231
B – sites potentially suitable for allocation with mitigation	Less than 70% of site within Flood Zone 1 but providing the opportunity for strategic development or located within or adjacent to Loughborough town centre	6
X – sites not suitable for allocation	Sites not falling within the definition of scenarios A or B	22

4.12 One of the sites that our evidence shows to be unsuitable for allocation is land off Loughborough Road in Quorn. However this site has previously been allocated for housing as part of the Quorn Neighbourhood Plan.

4.13 The Level 2 SFRA was linked to determining whether the exception test set out in paragraph 160 of the NPPF could be met. This states:

“The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”

4.14 The consultants undertaking the Level 2 SFRA were provided with a list of 90 sites that were being considered for allocation based on the results of using the Level 1 SFRA and the other site selection criteria described in this paper. From this list, 23 sites were identified for further detailed analysis because they were shown to be at fluvial flood risk or surface water risk was deemed significant.

4.15 The Level 2 SFRA does not make a distinction between the sites in scenario A and scenario B and all sites in both scenarios are considered suitable for allocation provided the requirements are met. The sites in scenario B were identified because they could provide wider sustainability benefits in terms of:

- providing co-ordinated strategic development that provides homes to meet the Borough’s identified housing need and a comprehensive package of

infrastructure to support that development in the case of the site south-east of Syston

- supporting the strategic objective of the regeneration of Loughborough town centre in the case of sites located in the town centre.

4.16 For each of the 23 sites, recommendations were provided regarding how the second element of the exception test (paragraph 160(b) of the NPPF) can be met. Three of those 23 sites were subsequently excluded from consideration for allocation for other reasons.

### *Biodiversity*

4.17 The evidence base for the local plan includes an Ecological Assessment Report published in June 2019. This classified sites into one of five grades based on their ecological value and these descriptions were used to assign a scenario to each site based on their suitability for allocation.

<b>Grade</b>	<b>Description</b>	<b>Scenario</b>
A	Sites with low to negligible ecological value. Net gain should be achievable via on site enhancements.	A – most preferable sites
B	Sites with limited biodiversity overall, but a balance could be achieved on site following an objective assessment of impacts.	A – most preferable sites
C	Sites with a risk of loss, but a balance could be achieved by on site measures if the developable area is reduced.	B – sites potentially suitable for allocation with mitigation
D	Sites containing either a high proportion of priority habitat or botanically diverse habitat; or, contains potential for/evidence of protected species. Unlikely to achieve sufficient on site mitigation to make development acceptable but it may be possible if the developable area is significantly restricted. There may be risks of ecological harm associated with position in landscape.	B – sites potentially suitable for allocation with mitigation
E	Sites with significant on site constraints and/or potential to impact statutory designated sites. Development should be avoided altogether.	X – sites not suitable for allocation

4.18 As part of site selection process, sites in scenario B that were being considered for allocation were studied further to determine what mitigation would be required. In some cases the normal operation of the development management process was identified as being sufficient to achieve that mitigation. In those cases the scenario was refined to B-. Where this would not be sufficient but mitigation of the impacts could be achieved the sites were classified as B+ and site specific policies were considered that would form part of the local plan allocation. In a final group of sites, suitable mitigation could not be identified and a recommendation made that



development of the site should be avoided or avoided if possible. This additional evidence can be found in Appendix D to this paper.

### *Landscape Sensitivity*

4.19 The Council has used evidence produced by external consultants to understand the landscape sensitivity of sites. This work was then reflected in the site proformas in the SA report. The evidence used is set out below:

- Landscape Sensitivity Assessment of SHELAA Sites (2019) prepared by Land Use Consultants (LUC):  
[https://www.charnwood.gov.uk/files/documents/landscape\\_sensitivity\\_assessment\\_of\\_shlaa\\_sites\\_march\\_2019/Landscape%20Sensitivity%20Assessment%20of%20SHLAA%20Sites%20%28March%202019%29.pdf#Landscape%20Sensitivity%20Assessment%20of%20SHLAA%20Sites%20\(March%202019\)](https://www.charnwood.gov.uk/files/documents/landscape_sensitivity_assessment_of_shlaa_sites_march_2019/Landscape%20Sensitivity%20Assessment%20of%20SHLAA%20Sites%20%28March%202019%29.pdf#Landscape%20Sensitivity%20Assessment%20of%20SHLAA%20Sites%20(March%202019))
- Landscape Capacity and Sensitivity Study Addendum (2021) prepared by LUC:  
[https://www.charnwood.gov.uk/files/documents/charnwood\\_landscape\\_capacity\\_and\\_sensitivity\\_assessment\\_addendum\\_2021/Charnwood%20Landscape%20Sensitivity2021%20%281%29.pdf#Charnwood%20Landscape%20Capacity%20and%20Sensitivity%20Assessment%20Addendum%202021](https://www.charnwood.gov.uk/files/documents/charnwood_landscape_capacity_and_sensitivity_assessment_addendum_2021/Charnwood%20Landscape%20Sensitivity2021%20%281%29.pdf#Charnwood%20Landscape%20Capacity%20and%20Sensitivity%20Assessment%20Addendum%202021)
- Green Wedges, Urban Fringe, Green Infrastructure, Enhancement Zones and Areas of Local Separation Methodology and Assessment Findings Report (2016) prepared by Arup: [www.charnwood.gov.uk/greenwedge\\_als](http://www.charnwood.gov.uk/greenwedge_als)

4.20 The evidence identifies those sites where there is potential for significant adverse impacts on landscape and therefore where mitigation may be required. Sites that would fall into this category of potential significant adverse impacts are those that have been assessed to have medium-high landscape sensitivity by the Landscape Sensitivity Assessments undertaken by LUC and / or those that fall within an Area of Local Separation or Green Wedge. Such sites were identified as Scenario B sites in terms the Council's overall assessment of sites.

4.21 The scope for landscape mitigation was considered by officers in the Natural and Built Environment Team at the Council. Not all sites in Scenario B were considered for mitigation, as some sites may have been discounted for site specific or strategic reasons.

4.22 Landscape mitigation for sites has been considered at three points in the process:

- **Sites assessed to inform the proposals in the Draft Local Plan (October 2019)** - sites Land South East of Syston PSH69 (Now HA1), Queniborough Lodge, (PSH287) Land off Barkby Thorpe Lane, Thurmaston PSH189 Now (HA7), Land at Gynsill Lane & Anstey Lane, Anstey/Glenfield PSH144 (Now HA12) Now HA4, Land south of Loughborough PSH255 (Now HA15), Nanpantan Grange, Land south west of Loughborough. PSH106 (Now HA16 and HA17) Park Grange Farm, Newstead Way, Loughborough PSH313 Now HA19, Land off Loughborough Road, Quorn (PSH108), Land off Homefield

Road, Sileby PSH261 (Now HA54), Land off Farley Way (between the present football club & Beacon View Farm), Quorn (PSH98), , Land off Westfield Lane, Rothley, PSH377, Land at Melton Road, Rearsby PSH381, Land off Groby Road, PSH389 Now part of HA43, Land off Brookfield Road, Rothley PSH400, Land to rear of Derrys Garden Centre, Cossington, Land off Melton Road, East Goscote PSH412 (Now HA60), Land to the rear of 89 Loughborough Road, Hathern PSH305, HA61).

- **Sites discussed through technical exchanges following consultation on the Draft Local Plan (2020-2021)** – this involved discussions with the teams promoting these sites. Such exchanges took place so that landscape issue could be considered in the context of other issues with the site including heritage, flooding and infrastructure provision. These sites include Land south east of Syston (HA1), Land south of Loughborough (HA15), Land at Laburnum Way, Loughborough (HA16), Land at west of Anstey (HA43).
- **Sites assessed to inform the Pre-Submission Draft Local Plan (2020-2021)** - sites considered at this stage were PSH027 Land at Bull in the Hollow, Loughborough, PSH144 Land at Gynsill Lane, Anstey, PSH189 Barkby Thorpe Lane, Thurmaston, PSH261 Homefield Road, Sileby, , , PSH467, Land off Watermead Lane. Loughborough, PSH108, Quorn Lodge PSH387 High Leys Manor Farm, Anstey 389, Groby Road, Anstey, PSH460 Land at Parkview nursery, Anstey, PSH463 Cliffe Road, Birstall, PSH474 Cossington Road, Sileby, , PSH483 Land south of Ashby Road, Shepshed, PSH495, Small Ingleberry Road, Shepshed

4.23 The recommended mitigation measures from the officers in the Natural and Built Environment Team at the Council were used by planning officers to inform decisions around the capacity of sites for new homes and also to inform site specific policies.

#### *Primary School Provision*

4.24 Detailed discussions with the Local Education Authority have highlighted the need for new school provision either in the form of new schools or extensions to existing schools to support the growth proposed. These discussions have been informed by the Education Authority's preferred size of a primary school being a minimum of 2 form entry and a maximum of 3 form entry, and also a maximum safe walking distance of 2 miles. As a rule of thumb 700 new homes are needed to provide for a new 1 form entry primary school.

4.25 These discussions have identified broad locations for new schools or extensions to existing schools needed to support growth in our Urban Areas and Urban Centres. This includes new schools to support the development proposed at Loughborough, Shepshed and Syston. In many smaller settlements, however, schools are at or near their capacity and have either reached a 3 form entry size or are on constrained sites which do not allow expansion.

4.26 The settlement with the least potential for growth in the existing school is Barrow Upon Soar. The primary school in the village is due to be expanded to a 3 form entry school (620 pupil) funded by development under construction and has no potential to extend. In Mountsorrel, Quorn, Rothley and Sileby, the primary schools are very close to capacity with little or no potential to expand. Whilst these

settlements could accommodate a small scale of growth, this would be significantly less than was proposed in the Draft Plan. There is, however, potential for Sileby to benefit from an expansion of Cossington school because significant parts of the village are within a 2 mile safe walking distance of the school. There is some capacity for one of the existing schools in Anstey to expand.

- 4.27 The capacity of primary schools was significant informing the sites that were selected for development, notably in Service Centres. The scale of the development for Service Centres was informed by the hybrid strategy and further sustainability appraisal testing to understand the capacity of each settlement tier to accommodate development. This work showed that the figure of 2,100 new homes in Service Centres was the point at which significant adverse impacts arise. Anstey, Barrow and Sileby had sufficient land available in which to make a new primary school viable. Of these Service Centres, site proforma information indicated that the expansion of Barrow upon Soar would accord more strongly with the Council vision and objectives as it would have least impact on landscape character and settlement identity.
- 4.28 The different options for expanding Anstey and Sileby are considered below and the different options for the two Service Centres were compared with one another as to the optimum way of distributing development between these two settlements having regard to the total figure of 2,100 homes in Service Centres, sustainability effects of different options and how they aligned with the Council’s vision for protecting landscape and settlement identity.
- 4.29 For Other Settlement the capacity of existing primary schools inform the scale of development directed to these locations and informed the combination of sites that were allocated for development.

## 5. Results of Site Selection

- 5.1 The site selection method has resulted in the identification of 69 sites for allocation and a neighbourhood plan requirement for Wymeswold which will together deliver 8,858 homes as set out below. This compares with the identified figure for unmet need (including a 10% allowance for flexibility) to be found in new allocations of 8,951. There is therefore no need to consider sites in the Small Villages and Hamlets, and New Settlement tiers of the settlement hierarchy

Settlement	Hybrid Development Strategy	Local Plan Allocations
Leicester Urban Edge	2,000	2,104
Loughborough	2,000	2,242
Shepshed	2,000	1,878
Service Centres	1,000	1,819
Other Settlements	800	815
<b>Total</b>	<b>7,800</b>	<b>8,858</b>

- 5.2 The main differences between the scale and distribution of growth set out in the local plan and the hybrid development strategy are:

- a higher overall level of growth resulting from an increase in the local housing need figure and a greater provision for flexibility in supply;
- a small increase in the amount of growth at the Leicester Urban Edge and in Loughborough which is mainly due to an increase in the scale of larger developments as a result of additional discussions and evidence providing confidence that an increase in the number of homes is possible without significant adverse impacts;
- a small reduction in the amount of growth in Shepshed, in part as a result of allocating a site identified in the draft plan as entirely for housing for a mix of housing and employment uses to support our regeneration strategy for the town;
- a higher level of growth directed to Service Centres to enable the provision of new or expanded primary schools necessary to support growth and avoid significant development further down the settlement hierarchy, which is discussed in more detail below.

5.3 The table shows an increase in homes proposed in the Service Centres which reflects the change in strategy proposed to deliver new and extended schools in these villages. The sites identified are concentrated in Anstey (647 homes), Barrow Upon Soar (703 homes) and Sileby (345 homes). This is to respond to the need for new education provision and is supported by the concentration of growth at Cossington into a single site of 124 homes to facilitate an extension to Cossington School. There remains one allocation in Quorn and a smaller scale of development proposed at two sites in Rothley.

5.4 The selection of sites to support the provision of a new school in Barrow Upon Soar required consideration of sites which do not currently have access to a bus service in close proximity of the site. There were several sites available in the village once this criterion was relaxed and the sites proposed are those which best reflect the urban form and minimise adverse impacts.

