

Appendix 2 - Site Assessments

SHLAA Site Ref	SHLAA Site Location	Date of Survey (where applicable)	Basis of alternative evidence (where applicable)	Landscape Comments	Site Description	Ecological Connectivity	Overview of ecological value/ risks from development	Enhancement Opportunities	Rating
PSE107	Beacon View Farm Quorn	09/08/2018			PSI in floodplain		loss of grassland		B
PSE210	Part of North of Leicester SUE	x	employment site within PSH210						
PSE233	Nursery Granite Way	01/09/2018			dwelling with glasshouses, hard standing. Overgrown garden to rear with self set birch willow and understorey of brambles and nettles (etc)	Links to linear woodland along Granite Way			C
PSE24	East of Fairway Road Shepshed	Aug-18	X	X	Dominated by arable land but with some grassland a hedgerow network and broad leaved plantation	Adjacent to M1 habitat corridor and woodland	lower with some important features on site and immediately adjacent		B
PSE343	The Burrows Queniborough	x	aerial images		bare ground forming part of existing industrial estate. Areas of rank grassland and scrub to south		Queniborough brook runs adjacent- requirement to buffer		B
PSE345	Derby Road Dishley	Aug-18	X	X	Dominated by arable land and bisected by a wet ditch	X	retention and buffering of ditch, mitigation should be achievable on site		B
PSE356	Derby Road Dishley	Aug-18	x	x	Industrial site with area of mown grassland and tall ruderal/ rank grassland on west side	Adjacent to 2 LWSs- Dishley Grange and Black Brook	Including adequate buffers to adjacent LWSs should be adequate to mitigate any on site losses		B
PSE390	Anstey Lane, Glenfield	Jul-18	x	X	Tall ruderal habitat within larger grassland/arable land parcel. Japanese knotweed recorded on site growing from tipped builder's waste	Via roadside woodland	Moderate value habitat . Mitigation should be possible on site		B
PSE408	Dishley Grange	Aug-18	x	x	Industrial site with area of mown grassland and tall ruderal/ rank grassland on west side	Adjacent to 2 LWSs (inc 1 LNR)- Dishley Grange and Black Brook	Including adequate buffers to adjacent LWSs should be adequate to mitigate any on site losses		B
PSE446	Land adjacent Wymeswold industrial estate	Dec-18			Arable land with central block of hardstanding succeding to scrub with poplar tree lines		site has substantive value particularly in context of arable surrounds		B
PSE448	Field Rear of 740-746 Melton Road Thurmaston	x	P/18/0263/2		scrub and grassland. Wet ditch (floodstorage) along NW boundary	adjacent to watermead and soar strategic corridor	loss of habitat/ flood storage/ impact on strategic corridor		C
PSH1	Fairhaven Farm, Fairhaven Road, Anstey	x	Under construction						
PSH10	95 Nottingham Road, Barrow upon Soar	x	Under construction						
PSH100	Land off Gaddesby Lane, Rearsby	Jul-18	x		single arable field . Site boundary is odd- it would leave a small corner of arable land isolated (option for "off site" compensation		loss of arable land		B
PSH102	Land at Glebe Way Syston	21/09/2018	x	PRoW crossing site	Low lying site (with flood storage potential?) Rank grassland with wet ditch	Watermead/ Soar LWSs to south Glebe way lakes LWS to north- site occupies stepping stone location	loss of habitat / loss of connectivity		D
PSH103	Melton Road, Barrow Upon Soar	x	Under Construction						
PSH106	Nanpantan Grange, Land south west of Loughborough.	31-Jul	x	PRoW with views of Outwoods crosses site	Predominantly arable with some improved and semi improved grassland. An area of rock exposure and acid grassland along Western boundary		Generally lower value habitats but risks associated with size of the site and proximity to Outwoods. Loss of acid grassland and rock exposure	Retain and enhance acid grassland, increase woodland cover along western extent	B/E

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PSH107	Land at Farley Way Quorn	Jul-18	x		PSI		loss of grassland		B
PSH108	Quorn Lodge, Loughborough Road, Quorn	Aug-18	x	Site forms attractive view from GCR entering Loughborough	PSI and I with BLW block, dense scub and scattered mature (possibly veteran trees)	Western boundary with GCR (wildlife corridor) Development would narrow corridor between Lbro & Quorn (isolating river Soar Corridor)	loss of woodland/ mature trees and grassland, impact on habitat corridor		D
PSH110	North of Birstall Direction of Growth	x	application		subject to ES				B
PSH111	Factory at the corner of Park & Seagrave Road, Sileby	Jul-18	x		industrial buildings with low/moderate bat potential		possibly minor bat issues		A
PSH117	Land at Brookside, Syston	11/09/2018	x		dwelling with moderate potential and brownfield site dominated by ruderal vegetation	adjacent to brook corridor	loss of urban habitat, harm to brook corridor, potential harm to bat roost		B
PSH119	Land at Frederick Street, Loughborough	x	aerial images		buildings and gardens with some bat potential	urban GI	loss of urban GI		C
PSH120	Land east of Leicester Road, Thurgaston	Jul-18	x		arable land with wooded brook corridor.	onsite brook is a tributary of Rothley Brok LWS which forms the northern boundary. Site surrounds grassland (moderately diverse SNG horse paddock)	Buffering of rail and brook corridors required, loss of arable land, isolation of grassland		B
PSH123	Land at Cotes	Jun-18	x		predominantly arable site bisected by King's brook with some PSI and BLP	Adjacent to cotes SSSI- which has public access but is degraded by overgrazing	Loss of large area of arable habitat (and associated habitats) increased disturbance to SSSI		B
PSH124	Land at Melton Road, Syston	Sep-18	pre app advice+		ambulance station with buildings (low bat potential) Hardstanding, TPOd trees and rank grassland	adjacent to railway corridor	loss of habitat/ urban greenspace and TPOd trees, impact on connectivity		C
PSH127	Mountsorrel Day Centre	x	Under construction						
PSH128	Land at Woodcock Farm, Rothley	Aug-18			mixture of arable, PSI and I with small nursery business	Opposite TPO site (mature and veteran oaks)	Loss of grassland and arable land		B
PSH13	Land near Fishpond Plantation, Burton on the Wolds	Jun-18			arable field with BLW in northern corner	adjacent to LWS	impacts on LWS loss of arable habitat, impact on woodland		B
PSH130	Land to the north of Hoby Road, Thrussington	Jul-18			domestic property with good bat potential and domestic garden	development would result in fragmentation of surrounding green space	loss of habitat, harm to bats, fragmentation of surrounding green space		C
PSH133	Land to r/o Snells Nook Lane, Loughborough	x	aerial images		arable fields	adjacent to Burleigh Wood, LWS and ancient woodland/loss of arable habitat	loss of arable habitat, impact on burleigh wood. Consider alos cumulative impact on ancient/protected woodland in association with LUSEP		C
PSH134	West of Loughborough Sustainable Urban Extension	x	application		Assessed with resolution to approve				B
PSH135	Land east of Mountsorrel Lane, Rothley	x	under construction						
PSH138	Land fronting Ashby Road & Ingleberry Road, Shepshed	Aug-18		within national forest	Active landfill/minerals site plus arable field compartment	Significant area of mixed habitats with connections to Morley Quarry LWS. Site has significant potential to support reptiles	Potentially a high value site- although individually habitat would be unlikely to meet LWS criteria the potential to develop whilst avoiding biodiversity loss is limited		D
PSH141	Former Redland Roofing Systems Site - Ingelberry Road/Ashby Road	Aug-18		within national forest	Existing built development. Grassland and screening vegetation are main features of interest	Newstead Quarry, adjacent, is a geological SSSI.	Retention of existing grassland would be the easiest way to avoid net loss. Additional buffering off quarry site should be considered.		B
PSH142	Land at Oakley Road & Hallamford Road	x	Under construction						