5.5 The consideration of sites at Anstey has been informed by the relationship between the village and the urban edge of Leicester to the south, in terms of the potential benefits to the Green Wedge, the perception of separation; and also education provision. It has also been important to consider the impacts on the Charnwood Forest. In considering whether to propose sufficient sites in Anstey to deliver a new primary school or to identify a smaller scale of development and extend one of the existing schools, it was found that the landscape impacts in both options were similar but the potential benefits of the larger scale were greater with improvements to the A50 offered.

5.6 For Sileby there are three broad options; a large strategic site south of the village which would deliver a new school and the potential for sites in Sileby and Cossington to support the extension of Cossington School by either a half or full form of entry. The selection of sites has been informed by landscape considerations including the Area of Local Separation between Sileby and Cossington, the potential adverse impact on strategic links between important natural assets and relative deliverability of sites. On balance the option for one strategic site or identification of enough sites for a full form entry extension of Cossington School involves more compromises

across a range of issues compared to development in other Service Centres which does not justify the benefits.

- 5.7 The Draft Local Plan focused development in Other Settlements with a good bus service: Cossington, East Goscote, Hathern, Queniborough and Rearsby. The overall scale has not changed, but it is proposed to replace some of the figure for Neighbourhood Plans in the Draft Plan with specific sites to assist in demonstrating deliverability. This has resulted in allocations being made in Thrussington and Thurcaston where low birth rates mean there are school places not being take up.

## 6. Employment Land

- 6.1 The amount of land which should be allocated for employment development is a fundamental component of the local plan and its spatial strategy. The evidence base which establishes the amount of employment land required in Charnwood is provided by Housing and Economic Development Needs Assessment (2017) (HEDNA) and the Employment Land Review (2018) (ELR). The HEDNA provides an initial quantitative assessment of need with the ELR providing some qualitative input taking account of local factors and the market. These studies identify the need for 12.07 hectares of land for offices uses to 2037, once completions to 31st March 2020 have been taken into account. For industrial and small-scale warehousing, 43.9 hectares of land was identified as being required to 2037, once completions are considered.
- 6.2 In terms of supply, the amount of land which had been allocated for employment through the adopted development plan, along with extant planning permissions for employment development as at 31st March 2020, was calculated. This identified 15.8 hectares of land available for office uses with 66.0 hectares available for industrial and small-scale warehousing development. This evidenced that for both types of employment there was a sufficient amount of land available to adequately accommodate the identified need with additional supply available to allow for flexibility and market choice.
- 6.3 On that basis, the local plan will carry forward the existing commitments which will provide sufficient supply to meet need over the plan period. However, whilst the overall supply will meet the identified need it is important to ensure that the supply will also meet demand in terms of the location and timeframe. The qualitative assessment of employment land provided by the ELR.
- 6.4 In order to provide flexibility in the supply of employment land and support the Council's objectives in relation to the Leicestershire International Gateway and the regeneration of Shepshed, an additional allocation of 5ha of employment land is identified close to existing areas of employment land in the town to support the availability of land in the short and medium term.

# APPENDICES

## Appendix A

### Site Selection Scenarios

Minor changes to the wording of the scenarios relating to landscape sensitivity, biodiversity and nature conservation, flood risk, air quality and historic environment since the consultation on the draft local plan for clarity or to better align them with the objectives of sustainable development.

It should be noted that not all criteria in the Sustainability Appraisal Framework have been used and of those that have been used, some have been used to exclude sites and some have not.

<b>Sustainability Appraisal Framework</b>	<b>Scenario A Avoid Significant Adverse Impacts</b>	<b>Scenario B Mitigate Significant Adverse Impacts</b>	<b>Scenario C Impact on Accessibility and Mitigate Other Significant Adverse Impacts</b>
Landscape Sensitivity	<p>Exclude sites that have a moderate high sensitivity (most sensitive grading).</p> <p>Exclude sites in Green Wedges or Areas of Local Separation.</p>	<p>Exclude sites that have a moderate high sensitivity except in the case of large sites (2ha+) where assessment has shown there is broad scope to mitigate adverse landscape effects through masterplanning.</p> <p>Exclude sites within Green Wedges / Areas of Local Separation where assessment shows no or limited potential to mitigate adverse impacts through a reduction in the site's capacity.</p>	<p>Exclude sites that have a moderate high sensitivity except in the case of large sites (2ha+) where assessment has shown there is broad scope to mitigate adverse landscape effects through masterplanning.</p> <p>Exclude sites within Green Wedges / Areas of Local Separation where assessment shows no or limited potential to mitigate adverse impacts through a reduction in the site's capacity.</p>

<b>Sustainability Appraisal Framework</b>	<b>Scenario A Avoid Significant Adverse Impacts</b>	<b>Scenario B Mitigate Significant Adverse Impacts</b>	<b>Scenario C Impact on Accessibility and Mitigate Other Significant Adverse Impacts</b>
Biodiversity and Nature Conservation	Exclude sites from most sensitive three categories (C, D and E - where there is the potential for more than limited adverse impacts).	Exclude sites from most sensitive category (E - where there is limited prospect for mitigation due the sensitivity of the site).  AND  Exclude sites from categories C and D where assessment shows no or limited potential to mitigate adverse impacts. The characteristics of these sites resulted in a recommendation of avoid or avoid if possible.	Exclude sites from most sensitive category (E - where there is limited prospect for mitigation due the sensitivity of the site).  AND  Exclude sites from categories C and D where assessment shows no or limited potential to mitigate adverse impacts. The characteristics of these sites resulted in a recommendation of avoid or avoid if possible.
Water Pollution	Criterion not used to exclude sites.	Criterion not used to exclude sites.	Criterion not used to exclude sites.
Water Quality	Criterion not used to exclude sites.	Criterion not used to exclude sites.	Criterion not used to exclude sites.
Flood Risk	Exclude sites where less than 70% of site is within flood zone 1.	Exclude sites where less than 70% of site is within flood zone 1 except in the case of sites providing the opportunity for strategic development or located within or adjacent to Loughborough town centre.	Exclude sites where less than 70% of site is within flood zone 1 except in the case of sites providing the opportunity for strategic development or located within or adjacent to Loughborough town centre.
Land and Soils	Exclude sites which would result in the loss of more than 20ha or more of grade I or II agricultural land.	Criterion not used to exclude sites.	Criterion not used to exclude sites.
Air Quality	Exclude sites which are within an AQMA.	Exclude sites which would generate HGV movements which are within an AQMA.	Exclude sites which would generate HGV movements which are within an AQMA.



<b>Sustainability Appraisal Framework</b>	<b>Scenario A Avoid Significant Adverse Impacts</b>	<b>Scenario B Mitigate Significant Adverse Impacts</b>	<b>Scenario C Impact on Accessibility and Mitigate Other Significant Adverse Impacts</b>
Climate Change (Access to Public Transport)	Include sites which have access to a good public transport service within 200m of the site.	Include sites which have access to a good public transport service within 200m of the site or large sites of 500+ because of the opportunity to establish new public transport services.	Include sites that have at least a good service within 800 metres or large sites of 500+ because of the opportunity to establish new public transport services
Climate Change Mitigation	Criterion in relation to renewable energy potential not used to exclude sites.	Criterion in relation to renewable energy potential not used to exclude sites.	Criterion in relation to renewable energy potential not used to exclude sites.
Historic Environment	Exclude sites where there is potential for minor negative or significant negative effects on heritage.	Exclude sites where assessment shows there is no potential for mitigation for significant negative effects on heritage.	Exclude sites where assessment shows there is no potential for mitigation for significant negative effects on heritage.
Regeneration	Criterion not used to exclude sites.	Criterion not used to exclude sites.	Criterion not used to exclude sites.
Deprivation	Criterion not used to exclude sites.	Criterion not used to exclude sites.	Criterion not used to exclude sites.
Healthy Lifestyles: Access to Open Space	Exclude sites resulting in loss of formal open space.	Exclude sites resulting in loss of formal open space.	Exclude sites resulting in loss of formal open space.
Access to Healthcare	Exclude sites more than 1,200m from a health centre or GP and more than 1200m from a public transport stop.	Exclude sites more than 1,200m from a health centre or GP and more than 1200m from a public transport stop.	Criterion not used to exclude sites.
Loss of Employment Land	Exclude sites which would result in the loss of employment site.	Exclude sites recommended for safeguarding by PBA Consultants through the Employment Land Study.	Exclude sites recommended for safeguarding by PBA Consultants through the Employment Land Study.

<b>Sustainability Appraisal Framework</b>	<b>Scenario A Avoid Significant Adverse Impacts</b>	<b>Scenario B Mitigate Significant Adverse Impacts</b>	<b>Scenario C Impact on Accessibility and Mitigate Other Significant Adverse Impacts</b>
Accessibility to Primary School	Exclude sites which are more than 1200m from a primary school or scale of development has the potential to support a new school.	Exclude sites which are more than 1200m from a primary school or scale of development has the potential to support a new school.	Exclude sites which are more than 1600m away from a primary school or scale of development has the potential to support a new school.
Access to Secondary School	Exclude sites which are more than 3200m from a secondary school	Exclude sites which are more than 3200m from a secondary school	Criterion not used to exclude sites.
Access to Convenience	Exclude sites which are more than 1200m from foodshop / supermarket.	Exclude sites which are more than 1200m from foodshop / supermarket.	Criterion not used to exclude sites.
Access to Leisure Facilities	Exclude sites where there is only 1 leisure facility within 1200m and those sites where there is no leisure provision.	Exclude sites where there is only 1 leisure facility within 1200m and those sites where there is no leisure provision.	Criterion not used to exclude sites.
Loss of Land Safeguarded for Minerals:	Criterion not used to exclude sites.	Criterion not used to exclude sites.	Criterion not used to exclude sites.

## **Appendix B**

### **Site Selection Method**

The starting point for the site election method was a list of 260 available SHELAA sites. In order to be considered for allocation, sites must be available to be developed and be suitable for development in terms of their location and characteristics.

#### **Available**

Some sites were no longer available for allocation because they recently received planning permission or because correspondence identified that the landowner was unwilling for development to take place.

Of the 260 sites, 13 were removed because they had received planning permission in 2018/19, 2019/20 or 2020/21. Of the 247 remaining sites, 9 were removed because an unwilling landowner was identified (see Appendices C1 and C2).

This left 238 sites to take through to the next stage of considering the suitability of sites.

#### **Suitable (all locations)**

Before sites in a particular part of the settlement hierarchy were considered as a group, further sites were removed because they were not suitable in ways that could not be reasonably mitigated. This was done for sites that would result in the loss of open space or protected employment land, sites that did not meet the sequential flooding test (see paragraphs 4.8 and 4.16) and where our evidence identifies that biodiversity impact could not be mitigated (see paragraphs 4.17 and 4.18).

These steps resulted in the removal of 67 sites from consideration, leaving 171 sites. The different steps involved the removal of the following numbers of sites:

- 11 sites where development would result in the loss of open space (not possible to mitigate) – see Appendix C3
- 22 sites where development would result in the loss of protected employment land (not possible to mitigate) – see Appendix C4
- 14 sites that do not meet the sequential flooding test – see Appendix C5
- 20 sites where the biodiversity impact could not be mitigated – see Appendix C6.

The locations of the remaining 171 sites are set out in the table below.

<b>Position in Settlement Hierarchy</b>	<b>Sites</b>
Leicester Urban Area	22
Loughborough	21
Shepshed	20
Service Centres	38

Position in Settlement Hierarchy	Sites
Markfield	2
Other Settlements	50
Small Villages and Hamlets	15
New Settlement	3
<b>Total</b>	<b>171</b>

The next steps were applied separately for each tier in the settlement hierarchy. Small Villages and Hamlets, and New Settlement options would not be considered, as they do not form part of the development strategy, unless insufficient homes could be found in the other tiers.

### Leicester Urban Area and Potential Leicester Urban Area

The starting point was that there were 22 available and potentially suitable sites in the Leicester Urban Area or adjacent to it (see Appendix C7).

The first step was to remove 2 sites near Hamilton (PSH178 (Land off Hamilton Lane, Barkby Thorpe) and PSH348 (Hamilton Grounds Farm, Hamilton Lane)) where significant negative heritage impacts on the setting of Scheduled Ancient Monuments could not be mitigated

The remaining 20 sites were then considered in terms of the scenarios that they were classified into. There were no scenario A sites so the 5 scenario B sites were considered first. All of these sites were allocated except PSH155 (Church Hill Road, Thurmaston) where the Employment Land review identifies that there is no alternative location for displaced businesses. The following 4 sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH144	Land at Gynsill Lane & Anstey Lane	Anstey/ Glenfield	260	HA12
PSH189	Land off Barkby Thorpe Lane	Thurmaston	105	HA7
PSH287	Queniborough Lodge	Queniborough	132	HA4
SH163	Rear of Manor Medical Centre, Melton Road	Thurmaston	20	HA11

4 Sites 517 Homes

There were 9 scenario C sites. All were allocated except PSH120 (land east of Leicester Road, Thurmaston) and PSH496 (land between Syston and Queniborough) as strategic options not sequentially preferable for this plan and potentially raising questions regarding delivery. PSH496 would also have significant impacts on the

Area of Local Separation between Syston and Queniborough. The following 7 sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH069	Land South East of Syston <sup>1</sup>	Syston	960	HA1
PSH124	Land at Melton Road	Syston	31	HA5
PSH191	Works opposite 46 Brook Street	Thurmaston	7	HA9
PSH192	Works adjacent 46 Brook Street	Thurmaston	5	HA10
PSH460	Park View Nursery Site off Gynsill Lane	Anstey/ Glenfield	30	HA13
PSH463	Land off Cliffe Road/Henson Close	Birstall	35	HA14
SH141	Brook Street	Syston	15	HA6

11 Sites 1,600 Homes

1 This site was significantly reduced in scale from the assessed SHELAA site to address the impacts that would result from developing the whole site.

This is less than the level of growth identified in the development strategy for the Leicester Urban Area and the 6 remaining sites were therefore considered. As a result, the distance to a good bus service was not considered to be a sufficient justification on its own to exclude sites in this urban area where there is a good range of services and employment opportunities using other sustainable transport options. The acceptance of a loss of accessibility was also considered to be a less significant impact when compared with the other harms identified in relation to the three rejected scenario B and scenario C sites.

It was therefore decided to allocate the 3 sites that had no reason other than distance to a good bus stop to exclude them. These sites are also located adjacent to Syston or the North of Leicester SUE and are therefore in sustainable locations.

The three rejected sites were:

- PSH7 (land west of Barkby) which is in a Green Wedge and adjacent to Barkby Conservation Area
- PSH72 (land off Wanlip Lane, Wanlip) which is in an Area of Local Separation and is a small site that does not allow for mitigation of landscape impact
- PSH409 (land adjacent Scruptoft) which exceeds the criteria for a scenario C site in terms of distance to a primary school and raises heritage issues, although these are less severe than for the Hamilton sites.

The following sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH070	Barkby Road	Syston	270	HA2
PSH441	Land north of Barkby Road	Syston	195	HA3
PSH476	Woodgate Nurseries, Barkby Lane	Barkby	39	HA8

14 Sites 2,104 Homes

### Loughborough Urban Centre and Potential Loughborough Urban Centre

The starting point is that there were 21 available and potentially suitable sites in the Loughborough Urban Centre or adjacent to it (see Appendix C8). The first step was to remove sites which duplicated or overlapped other sites. The following sites were removed for the reasons set out:

- PSH106 (Land south west of Loughborough) which was overlapped by 3 other sites (PSH21 (Laburnum Way, Loughborough), PSH25 (Moat Farm, Loughborough) and PSH467 (Land off Watermead Lane, Loughborough))
- PSH284 (Land south of Nanpantan Road, Loughborough) which was contained within PSH467 (Land off Watermead Lane, Loughborough) which had been newly promoted
- SH051 (Devonshire Square Opportunity Site, Loughborough) which was replaced by PSH487 (Devonshire Square, Loughborough) which had been newly promoted.

The remaining 18 sites were then considered in terms of the scenarios that they were classified into. One site was in scenario A and it was allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
SH102	Southfields Road Car Park	Loughborough	33	HA29

1 Site 33 Homes

All 5 sites in scenario B were also allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH245	Land off Derby Square	Loughborough	43	HA28
PSH488	Market Street	Loughborough	72	HA23

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH489	Southfields Council Offices, Southfield Road	Loughborough	163	HA24
SH048	Former Limehurst Depot	Loughborough	138	HA26
SH084	Part of Baxter Gate Opportunity Site,	Loughborough	210	HA21

6 Sites 659Homes

There were 11 scenario C sites. All of these were allocated except:

- PSH385 (Duke Street Motors King Edward Road, Loughborough) because the site remains in use and a previous outline permission has lapsed.
- PSH467 (Land off Watermead Lane, Loughborough) because of the landscape impact that would be caused by development in this location and the greater difficulty in mitigating that impact compared to other sites on the edge of Loughborough.

The remaining 9 sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH021	Laburnum Way	Loughborough	422	HA16 <sup>2</sup>
PSH25	Moat Farm	Loughborough	205	HA17
PSH133	Land to r/o Snells Nook Lane	Loughborough	120	HA18
PSH255	Land south of Loughborough	Loughborough	723	HA15
PSH267	Land off Beacon Road	Loughborough	30	HA20
PSH313	Park Grange Farm, Newstead Way	Loughborough	15	HA19
PSH487	Devonshire Square	Loughborough	39	HA22
SH034	138-144 Knighthorpe Road	Loughborough	13	HA25
SH060	Former Main Post Office, Sparrow Hill	Loughborough	16	HA27

15 Sites 2,242 Homes

2 The allocated site is larger than the SHELAA site but the assessment of the wider PSH106 site and other evidence was used to inform the allocation boundary.

Given that the number of homes identified in the development strategy for Loughborough has been reached there is no need to consider the one discounted site (PSH248 - Land South of Woodthorpe and off the A6004, South of Loughborough). This site is also in a sensitive landscape and occupies a key location in the Borough's network of strategic wildlife links.

## Shepshed

The starting point is that there are 20 available and potentially suitable sites (see Appendix C9). The first step was to remove sites which duplicated or overlapped other sites. The following sites were removed for the reasons set out:

- PSH436 (Land off Ashby Road Central, Shepshed) – replaced by PSH483 (Land south of Ashby Road Central), a part of the larger site which had been newly promoted and which had less impact on biodiversity
- PSH494 (Ingleberry Road, Shepshed) which shows extent of land under control but PSH405 remains development proposal.

Of the remaining 18 sites there was one each from scenario A and scenario B and both sites were allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH291	Land off Tickow Lane (north),	Shepshed	394	HA34
SH121	32 Charnwood Road	Shepshed	15	HA42

2 Sites 409 Homes

There were 9 scenario C sites all of which were allocated except PSH141 (Former Redland Roofing Systems Site - Ingleberry Road/Ashby Road, Shepshed) because of the impact on amenity of HGV movements associated with the nearby energy recovery facility. The remaining 8 sites were allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH024	Land off Fairway Road	Shepshed	100	HA30
PSH062	Land north of Ashby Road	Shepshed	190	HA31
PSH138	Land fronting Ashby Road & Ingleberry Road,	Shepshed	151	HA39



Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH174	Land at Oakley Road	Shepshed	133	HA33
PSH293	Land North of Hallamford Road and West of Shepshed	Shepshed	250	HA35
PSH404	Land off Tickow Lane (south)	Shepshed	300	HA32
PSH405	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane	Shepshed	174	HA40
PSH483	Land south of Ashby Road Central	Shepshed	49	HA41

10 Sites 1,756 Homes

This is less than the level of growth identified in the development strategy for Shepshed and the 7 remaining sites were therefore considered. None of the sites meet the criteria for a C site in terms of the distance to a primary school. Four of the seven sites do not meet the criteria for distance to a good bus service. These four sites are all further from the town centre than the other three sites and are therefore not sequentially preferable.

It was therefore decided to allocate the 3 sites that meet the distance to a good bus service criterion given that they also satisfy the Local Education Authority's requirement of having a less than 2 mile safe walking route to school. The following sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH149	20 Moscow Lane	Shepshed	49	HA36
PSH322	Land rear of 62 Iveshead Road	Shepshed	68	HA37
PSH348	Land to rear of 54 Iveshead Road,	Shepshed	5	HA38

13 Sites 1,878 Homes

### Service Centres

Rather than consider all the Service Centres together, each settlement was considered individually.

## Anstey

The starting point is that there were 4 available and potentially suitable sites (see Appendix C10). It is necessary to consider all four sites to achieve the scale of development of 700 homes necessary to provide a new 1 form entry primary school. One of these sites exceeds the threshold for a C site based the distance to a good bus service. There are sufficient services and facilities within service centres to make this an acceptable compromise.

An alternative development strategy option of allocating 350 homes and extending one of the existing primary schools was also considered. It was concluded that the 700-home option was preferable because it provided the following additional benefits while some landscape harm would occur even with the 350-home option:

- a new school would leave available capacity at one of the existing schools
- enabling highway improvements that would address congestion in the centre of the village
- a comprehensive approach to the provision of green infrastructure
- a comprehensive approach to promoting connectivity and active transport options.

The following 4 SHELAA sites were therefore allocated. In order to ensure a co-ordinated approach to development 3 of these were combined to form a single allocation.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH387	High Leys Farm / Manor Farm	Anstey	600	HA43
PSH388	High Leys Farm / Manor Farm			
PSH389	Land off Groby Road			
PSH482	Fairhaven Farm, Site extension	Anstey	47	HA44

4 Sites 647 Homes

## Barrow upon Soar

It is not possible to accommodate additional growth at Barrow-upon-Soar without providing a new primary school as the current school is at capacity and unable to expand. As a result the only development strategy option that would allow for development at Barrow would be to allocate the 700 homes that are necessary to support the delivery of a new 1 form entry school.

The starting point is that there were 10 available and potentially suitable sites (see Appendix C11). Five overlapping sites relate to land off Cotes Road reflecting different land and promotion interests. These sites have similar characteristics except in relation to accessibility where the assessment for the smaller sites becomes lower as you move north away from the centre of the village. For ease, 4 of the sites were removed (PSH177 (Cotes Road), PSH283 (123 Cotes Road), PSH321 (Land off Cotes Road) and PSH462 (Land rear of 83 Cotes Road)) and the option of allocating land for housing in this location was considered using PSH484 (Land off Cotes Road) which had been newly promoted.

There was 1 scenario A site among the 6 sites that remained and this site was allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH242	Land adjoining 84 Melton Road	Barrow	18	HA47

1 Site 18 Homes

There were no scenario B sites so the next step was to consider the 4 scenario C sites. All of these were allocated except PSH410 (Land at Fishpool Farm) because of the incongruous urban edge that this would create and the consequent detrimental landscape impact. The following sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH391	Land to south of Melton Road	Barrow	130	HA45
PSH392	Land off Melton Road	Barrow	120	HA46
PSH484	Land off Cotes Road	Barrow	220	HA49

4 Sites 488 Homes

This level of growth would not secure the new primary school that is necessary and it was therefore necessary to consider the one<sup>1</sup> remaining site. The only reason for excluding the site was distance to a good bus service. There are sufficient services and facilities within service centres to make this an acceptable compromise. In addition it may be possible to secure rerouting of existing bus services to address the harm. This site was therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH461	Land off Willow Road	Barrow	215	HA48

5 Sites 703 Homes

## Mountsorrel

The starting point is that there were 4 available and potentially suitable sites (see Appendix C12), one of which is a C site which remains in employment use. It is not proposed to allocate this site or consider the sites which do not meet the accessibility criteria for a C site because of capacity issues at local primary schools.

## Quorn

The starting point is that there was one available and potentially suitable site (see Appendix C13). In addition, the Quorn Neighbourhood Plan allocated a site to the north east of the village. This site would have been excluded from consideration for allocation on the Local Plan due to flood risk but already forms part of the Development Plan. The site from Quorn Neighbourhood Plan was allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH343	East of Loughborough Road	Quorn	75	HA50

1 Site 75 Homes

There are no A, B or C scenario sites in Quorn. The remaining site does not meet the criteria for a scenario C site in terms of the distance to a good bus service. There are no benefits in terms of securing new infrastructure provision to override this harm. Nor is this site required to achieve the scale of development identified for service centres in the development strategy.

## Rothley

The starting point is that there were 8 available and potentially suitable sites (see Appendix C14). There were no scenario A or B sites so the first step was to consider the 3 scenario C sites. All of these were allocated excepted PSH377 (Land off Westfield Lane) because of the impact on the Area of Local Separation and lack of education provision to accommodate the greater scale of growth proposed at this site compared with the two proposed for allocation. The following sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH053	Land south of Rothley	Rothley	40	HA51
PSH492	971 Loughborough Road	Rothley	9	HA52

2 Sites 49 Homes

The remaining sites do not meet the criteria for scenario C in terms of the distance to a primary school and 4 of them also do not meet the criteria in terms of distance to a good bus service. There are no benefits in terms of securing new infrastructure provision to override this harm.

## Sileby

The starting point is that there were 11 available and potentially suitable sites (see Appendix C15).

The preferred option is to allocate 350 homes between Sileby and Cossington to secure a 0.5 form entry expansion to Cossington primary school to accommodate growth at both villages. An alternative option of allocating 700 homes and providing a new 1 form entry primary school at Sileby was considered but discounted because the constraints and harms associated with the sites that would need to be allocated (as set out below) were significant and there were few clear additional benefits that could be achieved by a greater scale of development.

The 700 home options at Anstey and Sileby were also compared with each other. The balance of benefits over harms was greater for the Anstey option for the reasons set out above.

There were no scenario A or scenario B sites so the first step was to consider the 9 scenario C sites. All of these were allocated except:

- PSH474 (Land off Cossington Road) because of the impact on the Area of Local Separation between Sileby and Cossington, especially cumulatively with the development proposed at Cossington which is preferable because it is related to school expansion there as part of development strategy
- PSH475 (Land East of Seagrave Road) because of the impact of odour from the nearby poultry farm on the amenity of potential occupiers
- PSH493 (Land west of Ratcliffe Road) as this is a strategic scale development that is not sequentially preferable and raises uncertainties about landscape impact and deliverability.