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PSH144	Land at Gynsill Lane & Anstey Lane, Glenfield	Jul-18	x		mixture of arable and improved grassland- cattle grazed but with ridge and furrow features dense scrub and several large mature/veteran trees		with the exception of Ridge and furrow grassland it should be possible to retain and enhance the most valuable features by design. Some potential to enhance retained grassland. Note ofsite wet woodland to south east- potential LWS?		B
PSH145	Land at The Ridings/West Cross Lane, Rothley Ridgeway	03-Aug	x		species poor semi improved grassland (overgrazed with some bare earth) separated by fencing and bounded by hedgerows. A small compartment of rank grass		Site has measurable value but is in poor condition. There are opportunities to enhance retained habitat	positive management of retained grassland/ new habitat creation	B
PSH147	44 Hoby Road, Thrusington	Jul-18	x		Hay cut at time of survey- permanent pasture of unknown quality plus domestic/farm buildings with low/moderate bat potential	LWS - village pond along Hoby Road adjacent (GCN potential)	loss of grassland potential impacts on EPS		C/D
PSH149	20 Moscow Lane, Shepshed	Aug-18	x	within national forest	tightly grazed by horses and rabbits with slight ridge and furrow features. Acid grassland indicators	Site isolated by surrounding development but contains priority habitat (albeit in poor condition)	Loss of priority habitat unless development is constrained to allow retention and enhancement of a significant portion of the site		C
PSH150	245 Ratcliffe Road, Sileby	Jul-18	x		domestic garden with mature trees		loss of tree cover and green space		C
PSH151	Big Lane, Seagrave	Jun-18	x	R&F	predominantly SNG with good %herb cover and moderate diversity plus an area of PSI		loss of permanent pasture with limited opportunity to achieve acceptable mitigation on site		D
PSH152	Shepherd Road, Allotment	19/09/2018	x		allotments		loss of habitat		C
PSH154	249 Bradgate Road, Anstey	Aug-18	x		dense scrub with area of amenity grassland. Badger sett probably present but no detailed survey conducted	quality urban fringe habitat and connection to bradgate park	Losses inevitable although some potential for enhancing retained habitat		D
PSH155	Land at Ingleberry Road, The Leyfields	Aug-18	x	within national forest	3 field compartments of rank PSI with tall hedges	Connections between quarry and wider landscape	Grassland is of moderate value. Hedges occupy a significant part of the site and would constrain development		D
PSH156	197 Ashby Road, Shepshed	01/09/2018	x		garage and forecourt		low value site		A
PSH157	Carr Brook House, Leicester Road, Shepshed	Aug-18	x		industrial site with incidental space and mature trees.	x	Adequate mitigation should be achievable on site		C
PSH158	The Old Grain Store, Back Lane, Cotes (Prestwold)	19/09/2018	x		industrial buildings and single field compartment I	proximity to Cotes SSSI	Increased recreational disturbance of SSSI, loss of grassland (supporting habitat for SSSI)		C
PSH159	39 Pear Tree Farm, Old Parsonage Lane, Hoton	Aug-18	x		amenity grassland with possible pond, some rank areas and minor new tree planting		Habitat loss		C
PSH16	Cropston Road Cropston	Jul-18	x		industrial shed, hardstanding, BLP, pond and improved grassland	area of woodland in poorly wooded landscape, proximity to	Woodland should be retained and buffered. Pond should be retained if possible		C
PSH16	Land off Cropston Road, Cropston	Jul-18	x	visible from Bradgate park? Within national forest?	industrial building, hardstanding, pond BLP and Improved grassland	proximity to Bradgate SSSI	Habitat loss, minor recreational impact on Bradgate Park		C

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PSH161	Land adjacent to 171 Swithland Lane, Rothley	03/08/2018	x		includes block of amenity grassland but otherwise with moderate species and structural diversity including rank grassland and broadleaf plantation (semi mature). Badger latrine present. Good site for breeding birds and invertebrates		partial development of the site (including the amenity grassland area) would present opportunities for positive management of the remainder but otherwise difficult to achieve balance on site	positive management of retained habitats and create wetland feature	D
PSH162	Land to the east of Seagrave Road & to the north of Heathcote Drive, Sileby	x	Under construction						
PSH163	Land adjacent to 6 St Marys Close, Burton on the Wolds	01/09/2018	x		single field compartment with PSI and I, horse grazed with informal public access and two badger setts		Most active badger sett considered to be a main sett occupying a pinch point on the site - Requirement for a 30m buffer would make the site difficult to develop. Loss of permanent grassland		C
PSH165	Brook Barn, Seagrave Road, Thrussington	Jul-18	x		Office building with associated car park and scrub	unnamed wooded stream corridor to rear	Impact on adjacent movement corridor, minor habitat loss		B
PSH167	East Road, Wymeswold	25/06/2018	x	R&F	Good quality PSI		loss of permanent pasture (R&F)		C
PSH168	112 Main Street, Woodhouse Eaves	Aug-18	P/17/1701/2		Site includes a field compartment within a grassland LWS. An extension of the site in 2018 has incorporated a further 2 field compartments of SNG. These were recently cut at the time of survey but include at least moderate herb diversity	other LWS areas adjacent (IE supporting habitat)	Development would result in the loss of LWS and supporting habitat	conservation management to improve the diversity of existing and surrounding habitats	D
PSH169	91 Brick Kiln Lane, Shepshed	x	Under construction						
PSH171	30 Meadow Lane, Loughborough	x	aerial images		industrial buildings with some bat potential				A
PSH174	Land at Oakley Road, Shepshed	x	permission granted but expired		former agricultural land under succession with rank grassland and scrub patches	close proximity to Black Brook	habitat loss. Cumulative impact on Black Brook should be considered		C/D
PSH175	Linkfield Farm (and adjoining land), Leicester Road, Rothley	x	permission granted						C
PSH177	Cotes Road, Barrow upon Soar	Jun-18	x		Arable Fields	One of several adjacent sites some of which include an LWS along the railway corridor to the west, adjacent to Soar corridor/LWS-boundaries unclear	Narrow site with hedgerows along edges and across centre of site and across middle, need to buffer LWSs		C
PSH178	Land off Hamilton Lane, Barkby Thorpe	Jul-18	x		arable field	isolation of new pond and associated POS to west	loss of arable land. Isolation of new habitat. Consider also cumulative effects in association with hamilton and NELSUE		B
PSH179	Rear of 41 Barrow Road, Sileby (North of Highbury)	Jul-18	x	most of site in zone 3	full survey not possible. Site comprised of mosaic of grassland scrub and tall ruderal habitats		given quality of existing habitats (moderately high) mitigation by on site enhancement may be unrealistic		D
PSH18	Land off Old Parsonage Lane, Hoton (within PSH394, area and dwellings discounted)	See PSH394	See PSH394						
PSH180	Land at The Dutch Barn, 27A Wymeswold Road, Hoton	Jul-18	x		amenity grassland with large hedge		loss of grassland and hedge- difficult to develop entire site without loss of site level significance		C

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PSH182	Sturdee Poultry Farms Site, Sowters Lane	na	aerial images		poultry farm- agricultural buildings with low/negligible bat potential		low risk site		A
PSH183	Land at Mere Lane	21/09/2018	x		SNG- horse grazed herb cover-abundance high diversity low	located between 2 grassland LWSs	loss of grassland and supporting habitat for LWSs		D
PSH184	Beech Farm, 552 Bradgate Farm	Jul-18	x		Amenity grassland	Grassland LWSs along S boundary	Minor habitat loss, low risk of impact on LWS		B
PSH185	Narrow Lane	21/09/2018	x	R&F	Single dwelling , hardstanding and agricultural buildings with improved grassland	opposite LRWT reserve/LWS Wymeswold meadows	loss of habitat, increased recreational disturbance of LWS		D
PSH186	Land at Narrow Lane	23/06/2018			PSI	small size of site puts boundary hedgerows at risk	loss of permanent pasture, impact on hedgerows		C
PSH187	Land at Narrow Lane	23/06/2018			PSI (cut at time of survey)- assessed as I - defer to previous survey	proximity to LRWT reserve (Wymeswold meadows)	loss of permanent pasture, increased recreational disturbance of LRWT reserve		B
PSH188	Narrow Lane/Bakers Lane	23/06/2018			PSI with pond	proximity to LRWT reserve (Wymeswold meadows)	loss of permanent pasture - potential for GCN impact, increased recreational disturbance of LRWT reserve		B
PSH189	Land off Barkby Thorpe Lane, Thurmaston	x	aerial images		arable		adjacent to railway corridor		B
PSH191	Works opposite 46 Brook Street, Thurmaston	x	aerial images		buildings negligible bat potential				A
PSH192	Works adjacent 46 Brook Street, Thurmaston	x	aerial images		buildings negligible bat potential				A
PSH194	Zouch Road, Hathern	x	built						
PSH196	Land on the South West side of Cemetery Road, Sileby	x	permission granted						
PSH2	Land west of Gorse Hill, Anstey	x	P/18/11/31	R&F	SNG including some areas which meet LWS selection criteria	Castle Park to north. Site occupies movement corridor alongside A46	loss of good quality habitat		D
PSH200	complete, now in excludes	x	x						
PSH202	Hospital Way, Cumberland Trading Estate, Cumberland Road	x	aerial images		built development	Wood brook froms northern boundary	harm to brook corridor		B
PSH207	West Thurmaston	21/09/2018	x	ProWs on site	Industrial site with areas of formal and informal PoS including rank grassland (extensive) tall ruderal and amenity grass	adjacent to River Soar corridor/LWS	Loss of habitat , impact on strategic corridor		C
PSH208	West Thurmaston	28/09/2018	x	PRoW along Northern Edge	Rank Grassland. Species poor but with good structure	supporting habitat to watermead /river Soar Strategic Corridor	loss of habitat impact on strategic corridor		D
PSH209	215-217 Mountsorrel Lane, Rothley	x	P/17/2580/2		neglected gardens with fruit trees rank grassland and scrub	brook along NE boundary	Permission granted with a result of biodiversity net loss		C
PSH21	Extend Park Grange Farm, Loughborough	Aug-18			combination of rank and horse grazed PSI plus recently planted scrub blocks and pond	Habitat around urban fringe	Loss of permanent pasture in GI improvement zone isolation of urban fringe habitat		C
PSH210	North East of Leicester Sustainable Urban Extension	x	application		outline approval				B
PSH213	Land at Gynsill Lane	x	Under construction						
PSH221	Melton Road, Queniborough	Jun-18			Industrial estate		very limited		A
PSH233	Disused Nursery r/o 263 Loughborough Road, Mountsorrel	see PSE233	See PSE 233						
PSH234	Land West of Shepshed		excluded						

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PSH235	Land off Thurcaston Lane	Jul-18			Arable land with areas of rank grassland in the south.	Rothley Brook LWS runs through southern part of the site	Impact on Rothley Brook and loss of supporting habitats (PSI in south) Site should be large enough to retain all of these		B
PSH236	Land off Station Road	x	aerial		part of arable field	tree line along western boundary connects to LWS	loss of habitat loss of connectivity on small site		C
PSH237	Land at Strancliffe Lane	Jun-18	x		SNG likely to meet LWS criteria with other SNG some PSI and some dense scrub. Local anecdotal reports of mining related subsidence	Single continuous block of good quality mesotrophic grassland	Best grassland could be secured by conservation management. Other areas could be similarly brought into condition but this would require a much reduced DA		C/D
PSH238	Land between 151 and 185 Markfield Lane	01-Aug	x	within national forest	semi mature broad leaved woodland with a few conifers, a central clearing with birch regeneration and rank grass/tall herbs, some wetter areas with rush and iris		development would result in habitat loss with little prospect of achieving adequate mitigation on site	some improvement achievable by active conservation management	D
PSH239	Pastureland off Latimer Road	Jul-18	x	lost R&F	former pasture land with R&F features recently ploughed- now arable	South east boundary is formed by Rothley Brook	risk to movement along brook corridor and adjacent land between Cropston and Thurcaston. Possibly a risk associated with selecting a site that has been damaged for planning purposes		B
PSH24	Land off Fairway Road	see PSE 24	See PSE 24						
PSH241	Land off Meadow Lane	Jul-18	x		amenity grassland- football pitch	Proximity to Watermead Park	Impacts on Watermead should be considered		B
PSH242	Land adjoining 84 Melton Road Barrow Upon Soar	27/06/2018	x		dog kennels, dwelling and amenity grassland		low risk of impact on bats		A
PSH245	Carillon Court Shopping Centre Derby Square	x	aerial images		built development		negligible		A
PSH246	Land West of Allendale Road.	x	deliverable						
PSH247	Land North of Ling Road (A6004), South Loughborough	x	Under construction						
PSH248	Land South of Woodthorpe and off the A6004, South of Loughborough	x	aerial images		arable fields, some woodland cover	adjacent to Mucklin Wood LWS. Occupies corridor between Lbro and Quorn	loss of habitat, impact on LWS. Impact on connection of River Soar Strategic Corridor to wider Landscape Consider also cumulative impacts		C
PSH25	Moat Farm, Loughborough (within PSH106 area and dwellings discounted)	31-Jul	x		two arable field compartments		impact on adjacent POS- isolating effect	new habitat creation. On site pond. Strong buffer against existing POS and links across site required	B
PSH250	Land off Hoton Road	Jun-18			arable field with area of tall ruderal	River Mantle along northern boundary. Woodland adjacent with GCN potential in pond	loss of arable habitat, river and woodland need buffering		B
PSH251	Sports Ground off Leicester Road, Loughborough	x	aerial images	adjacent to GCR	sports pitches	adjacent to GCR habitat corridor and charnwood water LWS			B
PSH252	Land adjacent Rose Farm Mucklegate Lane, Seagrave	23/06/2018			SNG Rank but with an unusual species mix (including agrimony - an axiophyte of old grassland)	occupies a central position in an isolated area of semi natural habitat	loss of locally significant habitat- (SNG)		D