The following sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH064	Land off Kendal Road, Sileby (South of Butler Way & Gray Lane)	Sileby	24	HA56
PSH261	Land off Homefied Road	Sileby	55	HA54
PSH353	Rear of The Maltings site High Street	Sileby	13	HA55

PSH439	Land off Barnards Drive	Sileby	228	HA53
SH129	36 Charles Street	Sileby	11	HA57
SH132	9 King Street	Sileby	14	HA58

6 Sites 345 Homes

This exceeds the amount of development necessary between Sileby and Cossington to secure a 0.5 form entry extension to Cossington Primary School. Representations were received that local bus services could be redirected to reduce the distance to the nearest good bus service of site PSH346 (Land adjoining Peashill Farm, Ratcliffe Road, Sileby). Even if this were the case, the site performs less well in terms of accessibility than the sites selected for allocation.

### **Markfield**

The starting point is that there are 2 available and potentially suitable sites (see Appendix C16).

Neither site meets the criteria for a C site in terms of the distance to a primary school. There are no benefits in terms of securing new infrastructure provision to override this harm.

### **Service Centres Overall**

These allocations would provide a total of 1,819 homes in Service Centres. This is significantly greater than the total identified in the hybrid strategy (1,000) and greater than the level at which the Sustainability Appraisal identifies no significant adverse effects (1,600). There are several advantages, however, associated with directing this higher level growth to Service Centres:

- securing the provision of new primary schools at Anstey and Barrow-upon-Soar and expanded provision to serve Sileby as well as Cossington.
- securing a more co-ordinated approach to landscaping and green infrastructure provision on larger sites
- the track record of housing delivery in these locations.

### **Other Settlements**

The starting point is that there were 50 available and potentially suitable sites.

The initial development strategy approach, used for the draft local plan, was to exclude all sites that did not meet the criteria for access to a good bus service as this is an important consideration in settlements that have fewer services and facilities of their own. The initial development strategy was also to limit the scale of development directed to each settlement and preferentially choose the least harmful site(s) at each settlement.

This approach identified 6 settlements as being suitable locations for development (Barkby, Cossington, East Goscote, Hathern, Queniborough and Rearsby). There were 14 available and potentially suitable sites in these villages (see Appendix C17). All of those were allocated except:

- PSH008 (Land east of Barkby) because it is a large site out of scale with the village and would cause a number of negative impacts
- PSH088 (Grange Avenue, Rearsby) to reduce the scale of impact at Rearsby and because of the impact this site would have on the Area of Local Separation between Rearsby and East Goscote
- PSH316 (Land off Barkby Road, Queniborough) because of the particular sensitivity of the Area of Local Separation between Queniborough and Syston given the allocation of sites in Syston
- PSH381 (Land at Melton Road, Rearsby) to reduce the scale of impact at Rearsby and because of the impact this site would have on the Area of Local Separation between Rearsby and East Goscote
- PSH393 (Land to west of Main St, North of Syston Road, Cossington) to reduce the scale of impact at Cossington and because the alternative site in the village provides the opportunity to extend the primary school
- PSH469 (Land off Broome Lane, Rearsby) because it is a large site out of scale with village and would cause a number of negative impacts.

The remaining 8 sites were therefore allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH042	Land at Threeways Farm	Queniborough	100	HA64
PSH100	Land off Gaddesby Lane	Rearsby	47	HA66
PSH260	Land to rear of Derry's Garden Centre	Cossington	124	HA59
PSH305	Land to the rear of 89 Loughborough Road	Hathern	29	HA61
PSH412	Land off Melton Road	East Goscote	223	HA60
PSH413	Land off Zouch Road	Hathern	50	HA63
PSH446	Land off Melton Road	Queniborough	55	HA65
SH033	The Leys, Hathern	Hathern	6	HA62

8 Sites 634 Homes

This is less than the level of growth identified in the development strategy for Other Settlements. The decision was made to relax the accessibility criteria in relation to public transport so that the frequency of the service was not considered rather than to reconsider the sites excluded above. This decision was made to avoid increasing

the impact on the settlements of Cossington, Queniborough and Rearsby, and the harms identified with those sites. Only those settlements that had identified primary school capacity to accommodate development were considered. These are:

- Thrussington
- Thurcaston
- Woodhouse Eaves
- Wymeswold.

Sites in Woodhouse Eaves were discounted due to the landscape impacts associated with those sites. There were 13 sites in the other 3 villages where the sole reason for excluding the sites was distance to a good bus service (see Appendix C18).

In Thrussington there were 4 sites. Two sites were selected:

- Site PSH147 (44 Hoby Road) was preferred because our evidence showed that it does not cause a negative impact on the historic environment.
- Site PSH376 (Land off Old Gate Road) was preferred because, alongside PSH147 it makes use of the existing capacity at the primary school and the impacts of this and the other 2 sites was the same.

In Thurcaston there were 3 sites. One site (PSH47 (Former rectory and land at Thurcaston)) was selected. It was preferred because it is not located in an Area of Local Separation, which the other two sites are.

There are 6 sites in Wymeswold that adjoin the village that are similar in size, and character. Rather than allocate one or more of these sites, a neighbourhood plan requirement figure of 60 homes has been identified.

As a result of this second stage of looking at sites in Other Settlements the following sites were allocated.

Site Ref	Site Name	Location/ Parish	Homes	Local Plan Ref
PSH147	44 Hoby Road	Thrussington	30	HA67
PSH376	Land off Old Gate Road	Thrussington	60	HA68
PSH47	Former rectory and land at Thurcaston	Thurcaston	31	HA69
N/A	Neighbourhood Plan requirement	Wymeswold	60	N/A

11 Sites and one NP requirement  
815 Homes



This combination of allocations and a Neighbourhood Plan requirement achieves the scale of development set out in the development strategy for Other Settlements. The remaining sites within Other Settlements can be found in Appendix C19.

Sufficient homes have been identified to meet the scale of development set out in the development strategy. It is therefore not necessary to consider sites in Small Villages and Hamlets, and New Settlement options. These sites can, however, be found in Appendices C20 and C21.

Appendix C1: Sites with Planning Permission

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School	Distance from Secondary School	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH209	215-217 Mountsorrel Lane	Rothley	Service Centres	A	A	B -	A	A	A	A	A	A	A	A	A	A	C	A	A	PP 2018/19
PSH311	Sital House 3 to 6 Cattlemarket	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	PP 2019/20
PSH352	21 Garendon Road	Shepshed	Shepshed	A	A	B +	B +	A	A	A	A	A	A	A	A	A	A	A	A	PP 2020/21
PSH374	3A - 9 Melton Road,	Barrow Upon Soar	Service Centres	A	A	B -	A	A	A	A	A	B	A	A	A	A	A	A	A	PP 2018/19
PSH382	Former Government Offices, 2 Lemyngton Street	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	B	A	A	A	A	PP 2019/20
PSH411	Land off Birstall Meadow Road/Long Meadow Way	Birstall	Leicester Urban Area	A	A	A	A	A	A	A	C	A	A	A	A	A	A	A	A	PP 2020/21
PSH415	Land off Highland Drive and Knox Road	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	PP 2019/20
PSH416	41A Nottingham Road	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	PP 2018/19
PSH418	1 Morley Street	Loughborough	Loughborough	A	A	A	B	X	A	B	A	A	A	A	B	A	A	A	A	PP 2018/19
PSH437	Land off Saley Close	Shepshed	Shepshed	A	A	B	A	A	A	A	C	A	A	A	A	X	A	C	A	PP 2019/20
PSH477	Rothley Meadow development.	Rothley	Service Centres	A	A	A	A	A	A	A	C	A	A	A	A	C	C	A	A	PP 2020/21
SH056	Former Petrol Station, Pinfold Gate	Loughborough	Loughborough	A	A	A	A	A	A	A	C	A	A	A	A	A	A	A	A	PP 2020/21
SH075	Land to r/o The Old Pack Horse, Pack Horse Lane	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	PP 2018/19

Appendix C2: Sites Without Willing Landowner

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities Scenario
PSH111	Factory at the corner of Park & Seagrave Road	Sileby	Service Centres	A	A	A	A	A	A	A	A	A	A	A	B	A	C	A	A
PSH119	Land at Frederick Street	Loughborough	Loughborough	A	A	B	A	A	A	A	C	A	A	A	A	A	A	A	A
PSH128	Land at Woodcock Farm	Rothley	Service Centres	A	A	A	A	A	A	A	A	B	A	A	A	A	C	A	A
PSH171	30 Meadow Lane,	Loughborough	Loughborough	A	A	A	A	A	A	A	C	B	A	A	B	A	A	A	A
PSH304	Empress Road Local Plan Allocation	Loughborough	Loughborough	A	A	A	A	A	A	A	C	A	X	A	B	A	A	C	A
SH004	Albion Street/Rosebery Road	Anstey	Service Centres	A	A	A	A	A	A	A	C	A	A	A	B	A	A	A	A
SH091	Retail Warehouse Car Park, Regent Place	Loughborough	Loughborough	A	A	A	A	A	A	B	A	B	A	A	B	A	A	A	A
SH111	Rear of 249-263 Leicester Road,	Mountsorrel	Service Centres	A	A	B	A	A	A	A	C	A	A	A	A	A	C	A	A
SH162	Rear of 36-46 Colby Road,	Thurmaston	Leicester Urban Area	A	A	B	A	A	A	A	A	A	A	A	A	A	A	C	C

**Appendix C3: Loss of Open Space**

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH049	Land off Rothley Road	Mountsorrel	Service Centres	A	A	B	A	A	A	A	A	B	X	A	A	A	C	A	A	Discounted
PSH102	Land at Glebe Way	Syston	Leicester Urban Area	A	A	B	B	X	A	A	C	A	X	A	A	X	A	C	A	Discounted
PSH152	Shepshed Road, Allotment	Hathern	Other Settlements	A	B	B	B	A	A	A	C	A	X	A	A	A	A	C	A	Discounted
PSH207	West Thurmaston	Thurmaston	Leicester Urban Area	A	B	B	B	X	A	B	A	B	X	A	X	A	A	A	A	Discounted
PSH208	West Thurmaston	Thurmaston	Leicester Urban Area	A	B	B	X	X	A	B	A	A	X	A	B	C	A	A	A	Discounted
PSH241	Land off Meadow Lane	Birstall	Leicester Urban Area	A	A	A	A	A	A	A	C	A	X	A	A	A	A	A	A	Discounted
PSH251	Sports Ground off Leicester Road,	Loughborough	Loughborough	A	B	A	A	A	A	B	A	A	X	A	A	A	A	C	A	Discounted
PSH282	Land off Nottingham Road	Barrow upon Soar	Service Centres	A	A	B	A	A	A	A	C	A	X	A	A	A	A	A	A	Discounted
PSH357	Mill Lane Car Park, Mill Lane	Thurmaston	Leicester Urban Area	A	B	A	X	X	A	A	A	A	X	A	A	A	A	A	A	Discounted
PSH466	Cricket Ground, Ashby Road	Loughborough	Loughborough	A	A	B	B	X	A	A	A	B	X	A	A	C	A	C	A	Discounted
SH135	Land r/o 107 Cossington Road, Sileby	Sileby	Service Centres	A	A	B	A	A	A	A	A	A	X	A	A	A	C	A	A	Discounted

Appendix C4: Loss of Safeguarded Employment Land

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH032	Factory Premises, Great Central Road	Loughborough	Loughborough	A	A	A	A	A	A	A	C	A	A	A	X	C	A	A	A	Discounted
PSH077	Land at 598/600 Melton Road	Thurmaston	Leicester Urban Area	A	A	A	X	X	A	B	A	A	A	A	X	C	A	A	A	Discounted
PSH157	Carr Brook House, Leicester Road	Shepshed	Shepshed	A	A	B	A	A	A	A	A	A	A	A	X	A	A	C	A	Discounted
PSH202	Hospital Way, Cumberland Trading Estate, Cumberland Road	Loughborough	Loughborough	A	A	A	A	A	A	A	A	B	A	A	X	A	A	A	A	Discounted
PSH221	Melton Road	Queniborough	Other Settlements	A	A	A	A	A	A	B	A	A	A	A	X	A	A	C	A	Discounted
PSH263	Manheim Auctions Charnwood Road	Shepshed	Shepshed	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	Discounted
PSH303	Triangle of land bounded by Albert Street, Victoria Street and Cross Street	Syston	Leicester Urban Area	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	Discounted
PSH480	Hawker Business Park	Wymeswold/ Burton on the Wolds	Other Settlements	A	A	A	A	A	A	A	X	A	A	C	X	C	C	C	A	Discounted