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PSH253	Land adjacent 43 Main Street	05/09/2018			Scrub with ruderal vegetation	adjacent to linear BLP	Loss of woody vegetation in poorly wooded area, impact on linear habitat		C
PSH254	Land adjacent 63 Main Street	05/09/2018			Scrub with ruderal vegetation	adjacent to linear BLP	Loss of woody vegetation in poorly wooded area, impact on linear habitat		C
PSH255	Land at Woodthorpe, East & West of A6004 Epinal Way, Loughborough	Aug-18	x	x	arable fields, A dry pond and small woodland plantation	adjacent to GCR corridor and Mucklin Wood LWS. Development would reduce the gap between Lbro and Quorn and therefore increase isolation of River Soar Corridor	A balanced development within the site should be achievable but wider landscape issues need to be considered		C
PSH257	Land South of Markfield Lane	Jul-18		visible from Bradgate park? Within national forest	Arable fields and PSI. Brookalong eastern boundary	Upstream the brook is an LWS. Other LWSs and Bradgate Park nearby	Impact on protected sites		B
PSH258	Land North of Markfield Lane	Jul-18	x	visible from Bradgate park? Within national forest	Improved grassland with smaller areas of BLW and wooded stream corridor through centre of site. Site boundary is odd relative to field boundaries in northern corner	Wooded stream designated as LWS forms NE boundary. Other LWSs and Bradgate Park nearby	Impact on protected sites. Impact on on site stream and woodland. Loss of permanent pasture		C
PSH259	Land off Melton Road, Rearsby	x	aerial images		arable field	adjacent to Rearsby Willows LWS	loss of habitat impact on LWS		B
PSH260	Land to rear of Derry's Garden Centre	Jun-18			Arable field with BLW in SE corner	unnamed tributary of Soar forms part of northern boundary	loss of arable land, loss of woodland impact on brook		B
PSH261	Land off Holmefield Road, Sileby	Jul-18			Sheep grazed PSI and horse grazed I	adjacent railway corridor	loss of permanent pasture and hedgerow		B
PSH262	Land off 115 Barrow Road, Sileby	Jul-18		in floodzone 3	dominated by buildings and amenity grassland		lower value habitats. Adequate mitigation should be achievable on site		B
PSH263	Manheim Auctions Charnwood Road Shepshed Loughborough LE12 9NN	x	aerial images		industrial site dominated by hard standing and metal sheds		negligible risk		A
PSH264	Land at West Cross Lane		outline permission						
PSH265	Brookfield Farm, Hallfields Lane	x	built						
PSH266	Land off Tickow Lane	x	outline permission						
PSH267	Land off Beacon Road	19/09/2018	x		horse grazed PSI	forms part of larger block of urban greenspace badger setts on wider site- connections to "wildlife corridor" on adjacent estate provided for badger movement			C
PSH27	Bull in the Hollow Farm, Leicester Road, Loughborough	Aug-18	x	x	arable fields, LWSs comprising wet woodland and rank grassland (Charnwood water wood; W/5418/1, Charnwood Water Marsh; W/5418/2. Other areas not surveyed include dense scrub, scattered scrub and grassland	Adjacent to Charnwood water LWS and is connected to River Soar (LWS) and other grassland LWSs via wet ditches	Development within the LWS would be unacceptable. Any further development within the site should ensure that the sites are adequately buffered. Other moderate value habitats outside the LWS (but within site) would also require mitigation in order to avoid net loss- this combination would significantly reduce the proportion of the site that could be developed in accordance with policy		D

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PSH270	Land adj 14 Woodgate, Loughborough.	x	deliverable						
PSH280	Land at Cotes Road, (within PSH177, area & dwellings discounted)	Jun-18			Arable field, strip of Psi. LWS (Carex bed) at southern end	One of several adjacent sites some of which include an LWS along the railway corridor to the west, adjacent to Soar corridor/LWS-boundaries unclear	Impact on LWS, loss of arable and lower value grassland		C
PSH281	Meadow Farm Marina, Huston Close, Barrow Upon Soar	x	aerial images		marina/carvan park dominated by amenity grassland	adjacent to River Soar corridor/LWS	loss of lower value habitat and impacts on strategic corridor		B
PSH282	Land off Nottingham Road, Barrow upon Soar	Jun-18			Rank SNG and allotments		loss of moderate value habitat		C
PSH283	123 Cotes Road	x	aerial images		dwelling with domestic garden and amenity grassland to rear	proximity to LWS along railway corridor to SW	difficult to avoid net loss on a small site, disturbance of LWS		C
PSH284	Land south of Nanpantan Road	31-Jul	X	PRoW with views of outwoods along Eastern boundary	Arable field with hedgerows		site with lower ecological value and not in a sensitive position in the landscape	on site habitat creation	B
PSH287	Queniborough Lodge	x	aerials - previous		buildings, hardstanding, gardens, PSI woodland ponds and ditches/ LWS in top corner & GCN on site	close to river Wreake LWS (hydrological connection) Syston marsh LWS to SW			B
PSH288	Brickyard Farm Rothley	03-Aug	x		Farmyard with derelict building (low bat potential) and tall ruderal/scrub surrounds		development would result in loss of onsite habitats but opportunities to retain some woodland/scrub plus opportunities for building integrated roost/nesting features could be appropriate. Some risk of net loss if using BIA	Mainly associated with existing buildings	C
PSH289	Land off Loughborough Road	Jun-18	x		single arable field	BLW to west	loss of habitat, impacts on BLW		B
PSH290	Land off Tickow Lane	x	permission granted						
PSH291	Land at Tickow Lane (Phase 2), Shepshed	x	aerial images		arable fields	Adjacent to blackbrook LWS	loss of habitat, impact on LWS. Consider also cumulative impacts		B
PSH292	Land off Hathern Road	x	Under construction						
PSH293	Land North of Hallamford Road and West of Shepshed	x	aerial images		arable land	close to Black Brook LWS. Land immediately adjacent to Black Brook forms part of field compartment within redline (offsite impact on arable land) LWS (Blackbrook Meadows W4720/1) with (informal?) public access within 100m (but on opposite side of black Brook	Loss of arable land, impact on LWS(s) offsite impact on arable land		B
PSH294	Land South of Barkby Lane, within NEL SUE boundary, area and dwellings discounted	x	aerial images		arable field		loss of habitat- consider cumulative impact (NELSUE)		B
PSH295	220 Barkby Road Syston Leicestershire LE7 2AJ	x	deliverable						
PSH296	East Road/Narrow Lane Wymeswold	x	aerial images		Arable field with pond	Access would require breach to roadside woodland plantation Adjacent to LWS and LRWT reserve (Wymeswold Meadows)	potential GCN issue and minor loss of connectivity, loss of arable land, increased recreational disturbance of LRWT reserve		C

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PSH297	237 Bradgate Road, Anstey, Leicester, LE7 7FX	x	p/18/0886/2		mixed grassland / woodland/ scrub on potential LWS and domestic property	woodland around urban fringe , connections to Bradgate Park	Difficult to achieve adequate mitigation on site outside the domestic curtilage		C/D
PSH299	Rothley Church of England Primary School, Mountsorrel Lae, LE7 7PS	x	under construction						
PSH3	Rear of 129, 157 & 159 Cropston Road, Anstey	x	deliverable						
PSH300	Land off Wellsic Lane/Westfield Lane Rothley	Aug-18	x	parkland landscape	Large& mature TPO trees over PSI	part of larger area of same	Assume significant harm to locally important ecological and landscape asset		D
PSH303	Triangle of land bounded by Albert Street, Victoria Street and Cross Street Syston Leicestershire LE7 2LF	x	aerial images		Industrial buildings		negligible		A
PSH304	Empress Road Local Plan Allocation	Jun-18	x		industrial buildigns hardstanding and area of scrub/ ruderal vegetation	along canal corridor	loss of green space		B
PSH305	Land to the rear of 89 Loughborough Road	01/06/2018	x		PSI field and old orchard area with TR & bramble scrub understorey	last remaining grassland in arable area	habitat loss, significant in local context		C
PSH306	Land off Cropston Road, Anstey, Leicestershire	x	under construction						
PSH307	Land to the rear of 91-93 Cotes Road	Jun-18	x		improved grassland	One of several adjacent sites some of which include an LWS along the railway corridor to the west, adjacent to Soar corridor/LWS-boundaries unclear			B
PSH308	Land to the rear of 111 Cotes Road	x	aerial images		Agricultural buildings and hardstanding	One of several adjacent sites some of which include an LWS along the railway corridor to the west, adjacent to Soar corridor/LWS-boundaries unclear	low risk site		A
PSH309	Land off Armston Road	Aug-18	x		Horse grazed rough grassland with mature trees	Woodland connections to immediate surroundings	Requirement for buffering and compensation for (moderate value) habitat loss limits the potential for compliant development. Location of large mature trees presents a further significant constraint		D
PSH311	Sital House 3 to 6 Cattlemarket Loughborough LE11 3DL	x	aerial images		built development		negligible		A
PSH312	Land off Barkby Road	x	Under construction						
PSH313	Park Grange Farm, Newstead Way	x	application 18-0476	X	Derelict farm buildings with rank surrounds proposed for renovation	Good quality habitat around urban fringe	some loss of habitat is inevitable but is considered acceptable given the potential to reinstate bat roosting features and the benefits to heritage		C
PSH314	Land off Barkby Thorpe Lane within NEL SUE boundary, area and dwellings discounted	x	deliverable						

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PSH315	Land off Millstone Lane Queniborough Leicestershire	Mar-18	P/18/00309/2		arable fields and PSI	Edge of existing settlement	habitat loss,. Current (refused) scheme considered to result in net loss		B
PSH316	Land off Barkby Road Queniborough	Jun-18	x		PSI and Arable		loss of arable and PSI		B
PSH318	Blossom Farm	Jul-18	x		mixed rank grassland, dense scrub and former orchard	Very little alternative habitat locally, cumulative impact associated with development to the immediate north	habitat mosaic present across a majority of the site. This makes on site mitigation challenging		D
PSH32	Factory Premises, Great Central Road	x	aerial images		Industrial buildings. Vegetation along railway corridor	adjacent to urban green corridor	low potential risk to bat roost, minor loss of connectivity		B
PSH320	Land off Leicester Road	01-Aug	x		horse grazed SNG with moderate diversity and small area of MG. Bare ground associated with menage. Less species rich towards western end		onsite enhancement possible - EG use of suDS to expand wet grassland area-but overall enhancement opportunities are		C/D
PSH321	Land off Cotes Road overlaps PSH177,PSH280,PSH283,PSH308,PSH307	Jun-18	x		PSI and I with wet grassland LWS at SW end: Railway Fields W5618/9	One of several adjacent sites some of which include an LWS along the railway corridor to the west, adjacent to Soar corridor/LWS-boundaries unclear	Impact on LWS, loss of arable and lower value grassland		D
PSH322	Land rear of 62 Iveshead Road	x	outline granted		arable field plus former allotment site with significant reptile assemblage	adjacent to Morley Quarry LWS	Outline consent granted at appeal has facilitated significant ecological harm		D
PSH326	Land to rear of 125 Cotes Road, Barrow Upon Soar, Loughborough	x	outline granted						
PSH327	40 Curzon Avenue Birstall Leicestershire LE4 4AB	x	Under construction						
PSH328	Local Centre Site Hallam Fields Road Birstall Leicestershire	11/09/2018	P/17/1817/2		area of ruderal vegetation in new development	site sits across access to green corridor into built development	loss of habitat, obstruction of green corridor, consider cumulative impact in association with Hallam fields development		C
PSH34	138-144 Knighthorpe Road, Loughborough Road	x	aerial images		dwelling with moderate bat potential and other commercial buildings and hardstading		negligible/ potential risk to bat roost		A
PSH342	Land at The Apiary, Brook Lane	Jun-18	x		improved grassland with dwelling, mature trees and brook corridor	fishpool brook runs through the site	loss of lower value habitat, mature trees and impact on brook corridor		C
PSH343	East of Loughborough Road, Quorn	09/08/2018	x		single arable field with PSI corner	one of a number of sites between Quorn & Lbro where Development would narrow gap between 2 settlements and so isolate river Soar Corridor	Impacts on strategic wildlife corridor, loss of arable land		C
PSH344	Land south of Cemetery Groby Road(within PSH389, area & dwellings discounted)	see PSH389	See PSH 389						
PSH345	Hamilton Grounds Farm, Hamilton Lane, Hamilton,LE4 9SF	Jul-18	x	R&F	PSI with R&F. Pond in NW corner, farm buildings with suitability for bats and nesting birds including barn owl	consider cumulative impact in association with other major developments within Charnwood but als Harborough	loss of arable land, potential for impact on various EPS		B
PSH346	Land adjoining Peashill Farm Ratcliffe Road	Jul-18	x		Arable land with hedgerows and section of wooded brook		Lower value habitat with few distinguishing features		B