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities Scenario	New Scenario
SH009	Hollow Road, Anstey General Industrial	Anstey	Service Centres	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	Discounted
SH049	Cumberland Industrial Estate	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	Discounted
SH076	Land used for Storage & Premises, Chainbridge Road,	Loughborough	Loughborough	A	A	A	A	A	A	A	C	A	A	A	X	C	A	A	A	Discounted
SH077	Land used for Storage, Windmill Road	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	X	C	A	A	A	Discounted
SH081	Nottingham Road	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	Discounted
SH136	Ratcliffe Road/The Oaks	Sileby	Service Centres	A	A	A	A	A	A	A	C	A	A	A	X	A	C	A	A	Discounted
SH138	Barrow Road	Sileby	Service Centres	A	A	A	A	A	A	A	A	A	A	A	X	A	C	A	A	Discounted
SH139	1142 Melton Road	Syston	Leicester Urban Area	A	A	A	A	A	A	B	A	A	A	A	X	A	A	A	A	Discounted
SH148	Land off Victoria Street	Syston	Leicester Urban Area	A	A	A	A	A	A	B	A	A	A	A	X	A	A	A	A	Discounted
SH152	Warehouse and Premises, Unit 5, Wanlip Road	Syston	Leicester Urban Area	A	A	A	A	A	A	A	C	A	A	A	X	X	A	C	A	Discounted

Appendix C5: Sequential Flooding Test

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH027	Bull in the Hollow Farm, Leicester Road	Quorn	Loughborough	A	B	B +	B	X	A	A	A	A	A	A	A	A	A	C	A	Discounted
PSH055	Land between A6(T) & River Soar, south of Wyevale Garden Centre	Rothley	Service Centres	A	A	B	B	X	A	A	X	A	A	A	A	X	C	C	A	Discounted
PSH098	Land off Farley Way	Quorn	Service Centres	A	B	A	B	X	A	A	C	A	A	A	A	A	A	A	A	Discounted
PSH107	Land at Farley Way	Quorn	Service Centres	A	A	A	B	X	A	A	A	A	A	A	A	C	A	A	A	Discounted
PSH179	Rear of 41 Barrow Road, Sileby (North of Highbury)	Sileby	Service Centres	A	A	B	X	X	A	A	A	A	A	A	A	A	C	A	A	Discounted
PSH259	Land off Melton Road	Rearsby	Other Settlements	A	A	A	B	X	A	A	A	B	A	A	A	A	C	C	A	Discounted
PSH262	Land off 115 Barrow Road	Sileby	Service Centres	A	B	A	X	X	A	A	A	A	A	A	A	A	C	A	A	Discounted
PSH281	Meadow Farm Marina, Huston Close	Barrow Upon Soar	Service Centres	A	A	A	B	X	A	A	A	A	A	A	A	C	A	C	A	Discounted
PSH343	East of Loughborough Road	Quorn	Service Centres	A	B	B +	B +	X	A	A	A	A	A	A	A	A	A	A	A	Discounted
PSH356	10 Brookside	Syston	Leicester Urban Area	A	A	A	X	X	A	A	C	A	A	A	B	A	A	A	A	Discounted
PSH399	One Ash, Loughborough Road	Quorn	Service Centres	A	B	B	X	X	A	A	A	A	A	A	A	A	A	A	A	Discounted
PSH435	Land off Homefield Lane	Rothley	Service Centres	A	A	X	B	X	A	A	C	A	A	A	A	A	C	A	A	Discounted
PSH481	Land off Moor Lane	LOUGHBOROUGH	Loughborough	A	A	A	B	X	A	A	C	A	A	A	A	A	A	A	A	Discounted
SH150	St Peter's Street	Syston	Leicester Urban Area	A	A	A	X	X	A	A	A	A	A	A	B	A	A	A	A	Discounted

Appendix C6: Biodiversity

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH002	Land west of Gorse Hill	Anstey	Leicester Urban Area	A	A	X	A	A	A	A	A	A	A	A	A	A	A	A	A	Discounted
PSH040	Pastureland at 50 Ashby Road	Newtown Linford/Markfield	Markfield	A	A	X	A	A	A	A	A	B	A	A	A	A	A	A	C	Discounted
PSH108	Quorn Lodge, Loughborough Road	Quorn	Loughborough	A	B	X	A	A	A	A	A	A	A	A	A	A	A	A	A	Discounted
PSH155	Land at Ingleberry Road, The Leyfields	Shepshed	Shepshed	A	A	X	A	A	A	A	A	A	A	A	A	A	A	C	A	Discounted
PSH183	Land at Mere Lane	Queniborough	Other Settlements	A	A	X	A	A	A	A	C	A	A	A	A	A	A	C	A	Discounted
PSH237	Land at Strancliffe Lane	Barrow upon Soar	Service Centres	A	A	X	A	A	A	A	X	A	A	A	A	C	A	A	A	Discounted
PSH238	Land between 151 and 185 Markfield Lane	Newtown Linford/Markfield	Markfield	A	A	X	A	A	A	A	C	A	A	A	A	C	C	C	C	Discounted
PSH297	237 Bradgate Road,	Anstey	Service Centres	A	A	X	A	A	A	A	C	A	A	A	A	C	A	C	A	Discounted
PSH300	Land off Wellsic Lane/Westfield Lane	Rothley	Service Centres	A	B	X	A	A	A	A	C	A	A	A	A	A	C	A	A	Discounted
PSH309	Land off Armston Road	Quorn	Service Centres	A	A	X	A	A	A	A	C	B	A	A	A	C	A	A	A	Discounted
PSH318	Blossom Farm	Sileby	Service Centres	A	A	X	A	A	A	A	C	A	A	A	A	A	C	A	A	Discounted
PSH320	Land off Leicester Road	Newtown Linford/Markfield	Markfield	A	A	X	A	A	A	A	A	A	A	A	A	A	A	A	C	Discounted
PSH342	Land at The Apiary, Brook Lane	Barrow Upon Soar	Service Centres	A	A	X	A	A	A	A	C	A	A	A	A	A	A	A	A	Discounted



Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH379	Land adj 230 Seagrave Road	Sileby	Service Centres	A	A	X	A	A	A	A	A	A	A	A	A	A	C	C	A	Discounted
PSH400	Land off Brookfield Road	Rothley	Service Centres	A	B	X	A	A	A	A	C	B	A	A	A	A	C	A	A	Discounted
PSH433	Land and property off Armston Road	Quorn	Service Centres	A	A	X	A	A	A	A	A	B	A	A	A	C	A	A	A	Discounted
PSH438	Land off Ashby Road West	Shepshed	Shepshed	A	A	X	A	A	A	A	A	A	A	A	A	X	A	C	A	Discounted
PSH447	Land off Leconfield Road	Loughborough	Loughborough	A	A	X	A	A	A	A	X	B	A	A	A	A	A	C	A	Discounted
PSH471	Land at 34 Brick Kiln Lane	Shepshed	Shepshed	A	A	X	A	A	A	A	X	A	A	C	A	X	A	C	A	Discounted
SH124	North of Spring Close	Shepshed	Shepshed	A	A	X	A	A	A	A	A	A	A	A	A	A	A	A	A	Discounted

Appendix C7: Leicester Urban Area

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH007	Land west of Barkby	Barkby	Leicester Urban Area	B	B	A	A	A	A	A	X	B	A	C	A	A	A	C	A	
PSH069	Land South East of Syston	Syston	Leicester Urban Area	B	B	A	B +	B	B	A	B	B	A	C	A	A	A	A	A	C
PSH070	Barkby Road	Syston	Leicester Urban Area	A	A	A	A	A	A	A	X	A	A	A	A	C	A	C	A	
PSH072	Land off Wanlip Lane	Wanlip	Leicester Urban Area	X	B	A	A	A	A	A	C	A	A	A	A	A	A	A	A	
PSH120	Land east of Leicester Road	Thurcaston	Potential Leicester Urban Area	B	B	A	B +	A	A	A	B	B	A	A	A	A	C	C	A	C
PSH124	Land at Melton Road	Syston	Leicester Urban Area	A	A	B +	A	A	A	B	A	B	A	A	A	C	A	A	A	C
PSH144	Land at Gynsill Lane & Anstey Lane	Anstey/Glenfield	Leicester Urban Area	A	B	A	B +	A	A	A	A	B	A	A	A	A	A	A	A	B
PSH178	Land off Hamilton Lane,	Barkby Thorpe	Leicester Urban Area	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	C	
PSH189	Land off Barkby Thorpe Lane,	Thurmaston	Leicester Urban Area	A	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B
PSH191	Works opposite 46 Brook Street,	Thurmaston	Leicester Urban Area	A	A	A	A	A	A	B	A	A	A	A	B	A	A	C	A	C
PSH192	Works adjacent 46 Brook Street	Thurmaston	Leicester Urban Area	A	A	A	A	A	A	B	A	A	A	A	B	A	A	C	A	C

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH287	Queniborough Lodge	Queniborough	Leicester Urban Area	A	B	A	B +	A	A	B	A	A	A	A	A	A	A	A	A	B
PSH345	Hamilton Grounds Farm, Hamilton Lane,	Barkby Thorpe	Potential Leicester Urban Area	A	A	A	A	A	A	A	X	X	A	A	A	C	A	C	C	
PSH409	Land adjacent Scraftoft	Barkby Thorpe	Potential Leicester Urban Area	A	A	B	A	A	A	A	X	B	A	C	A	X	A	C	C	
PSH441	Land north of Barkby Road	Syston	Leicester Urban Area	A	A	A	B +	A	A	A	X	B	A	C	A	A	A	C	A	
PSH460	Park View Nursery Site off Gynsill Lane	Anstey/ Glenfield	Leicester Urban Area	A	B	B +	A	A	A	A	C	A	A	A	A	C	A	C	C	C
PSH463	Land off Cliffe Road/Henson Close	Birstall	Leicester Urban Area	A	B	A	A	A	A	A	C	A	A	A	A	C	A	C	A	C
PSH476	Woodgate Nurseries, Barkby Lane	Barkby	Leicester Urban Area	A	A	B	B +	A	A	A	X	A	A	A	A	C	A	C	C	
PSH496	Syston/ Queniborough	Syston/ Queniborough	Leicester Urban Area	B	B	A	A	A	B	A	C	B	A	A	A	A	A	C	A	C
SH141	Brook Street,	Syston	Leicester Urban Area	A	A	A	B +	A	A	A	C	A	A	A	B	A	A	A	A	C
SH155	Church Hill Road	Thurmaston	Leicester Urban Area	A	A	A	A	A	A	A	A	A	A	A	B	A	A	A	A	B
SH163	Rear of Manor Medical Centre, Melton Road	Thurmaston	Leicester Urban Area	A	A	B -	A	A	A	A	A	A	A	A	A	A	A	A	A	B

Appendix C8: Loughborough

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH021	Laburnum Way	Loughborough	Loughborough	B	A	B+	B +	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH025	Moat Farm	Loughborough	Loughborough	B	A	A	A	A	A	A	C	B	A	A	A	A	A	C	A	C
PSH106	Nanpantan Grange, Land south west of Loughborough.	Loughborough	Loughborough	B	A	B +	A	A	A	A	B	B	A	A	A	A	A	C	A	C
PSH133	Land to r/o Snells Nook Lane	Loughborough	Loughborough	A	A	B +	A	A	A	A	C	B	A	A	A	A	A	C	A	C
PSH245	Land off Derby Square	Loughborough	Loughborough	A	A	A	B +	B	A	B	A	A	A	A	A	A	A	A	A	B
PSH248	Land South of Woodthorpe and off the A6004, South of Loughborough	Quorn	Potential Loughborough	B	A	B	A	A	A	A	X	A	A	A	A	C	A	C	C	
PSH255	Land south of Loughborough	Loughborough	Loughborough	A	B	B +	A	A	B	A	C	B	A	A	A	A	A	A	A	C
PSH267	Land off Beacon Road	Loughborough	Loughborough	A	A	B +	A	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH284	Land south of Nanpantan Road	Loughborough	Loughborough	B	A	A	A	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH313	Park Grange Farm, Newstead Way	Loughborough	Loughborough	A	A	B -	A	A	A	A	C	B	A	A	A	A	A	C	A	C
PSH385	Duke Street Motors King Edward Road	Loughborough	Loughborough	A	A	A	A	A	A	A	C	A	A	A	B	A	A	A	A	C
PSH467	Land off Watermead Lane	Loughborough	Loughborough	B	A	B +	A	A	A	A	B	B	A	A	A	A	A	C	A	C
PSH487	Devonshire Square	Loughborough	Loughborough	A	A	A	B +	B	A	A	C	A	A	A	A	A	A	A	A	C

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH488	Market Street	Loughborough	Loughborough	A	A	A	B +	B	A	A	A	A	A	A	A	A	A	A	A	B
PSH489	Southfields Council Offices, Southfield Road	Loughborough	Loughborough	A	A	A	A	A	A	B	A	B	A	A	B	A	A	A	A	B
SH034	138-144 Knighthorpe Road	Loughborough	Loughborough	A	A	A	A	A	A	A	C	A	A	A	B	A	A	A	A	C
SH048	Former Limehurst Depot	Loughborough	Loughborough	A	A	A	B +	B	A	A	A	A	A	A	B	A	A	A	A	B
SH051	Devonshire Square Opportunity Site	Loughborough	Loughborough	A	A	A	B	B	A	A	A	A	A	A	A	A	A	A	A	B
SH060	Former Main Post Office, Sparrow Hill	Loughborough	Loughborough	A	A	A	A	A	A	A	A	B	A	A	B	C	A	A	A	C
SH084	Part of Baxter Gate Opportunity Site	Loughborough	Loughborough	A	A	A	A	A	A	B	A	B	A	A	B	A	A	A	A	B
SH102	Southfields Road Car Park	Loughborough	Loughborough	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Appendix C9: Shepshed