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PSH347	Land off Leicester Road, Markfield, Newtown Linford (within PSH41)	01-Aug	x		horse grazed semi improved neutral grassland with moderate diversity. Compartments separated by electric fences are either overgrazed or rested, some scattered scrub towards eastern end		some potential to balance habitat loss to development via enhancement of retained habitat - but balance may require an offsite contribution. Impacts on adjacent woodland. NB cumulative impacts in association with PSH41	Management of retained grassland, SuDS, woodland buffer	C
PSH348	Land to rear of 54 Iveshead Road,	X	Update of 2011 survey based on Aerial imagery	within national forest	building and domestic garden	X	Negligible risk. Low - negligible potential for bat roosts		A
PSH349	Stables Land and field, OS 7308, Morley Lane	Jul-18	x		Horse grazed acid grassland with potential to meet LWS criteria (3/5 sp recorded)	Adjacent to Morley Quarry grassland (acid grassland)	loss of priority habitat		D
PSH350	Jolly Farmers, 85 Iveshead Road, LE12 9EP	x	outline granted						
PSH351	112-116 Charnwood Road Shepshed Leicestershire LE12 9NP	x	permission granted						
PSH352	21 Garendon Road, LE12 9NU	x	site visit April 2017		Overgrown garden and associated land. Scrub and semi mature trees with active badger sett	habitat island surround by built development- important in the urban context	loss of urban greenspace and badger habitat		D
PSH353	Rear of the The Maltings site High Street	x	permission granted		Species poor permanent pasture in plus access track	grassland is a continuation of floodplain meadows			C
PSH354	Rear of 195 Seagrave Road, LE12 7NH	Jul-18	x		Full survey not possible amenity grassland with possibly wetter areas associated with rough grassland	Habitat island isolated by urban development	currently lower value habitats but a potentially important location in context of urban spread		B
PSH355	2 Victoria Street, LE7 2LF	x	permission granted						
PSH356	10 Brookside LE7 1GG	11/09/2018	x		building with low bat potential		low potential risk to bat roost		A
PSH357	Mill Lane Car Park, Mill Lane	28/09/2018	x		hardstanding amenity grass tall ruderal aand polar tree line	Adjacent to River Soar/ Watermead LWS/Strategic Corridor	habitat loss & impact on corridor		C
PSH358	The Old Coal Yard, LE4 8DS	x	built out						
PSH359	34 Brook Street LE4 8DA	x	built out						
PSH360	100 Colby Drive, LE4 8LA	x	P/16/2185/2 & aerial images		dwelling with gardens		loss of urban greenspace has resulted from existing consent		B
PSH361	Former Shelthorpe House Farnham Road	x	permission granted						
PSH362	Forest Court, LE11 3NT	x	permission granted						
PSH363	Tatmarsh House, LE11 1NP	x	permission granted						
PSH364	Ashmount Special School, Beacon Road	x	permission granted						
PSH366	17A Burleigh Road Loughborough Leicestershire LE11 3BA	x	permission granted						
PSH367	106 Derby Road Loughborough Leicestershire LE11 5AG	x	permission granted						
PSH368	52 Baxter Gate Loughborough Leicestershire LE11 1TH	x	permission granted						
PSH369	Land at 341 Beacon Road Loughborough Leicestershire LE11 2RA	x	permission granted						

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PSH370	The Quorn Furniture Co.The Mills, Leicester Road, LE12 8ES	x	permission granted						
PSH371	Land at Garats Hay,Forest Road, LE12 8UZ	x	permission granted						
PSH372	43 Maplewell Road, LE12 8RG	x	permission granted						
PSH373	Seymour House Seymour Road LE12 5AH	x	permission granted						
PSH374	3A - 9 Melton Road, LE12 8NS	x	permission granted		p/17/1836/2 Domestic gardens and dwellings	woodland margin to railway to the south	significant loss of greenspace at he scale of the site		D
PSH376	Land off Old Gate Road	Jul-18		R&F	Horse pasture- hay cut at time of survey- of unknown diversity, surrounding fields include moderately diverse SNG,. Menage and farm buildings. Dwelling- Bat potential not assessed		loss of grassland		C
PSH377	Land off Westfield Lane	Aug-18	P/17/1542/2	settlement limits	PSI, BLW(at pinch point), BLP, arable and new plantation over tall ruderal (with predominantly dead trees). TPOd trees along southern boundary with PSI active badger setts on site				B
PSH378	Sacred Heart Convent, 61 Station Road, LE7 4YY	x	P/16/0987/2 plus neighbourhood plan review		convent and grounds with adjacent arable and grassland. Bat roosts present in building. A large number of mature trees on site	railway corridor along northern boundary	Loss of bat roosts, maturetrees, grassland and arable habitat		B/C
PSH379	Land adj 230 Seagrave Road	NA	16-2350		SNG meeting LWS criteria	other LWS grassland with 0.5km	High value site with very little potential to avoid net loss on site		E
PSH380	The Royal George 7 The Coneries	x	permission granted						
PSH381	Land at Melton Road	Jul-18			part of single improved grassland field-odd boundary would compromise access to remainder of field		loss of grassland possibility of "offsite compensation"		B
PSH382	Former Government Offices, 2 Lemyngton Street	x	aerial images		built development				A
PSH385	Duke Street Motors King Edward Road LE11 1RZ	x	aerial images		built development	vegetation along railway corridor	minor loss of connectivity along urban green corridor		B
PSH386	Garendon Social Club, Thorpe Hill	x	aerial images		build development with hard standing and grass vverges. 3TPO trees on site	TPO trees form part of green corridor in urban area	loss of protected trees, minor loss of connectivity		C
PSH387	High Leys Farm / Manor Farm	Jul-18	x	R&F	improved grassland	edge of existing settlement. Proximity to bradgate park	lower value habitat with no significant landscape sensitivities		B
PSH388	High Leys Farm / Manor Farm	Jul-18	x		Arable land with hedgerows and section of wooded brook	Edge of existing settlement. Proximity to Bradgate Park			B
PSH389	Land off Groby Road	Jul-18	x		arable fields	consider potential for impact on Rothley Brook to South- including increased recreational/pet disturbance	lower value habitat with no significant landscape sensitivities	onsite habitat creation should be capable of providing net gain	B
PSH391	Land to south of Melton Road	27/06/2018	x		Single compartment PSI	POS and PRow along western boundary	loss of grassland. Impact on/ isolation of woodland POS		B/C
PSH392	Land off Melton Road	27/06/2018	x		Grassland recently cut for hay- assessment not possible. Original (2011) assessment not considered reliable		loss of grassland of uncertain value		B/C

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PSH393	Land to west of Main St, North of Syston Rd.	Jun-18	x		PSI - horse grazed with area of bare ground	Proximity to Cossington MeadowsLRWT reserve	loss of PSI, increased recreational disturbance of LRWT reserve		B
PSH394	Hoton land between Prestwold Lane and vine Tree Terrace	18/09/2018			arable field with smaller field with PSI and BLP- elements of mosaic in association with margins- lightly sheep grazed		loss of habitat		B
PSH394	Land North of Prestwold Lane and South of Wymeswold Rd (within PSH87 area and dwellings discounted)	Jul-18	x	R&F	Horse grazed PSI with small area of SNG- amongst belt of scrub across middle of site rank PSI with scattered scrub and BLP		loss of grassland woodlanfd and scrub		D
PSH395	11-14 Albert Terrace r/o 3 High Street Loughborough Leicestershire LE11 2PY	x	permission granted						
PSH396	Land Adjacent True Lovers Walk Loughborough	x	permission granted						
PSH397	2 Radmoor Road Loughborough Leicestershire LE11 3BS	x	permission granted						
PSH398	84 & 88 Wood Lane (GFTU & Quorn Grange Hotel	x	permission granted						
PSH399	One Ash, Loughborough Road	x	previous application	x	parish level site - mature gardens with mixed plantation and a range of buildings	Site occupies gap between Quorn and Loughborough	Development that retained the overall landscape character would be acceptable - this may already have been granted		C
PSH4	Land at Green Farm (within PSH389, area & dwellings discounted)	see psh389	see PSH389						
PSH40	Pastureland at 50 Ashby Road, Markfield	Aug-18	x	within National Forest. visible from Old John?	horse grazed SNG with single dwelling and domestic garden	Altar stones LRWT site to W, Fields N of Leicester Rd to E	loss of SNG with moderate to moderately high plant richness		C/D
PSH400	Land off Brookfield Road	Aug-18	x		Arable field with fringing mature TPO trees.	Rothley Brook LWS forms northern boundary	loss of arable land, impact on protected trees and stream corridor, also consider cumulative effects in association with Hallfields lane development to immediate east (as well as Broadnook to south)		C
PSH401	Land lying to the South West of Park Hill Lane,	Aug-18	x	R&F	Grassland (recently cut so hard to assess- probably PSI) Plus l. Large pond & area of rough grassland (likely . Some varied topography. Survey constrained by boisertrous bullocks.	Wooded brook corridor runs through site. LWSs adjacent: Hall Farm W6117/1 & Park Hill verges W6217/2. Developable area constrained by juxtaposition of onsite assets			C/D
PSH402	Westroyd House Tickow Lane Shepshed Leicestershire LE12 9LY	x	permission granted						
PSH403	28 Britannia Street	x	permission granted						

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PSH404	Land west of Tickow Lane	Jul-18	x		Arable and PSI fields with LWS within site boundaries (blackbrook meadow W4619/2 other adjacent land contains locally uncommon plant species: Calamagrostis epigejos)	Western boundary is formed by Blackbrook LWS. Blackbrook Hill Farm LWS adjacent to southern boundary. Southern boundary also Adjacent to Shephed cutting SSSI - however this is a geological site recreational disturbance would not be expected to impact the designated assets.	Loss of LWS and supporting habitat, impact on adjacent LWSs, loss of arable and PSI. An acceptable level of development would require significant buffering and on site compensation.		C/D
PSH405	Land to the west of of the B591/Ingleberry Rd & north of Iveshead Lane	Sep-18	x	within national forest	Arable field	adjacent to (Geological SSSI)	loss of habitat , minor connectivity loss		B
PSH406	32 Charles Street, Sileby	x	permission granted						
PSH407	Land North of East Road, Wymeswold	23/06/2018	x	R&F	Good quality PSI		loss of permanent pasture (R&F)		C
PSH408	Loughborough University, New Student Blocks	x	under construcion						
PSH409	Land adjacent Scraptoft	20/09/2018			golf course with rough, woodland planting and a pond with good GCN potential . Mature ash dominated BLP at northern end	site is part of a larger golfcourse mostly in Harborough district-balance for biodiversity should be considered in tandem with this larger development	habitat loss (cumulative)		C
PSH41	Land at Markfield Lane, Newtown Linford	01-Aug	x	within national forest	Mixture of overgrazed /rested horse paddock, semi improved neutral grassland with moderat diversity. Some areas of grassland managed for amenity		risk of isolating adjacent woodland/grassland. Loss of habitat but some potential to enhance remainder. Risk that adequate mitigation could not be achieved on site. Risk of cumulative impact associated with PSH347		D
PSH410	Land at fishpool farm LE128YA	05/09/2018			PSI with dwelling domestic gardens and other agricultural buildings (Nb possible rare (county) plant spon site- CHECK)	fishpool brook runs through the site (potential LWS)	loss of grassland. Harm to pLWS		B
PSH411	Land off Birstall meadow LE43NF		aerials - previous		area of ruderal vegetationwithin in new development		Area has substantive ecological value with habitat connections to other areas of open space		B
PSH412	Land off Melton Road LE74YQ	x	P/18/0709/2		Arable Land and PSI with pond and small areas of scrub	adjacent to queniborouh brook and associated wet and plantation woodland	loss of arable/ grassland impact ofn stream and woodland		B
PSH413	Land off Zouch Road	18/09/2018			arable field	consider cumulative impact in association with recent development to south (note also boundary overlap)	habitat loss (cumulative)		B/C
PSH414	Westfields 192 Ashby road		aerials		building with gardens and mature trees		potential bat issues, loss of urban greenspace and mature trees		B
PSH415	Land off highland Drive and Knox Road		aerials		plot with existing development		consider cumulative impact		B
PSH416	41A Nottingham Road Loughborough		aerials		built development		possible minor bat issues		A
PSH417	108-114 Nottingham Road Loughborough		aerials		built development/hardstanding		negligible		A
PSH418	1 Morley St loughborough		P/17/2604/2		consented development with existing buildings, oproximity to canal and areas of greenspace				B