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH024	Land off Fairway Road	Shepshed	Shepshed	A	A	A	B +	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH062	Land at Tickow Lane	Shepshed	Shepshed	A	A	B +	B +	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH138	Land fronting Ashby Road & Ingleberry Road	Shepshed	Shepshed	A	A	B +	A	A	A	A	A	A	A	A	A	A	A	C	A	C
PSH141	Former Redland Roofing Systems Site - Ingleberry Road/Ashby Road	Shepshed	Shepshed	A	A	A	A	A	A	A	A	A	A	A	B	A	A	C	A	C
PSH149	20 Moscow Lane	Shepshed	Shepshed	A	A	B +	A	A	A	A	C	A	A	A	A	X	A	C	A	
PSH156	197 Ashby Road	Shepshed	Shepshed	A	A	A	A	A	A	A	X	A	A	C	A	X	C	C	C	
PSH174	Land at Oakley Road,	Shepshed	Shepshed	A	A	B +	A	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH291	Land at Tickow Lane (Phase 2), Shepshed	Shepshed	Shepshed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
PSH293	Land North of Hallamford Road and West of Shepshed	Shepshed	Shepshed	A	A	A	A	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH322	Land rear of 62 Iveshead Road	Shepshed	Shepshed	A	A	B -	A	A	A	A	C	A	A	A	A	X	A	C	A	

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH348	Land to rear of 54 Iveshead Road,	Shepshed	Shepshed	A	A	A	A	A	A	A	C	A	A	A	A	X	A	C	A	
PSH404	Land west of Tickow Lane	Shepshed	Shepshed	A	A	B +	A	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH405	Land to the west of the B591/ Ingleberry Rd & north of Iveshead Lane	Shepshed	Shepshed	A	A	A	B +	A	A	A	A	A	A	A	A	A	A	C	A	C
PSH436	Land off Ashby Road Central	Shepshed	Shepshed	A	A	B	A	A	A	A	C	A	A	A	A	C	A	C	A	C
PSH472	Land West of Iveshead Road	Shepshed	Shepshed	A	A	A	A	A	A	A	X	A	A	C	A	X	A	C	A	
PSH473	Land East of Iveshead Road	Shepshed	Shepshed	A	A	A	A	A	A	A	X	A	A	C	A	X	A	C	A	
PSH483	Land south of Ashby Road Central	Shepshed	Shepshed	A	A	A	B +	A	A	A	C	A	A	A	A	C	A	C	A	C
PSH494	Ingleberry Road	Shepshed	Shepshed	B	A	A	A	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH495	Smaller Ingleberry Road	Shepshed	Shepshed	B	A	A	A	A	A	A	X	A	A	A	A	X	A	C	A	
SH121	32 Charnwood Road	Shepshed	Shepshed	A	A	A	A	A	A	A	A	B	A	A	B	A	A	A	A	B

Appendix C10: Anstey

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH387	High Leys Farm / Manor Farm	Anstey	Service Centres	A	A	A	A	A	A	A	C	B	A	A	A	A	A	A	A	C
PSH388	High Leys Farm / Manor Farm	Anstey	Service Centres	B	A	A	A	A	A	A	A	B	A	A	A	A	A	A	A	B
PSH389	Land off Groby Road	Anstey	Service Centres	A	B	A	A	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH482	Fairhaven Farm, Site extension	Anstey	Service Centres	A	A	B +	A	A	A	A	X	A	A	A	A	C	A	C	A	



Appendix C11: Barrow Upon Soar

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH177	Cotes Road,	Barrow upon Soar	Service Centres	A	A	B	A	A	A	A	X	A	A	A	A	C	A	C	A	
PSH242	Land adjoining 84 Melton Road	Barrow Upon Soar	Service Centres	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
PSH283	123 Cotes Road	Barrow Upon Soar	Service Centres	A	A	B	A	A	A	A	X	A	A	A	A	C	A	A	A	
PSH321	Land off Cotes Road overlaps,PSH308,PSH307	Barrow Upon Soar	Service Centres	A	A	B +	A	A	A	A	X	B	A	A	A	A	A	A	A	
PSH391	Land to south of Melton Road	Barrow Upon Soar	Service Centres	A	A	B -	A	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH392	Land off Melton Road	Barrow Upon Soar	Service Centres	A	A	B -	A	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH410	Land at Fishpool Farm,	Barrow Upon Soar	Service Centres	A	A	A	A	A	A	A	C	A	A	A	A	C	A	A	A	C
PSH461	Land off Willow Road	Barrow Upon Soar	Service Centres	A	A	B -	A	A	A	A	X	A	A	C	A	C	A	C	A	
PSH462	Land rear of 83 Cotes Road	Barrow Upon Soar	Service Centres	A	A	B +	A	A	A	A	C	A	A	A	A	A	A	A	A	C
PSH484	Land off Cotes Road	Barrow Upon Soar	Service Centres	A	A	B +	B +	A	A	A	C	B	A	A	A	A	A	A	A	C

Appendix C12: Mountsorrel

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH233	Disused Nursery r/o 263 Loughborough Road	Mountsorrel	Service Centres	A	A	B	A	A	A	A	A	A	A	A	B	X	A	A	A	
PSH428	Land off Halstead Road	Mountsorrel	Service Centres	A	A	B	A	A	A	A	X	A	A	A	A	C	A	C	A	
SH104	2 Granite Way	Mountsorrel	Service Centres	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	
SH112	Walkers Transport, Loughborough Road	Mountsorrel	Service Centres	A	A	A	A	A	A	A	A	A	A	A	B	C	A	A	A	C

Appendix C13: Quorn

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH044	Buddon Lane	Quorn	Service Centres	A	A	A	A	A	A	A	X	A	A	A	A	A	A	C	A	

Appendix C14: Rothley

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH053	Land south of Rothley	Rothley	Service Centres	A	A	A	A	A	A	A	A	B	A	A	A	A	C	A	A	C
PSH145	Land at The Ridings/West Cross Lane, Rothley Ridgeway	Rothley	Service Centres	A	B	A	A	A	A	A	X	A	A	C	A	X	C	C	A	
PSH161	Land adjacent to 171 Swithland Lane	Rothley	Service Centres	A	B	B	A	A	A	A	X	A	A	C	A	X	C	C	A	
PSH240	Wyevale Garden Centre	Rothley	Service Centres	A	A	A	A	A	A	A	X	A	A	A	A	X	C	C	A	
PSH288	Brickyard Farm	Rothley	Service Centres	A	A	B	A	A	A	A	X	B	A	A	A	X	C	C	C	
PSH377	Land off Westfield Lane	Rothley	Service Centres	A	B	A	A	A	A	A	C	B	A	A	A	A	C	A	A	C
PSH434	Brooklea Nursery, Loughborough Road	Rothley	Service Centres	A	A	A	A	A	A	A	C	A	A	A	B	X	C	A	A	
PSH492	971 Loughborough Road	Rothley	Service Centres	A	A	B -	A	A	A	A	C	A	A	A	A	A	C	A	A	C

Appendix C15: Sileby

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH064	Land off Kendal Road, Sileby (South of Butler Way & Gray Lane)	Sileby	Service Centres	A	A	B +	A	A	A	A	C	A	A	A	A	A	C	A	A	C
PSH150	245 Ratcliffe Road	Sileby	Service Centres	A	A	B	A	A	A	A	X	A	A	A	A	A	C	C	A	
PSH261	Land off Homefied Road	Sileby	Service Centres	A	B	A	A	A	A	A	A	A	A	A	A	A	C	A	A	C
PSH346	Land adjoining Peashill Farm Ratcliffe Road	Sileby	Service Centres	A	A	A	A	A	A	A	X	A	A	A	A	C	C	C	A	
PSH353	Rear of The Maltings site High Street	Sileby	Service Centres	A	A	B -	B +	A	A	A	A	B	A	A	A	A	C	A	A	C
PSH439	Land off Barnards Drive	Sileby	Service Centres	A	A	A	A	A	A	A	A	A	A	A	A	A	C	C	A	C
PSH474	Land off Cossington Road	Sileby	Service Centres	A	B	A	A	A	A	A	A	B	A	A	A	A	C	A	A	C
PSH475	Land East of Seagrave Road	Sileby	Service Centres	A	A	A	A	A	A	A	C	A	A	A	A	A	C	C	A	C
PSH493	Land west of Ratcliffe Road	Sileby	Service Centres	B	A	B	B +	A	B	A	C/X	B	A	A	A	C	C	C	A	C
SH129	36 Charles Street	Sileby	Service Centres	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	C
SH132	9 King Street	Sileby	Service Centres	A	A	B -	A	A	A	A	A	B	A	A	A	A	C	A	A	C

Appendix C16: Markfield

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities
PSH041	Land at Markfield Lane, Newtown Linford	Newtown Linford/Markfield	Markfield	A	A	B	A	A	A	A	C	B	A	A	A	X	C	C	C
PSH430	Land off Markfield Lane, Markfield, Newtown Linford	Newtown Linford/Markfield	Markfield	A	A	B	A	A	A	A	C	A	A	A	A	X	C	C	C

**Appendix C17: Other Settlements I**

**Barkby, Cossington, East Goscote, Hathern, Queniborough and Rearsby**

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities	New Scenario
PSH008	Land east of Barkby	Barkby	Other Settlements	B	A	A	A	A	A	A	B	B	A	C	A	A	C	C	A	C
PSH042	Land at Threeways Farm	Queniborough	Other Settlements	A	B	A	A	A	A	B	A	A	A	A	A	A	A	C	A	C
PSH088	Grange Avenue	Rearsby	Other Settlements	B	B	A	A	A	A	A	A	B	A	A	A	A	A	C	A	C
PSH100	Land off Gaddesby Lane	Rearsby	Other Settlements	A	A	A	A	A	A	A	C	A	A	A	A	A	C	C	A	C
PSH260	Land to rear of Derry's Garden Centre	Cossington	Other Settlements	A	A	A	B +	A	A	A	A	B	A	A	A	A	C	C	A	C
PSH305	Land to the rear of 89 Loughborough Road	Hathern	Other Settlements	A	B	B -	A	A	A	A	A	A	A	A	A	A	C	C	A	C
PSH316	Land off Barkby Road	Queniborough	Other Settlements	A	B	A	A	A	A	A	C	A	A	A	A	A	A	C	A	C
PSH381	Land at Melton Road	Rearsby	Other Settlements	A	B	A	A	A	A	A	A	B	A	A	A	A	A	C	A	C
PSH393	Land to west of Main St, North of Syston Rd.	Cossington	Other Settlements	A	A	A	A	A	A	A	A	B	A	A	A	A	C	C	A	C
PSH412	Land off Melton Road	East Goscote	Other Settlements	B	B	A	A	A	A	A	A	B	A	A	A	A	A	C	A	C
PSH413	Land off Zouch Road	Hathern	Other Settlements	A	A	B	A	A	A	A	C	A	A	A	A	A	C	C	A	C
PSH446	Land off Melton Road	Queniborough	Other Settlements	A	B	A	A	A	A	B	A	A	A	A	A	A	A	C	A	C
PSH469	Land off Broome Lane	Rearsby	Other Settlements	B	B	A	A	A	B	A	B	B	A	A	A	A	A	C	A	C
SH033	The Leys	Hathern	Other Settlements	A	A	A	A	A	A	A	A	B	A	A	A	A	C	C	A	C

Appendix C18 Other Settlements II

Thrussington, Thurcaston and Wymeswold

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities
PSH047	The former Rectory & Land at Thurcaston	Thurcaston	Other Settlements	A	A	B -	A	A	A	A	X	B	A	A	A	A	A	C	A
PSH071	Land at Old Gate Road	Thrussington	Other Settlements	A	A	B	A	A	A	A	X	B	A	C	A	A	C	C	A
PSH130	Land to the north of Hoby Road	Thrussington	Other Settlements	A	A	B	A	A	A	A	X	B	A	C	A	A	C	C	A
PSH147	44 Hoby Road	Thrussington	Other Settlements	A	A	B	A	A	A	A	X	A	A	C	A	A	C	C	A
PSH167	East Road	Wymeswold	Other Settlements	A	A	B -	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH185	Narrow Lane	Wymeswold	Other Settlements	A	A	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH235	Land off Thurcaston Lane	Thurcaston	Other Settlements	B	B	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH250	Land off Hoton Road	Wymeswold	Other Settlements	A	A	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH296	East Road/Narrow Lane	Wymeswold	Other Settlements	A	A	B -	B +	A	A	A	X	B	A	A	A	A	C	C	A
PSH376	Land off Old Gate Road	Thrussington	Other Settlements	A	A	B -	A	A	A	A	X	B	A	C	A	A	C	C	A
PSH407	Land North of East Road, Wymeswold	Wymeswold	Other Settlements	A	A	B -	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH478	Land rear of 23 Anstey Lane	Thurcaston	Other Settlements	A	B	B	A	A	A	A	X	B	A	A	A	A	A	C	A
PSH479	Land at Lovrin Equine Stables	Wymeswold	Other Settlements	A	A	A	A	A	A	A	X	A	A	A	A	A	C	C	A



Appendix C19: Remaining Other Settlements

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities
PSH013	Land near Fishpond Plantation	Burton on the Wolds	Other Settlements	A	A	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH058	Hawley Fields Farm	Seagrave	Other Settlements	A	A	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH097	Field Adjacent 79 Melton Road	Burton on the Wolds	Other Settlements	A	A	A	A	A	A	A	X	A	A	A	A	A	C	C	A
PSH099	Land off Main Street	Newtown Linford	Other Settlements	A	A	B	A	A	A	A	X	A	A	A	A	A	C	C	A
PSH151	Big Lane	Seagrave	Other Settlements	A	A	B	A	A	A	A	X	A	A	A	A	A	C	C	A
PSH163	Land adjacent to 6 St Marys Close	Burton on the Wolds	Other Settlements	A	A	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH168	112 Main Street	Woodhouse Eaves	Other Settlements	B	A	B	A	A	A	A	X	B	A	A	A	A	A	C	A
PSH182	Sturdee Poultry Farms Site, Sowters Lane	Burton on the Wolds	Other Settlements	A	A	A	A	A	A	A	X	A	A	A	B	A	C	C	A
PSH184	Beech Farm, 552 Bradgate Farm	Newtown Linford	Other Settlements	A	A	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH252	Land adjacent Rose Farm Mucklegate Lane	Seagrave	Other Settlements	A	A	B	A	A	A	A	X	A	A	A	A	A	C	C	A
PSH257	Land South of Markfield Lane	Newtown Linford	Other Settlements	B	A	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH258	Land North of Markfield Lane	Newtown Linford	Other Settlements	B	A	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH289	Land off Loughborough Road	Burton on the Wolds	Other Settlements	A	A	A	A	A	A	A	X	B	A	A	A	A	C	C	A

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities
PSH401	Land lying to the South West of Park Hill Lane,	Seagrave	Other Settlements	A	A	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH429	Seven Oaks Nursery, Groby Lane	Newtown Linford	Other Settlements	A	A	A	A	A	A	A	X	A	A	C	A	C	A	C	C
PSH443	Land rear of 64 Main Street	Woodhouse Eaves	Other Settlements	B	A	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH444	Land at Maplewell Road	Woodhouse Eaves	Other Settlements	B	A	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH464	Land rear of Reservoir House, Ratcliffe Road	Cossington	Other Settlements	A	A	A	A	A	A	A	X	A	A	C	A	X	C	C	A
PSH468	Land off Boonton Meadows Way	Queniborough	Other Settlements	A	A	B	A	A	A	A	X	B	A	A	A	A	A	C	A
SH031	West of Railway Line, ex Sewage Works, off Broome Lane	East Goscote	Other Settlements	A	A	A	A	A	A	A	X	A	A	A	A	A	A	C	A

Appendix C20: Small Villages and Hamlets

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities
PSH016	Land off Cropston Road	Cropston	Small Villages	A	A	B	A	A	A	A	X	B	A	A	A	X	A	C	A
PSH046	Main Street	Ratcliffe on the Wreake	Small Villages	A	A	A	A	A	A	A	X	A	A	C	A	X	C	C	A
PSH078	Loughborough Road,	Walton on the Wolds	Small Villages	A	A	B	A	A	A	A	X	B	A	C	A	A	C	C	A
PSH079	Land off Rectory Road	Wanlip	Small Villages	B	B	A	A	A	A	A	C	A	A	A	A	C	A	C	C
PSH080	Land off Butchers Lane	Wanlip	Small Villages	B	B	A	A	A	A	A	X	A	A	C	A	X	A	C	C
PSH082	Land at Woodhouse	Woodhouse	Small Villages	A	A	B	A	A	A	A	X	A	A	A	A	X	A	C	A
PSH087	Wymeswold Airfield	Hoton	Small Villages	A	A	A	A	A	A	A	B	B	A	A	A	A	C	C	A
PSH158	The Old Grain Store, Back Lane, Cotes (Prestwold)	Cotes	Small Villages	B	A	B	A	A	A	A	C	A	A	A	A	X	A	C	C
PSH180	Land at The Dutch Barn, 27A Wymeswold Road	Hoton	Small Villages	A	A	B	A	A	A	A	C	A	A	A	A	X	C	C	A
PSH236	Land off Station Road	Cropston	Small Villages	B	B	B	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH239	Pastureland off Latimer Road	Cropston	Small Villages	B	B	A	A	A	A	A	X	B	A	A	A	A	C	C	A
PSH253	Land adjacent 43 Main Street	Woodthorpe	Small Villages	A	B	B	A	A	A	A	C	A	A	A	A	A	A	A	C
PSH254	Land adjacent 63 Main Street	Woodthorpe	Small Villages	A	B	B	A	A	A	A	X	A	A	A	A	A	A	A	C
PSH445	Land adj. 55 Main Street	Ratcliffe on the Wreake	Small Villages	A	A	A	A	A	A	A	X	A	A	C	A	X	C	C	A
PSH465	Land off Holly Tree Close	Hoton	Small Villages	B	A	B	A	A	A	A	C	B	A	A	A	X	C	C	A

Appendix C21: New Settlements

Site Ref	Site Name	Location/ Parish	Position in Hierarchy	Landscape Scenario	Outside Green Wedge/ALS Scenario	Ecology Scenario	SFRA 2	Flood Risk Scenario	Soil Scenario	Air Quality Scenario	Good public transport within 200m Scenario	Heritage Scenario	Loss of open space Scenario	Distance from GP Scenario	Loss of employment Scenario	Distance from Primary School Scenario	Distance from Secondary School Scenario	Distance from food shop Scenario	Access to Leisure Facilities
PSH123	Land at Cotes	Cotes	New Settlement	B	A	A	A	A	B	A	A	B	A	A	A	A	A	C	C
PSH470	Land between A46/Paudy Lane/Berrycott Lane	Seagrave	New Settlement	B	A	A	A	A	A	A	B	A	A	C	A	A	C	C	C
PSH486	Land adjacent Six Hills Garden Village	Burton on the Wolds/ Wymeswold	New Settlement	B	A	B	A	A	A	A	B	B	A	C	A	A	C	C	C

## Appendix D:

### Additional Biodiversity Evidence

Site Ref	Local Plan Site	Site Name	Location/ Parish	Position in Hierarchy	Ecology Scenario	Ecology Assessment	Recommendation
PSH002		Land west of Gorse Hill	Anstey	Leicester Urban Area	X	<b>D</b>	Avoid
PS027		Bull in the Hollow Farm, Leicester Road	Loughborough	Loughborough	B+	<b>D</b>	Significantly Reduce
PSH040		Pastureland at 50 Ashby Road	Newtown Linford/ Markfield	Markfield	X	<b>C/D</b>	Avoid
PSH047	Yes	The former Rectory & Land at Thurcaston	Thurcaston	Other Settlements	B -	<b>C</b>	Apply SHLAA assumptions to 0.9Ha
PSH062	Yes	Land north of Ashby Road	Shepshed	Shepshed	B +	<b>C</b>	Estimated requirement to reduce currently proposed developable area by a further 10% IE: 210-21=+/- 190
PSH064	Yes	Land off Kendal Road, Sileby (South of Butler Way & Gray Lane)	Sileby	Service Centres	B +	<b>C</b>	Reduce gross area by half
PSH21/ PSH25/ PSH106	Yes	Land south west of Loughborough.	Loughborough	Loughborough	B +	<b>B/E</b>	Consider site specific policy if necessary to develop at all. Key objective: buffer, augment and provide alternative recreational space for Outwoods (potential for joint funding via offsetting / CFP landscape partnership)
PSH108		Quorn Lodge, Loughborough Road	Quorn	Loughborough	X	<b>D</b>	Avoid
PSH124	Yes	Land at Melton Road	Syston	Leicester Urban Area	B -	<b>C</b>	Assume developable area 0.7h. Off site contribution would be acceptable

Site Ref	Local Plan Site	Site Name	Location/ Parish	Position in Hierarchy	Ecology Scenario	Ecology Assessment	Recommendation
PSH133	Yes	Snells Nook Lane	Loughborough	Loughborough	B +	<b>C</b>	Buffer to woodland and connectivity to countryside across north of site required
PSH138	Yes	Land fronting Ashby Road & Ingleberry Road	Shepshed	Shepshed	B +	<b>D</b>	Significantly reduce and enhance remainder
PSH149	Yes	20 Moscow Lane	Shepshed	Shepshed	B +	<b>C</b>	Estimate: site area = 2ha. Net loss could be avoided by allocating on the basis of a developable area of 1.5 ha. Scale of development should be acceptable.
PSH155		Land at Ingleberry Road, The Leyfields	Shepshed	Shepshed	X	<b>D</b>	Significantly Reduce Avoid if Possible
PSH167		East Road	Wymeswold	Other Settlements	B -	<b>C</b>	Apply SHLAA assumptions to 0.85 Ha
PSH174	Yes	Land at Oakley Road	Shepshed	Shepshed	B +	<b>C/D</b>	Ecology addressed through joint Black Brook Plan
PSH183		Land at Mere Lane	Queniborough	Other Settlements	X	<b>D</b>	Significantly Reduce Avoid if Possible
PSH209		215-217 Mountsorrel Lane	Rothley	Service Centres	B -	<b>C</b>	Extant permission will result in loss
PSH237		Land at Strancliffe Lane	Barrow upon Soar	Service Centres	X	<b>C/D</b>	Contains a significant proportion of LWS qualifying habitat. Remainder is of at least moderate value. Avoid if possible
PSH238		Land between 151 and 185 Markfield Lane	Newtown Linford/Markfield	Markfield	X	<b>D</b>	Avoid
PSH255	Yes	Land south of Loughborough	Loughborough	Loughborough	B +	<b>C</b>	Requires appropriate layout and reduction in developable area to maintain landscape connectivity between Soar Valley and Charnwood Forest

Site Ref	Local Plan Site	Site Name	Location/ Parish	Position in Hierarchy	Ecology Scenario	Ecology Assessment	Recommendation
PSH267	Yes	Land off Beacon Road	Loughborough	Loughborough	B +	<b>C</b>	Assume developable area 0.5 ha to maintain connectivity to other sites. Reduce originally suggested capacity.
PSH296		East Road/Narrow Lane	Wymeswold	Other Settlements	B -	<b>C</b>	Apply SHLAA assumptions to 5.2 Ha
PSH297		237 Bradgate Road,	Anstey	Service Centres	X	<b>C/D</b>	Significantly Reduce Avoid if Possible
PSH300		Land off Wellsic Lane/Westfield Lane	Rothley	Service Centres	X	<b>D</b>	Completely avoid
PSH305	Yes	Land to the rear of 89 Loughborough Road	Hathern	Other Settlements	B -	<b>C</b>	Assume developable area 0.7ha. Off site contribution would be acceptable
PSH309		Land off Armston Road	Quorn	Service Centres	X	<b>D/B</b>	Completely avoid
PSH313	Yes	Park Grange Farm, Newstead Way	Loughborough	Loughborough	B -	<b>C</b>	Needs redevelopment to conserve onsite bat roost
PSH318		Blossom Farm	Sileby	Service Centres	X	<b>D</b>	Significantly Reduce Avoid if Possible
PSH320		Land off Leicester Road	Newtown Linford/Markfield	Markfield	X	<b>C/D</b>	Significantly Reduce Avoid if Possible
PSH321		Land off Cotes Road overlaps PSH308, PSH307	Barrow Upon Soar	Service Centres	B +	<b>C</b>	Considered as a whole it is likely that SHLAA assumptions could sagely be applied to (total site area- 3ha)- Allocation strategy required- needs to include reference to SUDS and drainage

Site Ref	Local Plan Site	Site Name	Location/ Parish	Position in Hierarchy	Ecology Scenario	Ecology Assessment	Recommendation
PSH322	Yes	Land rear of 62 Iveshead Road	Shepshed	Shepshed	B -	<b>D</b>	Outline consent granted at appeal has facilitated significant ecological harm
PSH342		Land at The Apiary, Brook Lane	Barrow Upon Soar	Service Centres	X	<b>C</b>	Difficult Shape; Reduce Avoid if Possible
PSH343	Yes	East of Loughborough Road	Quorn	Service Centres	B +	<b>C</b>	Current application has included mitigation on site
PSH352		21 Garendon Road	Shepshed	Shepshed	B +	<b>D</b>	Approved with offsite contributions
PSH353	Yes	Rear of the Maltings site High Street	Sileby	Service Centres	B -	<b>C</b>	Site has previous PP
PSH374		3A - 9 Melton Road	Barrow Upon Soar	Service Centres	B -	<b>D</b>	Site has PP
PSH376	Yes	Land off Old Gate Road	Thrussington	Other Settlements	B -	<b>C</b>	Apply SHLAA assumptions to 1.23 Ha
PSH391	Yes	Land to south of Melton Road	Barrow Upon Soar	Service Centres	B -	<b>B/C</b>	Assume gross developable area no more than 50%. Off site contribution would be acceptable. Opportunity to look at combination of two sites to get best outcome.
PSH392	Yes	Land off Melton Road	Barrow Upon Soar	Service Centres	B -	<b>B/C</b>	Confirm with follow up site visit (original assessment incomplete) If current understanding correct then SHLAA assumptions may be applicable
PSH400		Land off Brookfield Road	Rothley	Service Centres	X	<b>C</b>	Avoid if possible
PSH404	Yes	Land off Tickow Lane (south)	Shepshed	Shepshed	B +	<b>C/D</b>	Acceptable as part of co-ordinated approach to Black Brook Corridor



Site Ref	Local Plan Site	Site Name	Location/ Parish	Position in Hierarchy	Ecology Scenario	Ecology Assessment	Recommendation
PSH407		Land North of East Road	Wymeswold	Other Settlements	B -	<b>C</b>	Apply SHLAA assumptions to 1.8 Ha
PSH433		Land and property off Armston Road	Quorn	Service Centres	X	<b>D</b>	Avoid
PSH435		Land off Homefield Lane	Rothley	Service Centres	X	<b>C</b>	Reduce - Avoid if possible
PSH438		Land off Ashby Road West	Shepshed	Shepshed	X	<b>C</b>	Reduce - Avoid if possible
PSH447		Land off Leconfield Road	Loughborough	Loughborough	X	<b>D</b>	Avoid if possible if not reduce developable area to maximum 60%.
PSH460	Yes	Park View Nursery Site off Gynsill Lane	Anstey/ Glenfield	Leicester Urban Area	B +	<b>C</b>	Assume developable area 0.5 ha
PSH461	Yes	Land off Willow Road	Barrow Upon Soar	Service Centres	B -	<b>C</b>	Original grading precautionary. Safe to apply SHLAA assumptions
PSH462		Land rear of 83 Cotes Road	Barrow Upon Soar	Service Centres	B +	<b>C</b>	Considered as a whole it is likely that SHLAA assumptions could sagely be applied to (total site area- 3ha)- Allocation strategy required- needs to include reference to SUDS and drainage
PSH467		Land off Watermead Lane	Loughborough	Loughborough	B +	<b>B/E</b>	Consider site specific policy if necessary to develop at all. Key objective: buffer, augment and provide alternative recreational space for Outwoods (potential for joint funding via offsetting / CFP landscape partnership
PSH471		Land at 34 Brick Kiln Lane	Shepshed	Shepshed	X	<b>D</b>	Significantly reduce - avoid

Site Ref	Local Plan Site	Site Name	Location/ Parish	Position in Hierarchy	Ecology Scenario	Ecology Assessment	Recommendation
PSH482	Yes	Fairhaven Farm site extension	Anstey	Service Centres	B +	C/D	<p>In the absence of a detailed assessment of a detailed layout evaluating the capacity of this site is difficult because of :</p> <ul style="list-style-type: none"> <li>• It's shape</li> <li>• The requirement for buffering</li> <li>• The requirement to consider accumulative impact given that the land was previously offered in mitigation for the adjoining development</li> </ul> <p>However the on-site habitats are of lower ecological sensitivity. If necessary to allocate at all assume a gross* developable area of 40% of total</p>
PSH484	Yes	Land off Cotes Road	Barrow Upon Soar	Service Centres	B +	D	<p>Considered as a whole it is likely that SHLAA assumptions could sagely be applied to (total site area- 3ha)- Allocation strategy required- needs to include reference to SUDS and drainage</p>
PSH492	Yes	971 Loughborough Road	Rothley	Service Centres	B -	C	<p>Assume gross developable area of 50%. Off site contribution would be acceptable</p>
SH124		North of Spring Close	Shepshed	Shepshed	X	D	<p>Significantly Reduce Avoid if Possible</p>
SH132	Yes	9 King Street	Sileby	Service Centres	B -	C	<p>Assume developable area 0.25ha. Off site contribution would be acceptable</p>
SH163	Yes	Rear of Manor Medical Centre, Melton Road	Thurmaston	Leicester Urban Area	B -	C	<p>Assume developable area 0.1 ha. Off site contribution would be acceptable</p>

## Addendum December 2021

The following addendum to the topic paper has been included to address issues in relation to the development strategy and the site selection process that were raised during the consultation on the Pre-submission Draft Local Plan in July and August 2021. As such it expands on the identification of the main issues arising from the consultation that is contained in the Statement of Consultation that accompanies the submission of the plan. The addendum also confirms the approach to the sequential test for avoiding sites at the greatest risk of flooding following amendments to the National Planning Policy Framework (NPPF) in July 2021.

The following table sets out further explanation in relation to these issues.

Issue	Further Explanation
<b>Identifying a Development Strategy for Charnwood</b>	
An additional development strategy option of high rise development should have been considered.	Paragraphs 3.4 to 3.9 set out the range of options for distributing growth that were tested by the Sustainability Appraisal (SA). An option that prioritised high rise living is not considered to be a reasonable option on its own as it would not deliver the scale or type of housing that is needed across the Borough. Urban concentration options were tested (options 1, 2 and 5) and the results can be found in Table 1.
Queries relating to approach taken to the assessment of Cotes as an option, particularly relating to whether it should be considered a new settlement or not.	The Council has extensively studied the relationship between Cotes and Loughborough and the challenges posed by the River Soar for travelling between the two settlements. This information was used to inform the categorisation of development at Cotes as a new settlement. This affected the options in which Cotes was considered but not how the impacts of that option were assessed as part of the SA process. Having identified the Hybrid Option as the most appropriate this was then used as the basis for site selection.
Queries relating to approach taken to the assessment of the scale of growth in Loughborough.	The table below paragraph 3.14 shows that the number of new homes at Loughborough that would potentially giving rise to significant negative effects is 3,300. The proposed level of growth at Loughborough (2,242 homes) does not exceed this amount.
<b>Site Appraisal and Site Selection Method</b>	
Whether suitable criteria have been used for Sustainability Appraisal.	The SA has been prepared in accordance with relevant legislation and guidance. The SA therefore considers a full range of social, economic and environmental issues without prioritising any single one over the others.
Queries relating to the approach taken to how impacts were assessed for particular sites, for	The SA is a consistent assessment at a point in time used to inform decision making. All sites were assessed in the same way and potential mitigation

Issue	Further Explanation																					
<p>example how the potential for mitigation was considered.</p>	<p>measures were not taken into account for the assessment of each site for the SA report. It is recognised that mitigation will be possible on many sites but the site selection method was designed to identify and avoid those sites where significant adverse impacts could be avoided. It therefore used a mitigation-off starting point.</p> <p>Some site promoters did provide detailed information relating to potential mitigation but this was not available consistently for all sites and for SA all sites have to be assessed on a level playing field.</p> <p>In undertaking the site selection process the Council has identified sites that would not give rise to significant adverse effects but where mitigation would be required to achieve sustainable development, ie those in scenario B. Where necessary the Council has sought to achieve this mitigation by reducing the scale of the allocation and/or including site-specific policies in the plan. The assessment of the original site in the SA remains relevant as the starting point for reaching those judgements.</p>																					
<p>How sites were classified into different scenarios</p>	<p>The site selection process gave a scenario (A, B, C or excluded (X)) to each of 14 indicators for each site. Appendix A to the topic paper sets out the thresholds that were used to identify the different scenarios for each indicator. Appendix A also identifies those indicators that were assessed as part of the SA but were not used in the site selection process.</p> <p>The approach to identifying scenarios was not the same for all indicators and the differences are summarised below.</p> <table border="1" data-bbox="679 1588 1426 2036"> <thead> <tr> <th data-bbox="679 1588 991 1809">Indicator</th> <th data-bbox="991 1588 1198 1809">Used to Exclude Sites (ie scenario X used)</th> <th data-bbox="1198 1588 1426 1809">Accessibility indicator (ie scenario C used rather than scenario B)</th> </tr> </thead> <tbody> <tr> <td data-bbox="679 1809 991 1848">Landscape</td> <td data-bbox="991 1809 1198 1848">Yes</td> <td data-bbox="1198 1809 1426 1848">No</td> </tr> <tr> <td data-bbox="679 1848 991 1886">Biodiversity</td> <td data-bbox="991 1848 1198 1886">Yes</td> <td data-bbox="1198 1848 1426 1886">No</td> </tr> <tr> <td data-bbox="679 1886 991 1924">Flood Risk</td> <td data-bbox="991 1886 1198 1924">Yes</td> <td data-bbox="1198 1886 1426 1924">No</td> </tr> <tr> <td data-bbox="679 1924 991 1962">Soil</td> <td data-bbox="991 1924 1198 1962">No</td> <td data-bbox="1198 1924 1426 1962">No</td> </tr> <tr> <td data-bbox="679 1962 991 2000">Air Quality</td> <td data-bbox="991 1962 1198 2000">Yes</td> <td data-bbox="1198 1962 1426 2000">No</td> </tr> <tr> <td data-bbox="679 2000 991 2036">Public Transport</td> <td data-bbox="991 2000 1198 2036">Yes</td> <td data-bbox="1198 2000 1426 2036">Yes</td> </tr> </tbody> </table>	Indicator	Used to Exclude Sites (ie scenario X used)	Accessibility indicator (ie scenario C used rather than scenario B)	Landscape	Yes	No	Biodiversity	Yes	No	Flood Risk	Yes	No	Soil	No	No	Air Quality	Yes	No	Public Transport	Yes	Yes
Indicator	Used to Exclude Sites (ie scenario X used)	Accessibility indicator (ie scenario C used rather than scenario B)																				
Landscape	Yes	No																				
Biodiversity	Yes	No																				
Flood Risk	Yes	No																				
Soil	No	No																				
Air Quality	Yes	No																				
Public Transport	Yes	Yes																				

Issue	Further Explanation		
	Heritage	Yes	No
	Loss of Open Space	Yes	No
	Access to GP	No	Yes
	Loss of Employment Land	Yes	No
	Access to Primary School	Yes	Yes
	Access to Secondary School	No	Yes
	Access to Shops	No	Yes
	Access to Leisure Facilities	No	Yes
	<p>As stated above, the site selection method sought to avoid those sites which would give rise to significant adverse impacts. A site that had one indicator that was in scenario X would therefore be rejected irrespective of how it performed against other indicators. As discussed in the topic paper compromises had to be made with this approach in relation to access to public transport and access to a primary school in certain locations.</p>		
Identification of good public transport access	<p>The thresholds that were used for the public transport indicator were based on the distance to the nearest bus stop offering a good frequency service. This was defined as one providing a bus at least every 30 minutes to a location that provided employment opportunities and higher order services.</p> <p>As discussed in the topic paper, for some settlements it was necessary to compromise with this indicator, either in terms of distance to a bus stop or the frequency of the service) in order to achieve the overall scale of growth required to meet the Borough's needs (eg Thrussington, Thurstaston and Wymeswold) or to achieve other objectives (eg a new primary school in Barrow).</p> <p>Questions have been raised about whether Thrussington is served by a bus route. Centrebus operates a 2-hourly service (128) between Melton Mowbray and Leicester that stops in the village.</p>		
The NPPF was amended in July 2021 to clarify that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source, with the words	<p>The site selection process (as described in paragraphs 4.8 to 4.16) focuses on the risks of river flooding as measured by the division of land into different flood zones from 1 (areas of lowest risk) to 3 (areas of highest risk).</p>		

Issue	Further Explanation
'from any source' being added.	<p>The data available in the Level 1 Strategic Flood Risk Assessment was also used to assess the flood risk of sites in terms of the 1,000 year risk of surface water flooding and from historic flooding records. No assessed sites in the Borough are at increased risk of groundwater flooding. The same threshold was used as set out in paragraph 4.10 and scenario A sites are those where at least 70% of the site is outside any area of flood risk.</p>
Wind energy opportunity areas and minerals safeguarding should not be a significant negative effect in the site appraisals	<p>These are reasonable arguments given that minerals may not be workable and wind opportunity areas are only indicative.</p> <p>For these criteria the site assessment in the SA for each site was undertaken consistently as a high level analysis of issues and opportunities.</p> <p>For the site selection process the Council did not use either of these indicators to grade or discount sites.</p>
Queries relating to approach taken to the assessment of Watermead Lane, Loughborough as an option.	<p>A number of options for development to the south-west of Loughborough were assessed, including overlapping sites to consider options at different scales and the most recently promoted site boundaries for the land off Watermead Lane. The following sites were assessed:</p> <ul style="list-style-type: none"> <li>• PSH021 Laburnum Way</li> <li>• PSH025 Moat Farm</li> <li>• PSH106 Nanpantan Grange, Land south west of Loughborough</li> <li>• PSH284 Land south of Nanpantan Road</li> <li>• PSH467 Land off Watermead Lane.</li> </ul> <p>The potential for negative landscape impacts was a key determinant in the site selection process in this area. Further information regarding landscape impacts can be found in the landscape evidence reports:</p> <ul style="list-style-type: none"> <li>• Landscape Sensitivity Assessment of SHLAA Sites (LUC, 2019)</li> <li>• Charnwood Landscape Capacity and Sensitivity Assessment Addendum (LUC, 2021)</li> <li>• Charnwood Landscape Sensitivity Assessment (CBC, 2021).</li> </ul>