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PSH42	Land at Threeways Farm, Queniborough	Jun-18	x		Improved and semi improved grassland with industrial estate		loss of grassland and arable land		B
PSH428	Land off Halstead Road	18/09/2018			Horse grazed I	cumulative impacts should be considered in association with adjacent Jelson development	loss of grassland		D
PSH429	Seven Oaks Nursery, Groby Lane	01/09/2018			nursery site with PSI to rear	adjacent to Sheet hedges wood (Inc SSSI)	impact on woodland		B
PSH430	Land off Markfield Lane Newton Linford	01/08/2018			SNG with mature trees	adjacent to woodland and in close proximity to LWS and TPO areas			D
PSH432	Unit 11 Clear View Farm		P/17/0388/2		former nursery dominated by buildings and hardstanding				B
PSH433	Armston Road	Aug-18	x	x	Manor house and grounds including TPO covering entire site	Potential woodland stepping stone	repurposing of existing buildings would be acceptable. Any additional building should be accompanied by buffering of existing woodland surrounding the site		D
PSH434	Brooklea nursery Loughborough Road	05/09/2018			Arable fields and nursery site.	adjacent to Farnham Bridge LWS W5813/3 and mountsorrel meadows "biodiversity park"	loss of arable habitat impact on LWS and adjacent high value habitat		B
PSH435	Land off Holmfield Lane	05/09/2018			arable field(<50%of site) with PSI plus SNG- varied quality but partial survey due to bucking horse. Dry ditches, relict channels and marshy grassland(habitat mosaic)	N boundary formed by Rothley Brook LWS.Farnham Bridge LWS W5813/3 adjacent to N boundary Consider cumulative impact in association with WD development on Mountsorrel lane			C
PSH436	Land off Ashby Road Central				Improved grassland, acid grassland (horse grazed but possibly meeting LWS criteria -3/5 required sp recorded) area of rank grassland with mature trees	Adjacent to Morley Quarry grassland (acid grassland)	loss of priority habitat, mature trees and arable land		D
PSH437	Land off Saley Close	site visit with applicant May 2018		within national forest	Former orchard. Unmanaged with mixed habitats	Proximity to Morley Quarry . Site has some potential for reptiles (survey in progress) and represents high quality habitat in the urban context	Adequate mitigation would be very difficult to achieve on site unless developable area was restricted		D
PSH438	Ashby Road West	10/09/2018			dwelling (low bat potential, BLW, PSI-potentially acid but intensely horse grazed - full access not possible	onsite woodland represents small fraction of larger off site block with possible stepping stone function. Grassland has potential for restoration as acid grassland along with a number of other sites in the immediate vicinity	loss of habitat, loss of connectivity, potential for impact on EPS and other notable species		C
PSH439	Land off Barnards Drive	x	p/18/0113/2		Arable land	sibley brook (potential LWS)	loss of arable land impact on pLWS		B
PSH44	Buddon Lane, Quorn	03-Aug	x		Improved grassland with hedgerows. Site's sensitivity arises from its position in the landscape (close to sensitive sites and along a potential movement corridor		Habitat loss could be mitigated on site. Impacts on landscape could be avoided via design	Gd opportunities to enhance corridors and contribute to wider landscape	B
PSH441	Land North of Barkby Road system	x	P/17/2491/2		arable with wet ditches mature trees and hedgerows	edge of settlement with existing SuDS to west			B

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PSH443	East of main St Woodhouse Eaves	Aug-18	X	X	Improved grassland paddocks with grassland LWS at eastern end		LWS recently cut but with at least moderate herb diversity	Possible gains by developing only the improved grassland areas	D
PSH444	Land at Maplewell Road	x	P/18/0269/2		Arable land	Blocks of BLW to north- offsite enhancement p(otential (within blue line)	loss of arable land		C
PSH445	Main Street, Ratcliffe on the Wreake	22-Nov	x		Improved Grassland				B
PSH446	Land off melton Road Queniborough	01-Jun		x	Arable and improved grassland		loss of arable and grassland		B
PSH447	Leconfield Loughborough	22-Nov	x		Rank PSI or SNG with areas of bramble and raspberry scrub. Tall herbs scattered throughout. Some newly planted trees on the slope	Adjacent to Ancient broadleaved woodland and SINC (W5018/2/7 - Nicholson Road, Loughborough)	potential impacts on PNS		C/D
PSH46	Main Street, Ratcliffe on the Wreake	20/09/2018	x	R&F PRoW crosses site	Improved grassland- sheep grazed		loss of grassland		B
PSH47	The former Rectory & Land at Thurcaston	Jul-18	x		arable field with single dwelling, mature garden with trees and tall ruderal vegetation		los of habitat		C
PSH49	Land off Rothley Road, Mountsorrel	Aug-18	x		House with good bat potential, mature gardens and semi improved grassland	Adjacent to Castle Hill LWS	Presence of moderate value habitat, existing buildings and proximity to LWS restrict potential for policy compliant development	opportunity for offsite compensation?	D
PSH53	Land south of Rothley	Aug-18	x		Split site dominated by improved grassland with a yard and agricultural buildings	Peripheral woodland requires buffering. Proximity to LRWT reserve (Cossington meadows) Proximity to River Soar LWS (minor effects)	loss of grassland, impacts on adjacent woodland increased disturbance of sensitive sites. Grade largely reflects size of site		B
PSH55	Land between A6(T) & River Soar, south of Wyevale Garden Centre, Rothley	x	P/16/1967/2	Views from Cossington meadows LRWT reserve	Partially developed/ cleared site with remaining habitat including ponds, woodland, amenity, rank and marshy grassland	includes land within and provides supporting habitat to soar LWS/ strategic wildlife corridor	loss of habitat/ impact on strategic wildlife corridor		D
PSH57	Land at Thurmaston within NEL SUE boundary, area and dwellings discounted	x	aerial images		arable fields	assumed to be part of NELSUE	Habitat Loss- assumed to be part of NELSUE		B
PSH58	Hawley Fields Farm, Seagrave	23/06/2018			Farmbuildings including dwellings with bat roost potential (nesting birds inc barn owl?)		potential for harm to bat roosts		A
PSH62	Land at Tickow Lane, Shepshed	Jul-18			Arable fields with BLW wedge at southern end	Woodland block along southern boundary provides habitat connection along A12 (possible constraint around access) TPO woodland along eastern boundary, Shepshed cutting GEOLOGICAL SSSI to west	Significant buffering required to maintain connectivity and protect on site / adjacent assets		C
PSH64	Land off Kendal Road, Sileby (South of Butler Way & Gray Lane)	Jul-18			Amenity grassland with orchard planting and car yard Green space at urban fringe		majority of site is lower value- however orchard occupies just under half the site and requires full assessment		C
PSH65	Land adjoining Sileby at Peashill Farm Ratcliffe Road	x	P/17/1578/2 consented						

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PSH69	Land South East of Syston	Aug-18	x		Arable fields with some I. Site transected by Barkby Brook (potential LWS) Otter recorded beneath bridge on Barkby Lane. Traditional agricultural buildings at southern end include some examples with good bat potential	Brook corridorr runs through site	Loss of large area of arable/grassland habitat. Impact on brook corridor. Impact on possible bat roosts		B
PSH7	Land west of Barkby, Barkby	Jun-18	x		Arable Field	BLW to north and east, stream corridor to north	Impact on adjacent habitat, loss of arable land		B
PSH70	Barkby Road, Syston	Aug-18	x		Arable fields with single PSI compartment wityh tall ruderal compnent and varied topography (skylark recorded as a probable breeder)		loss of arable habitat		B
PSH71	Land at Old Gate Road/Land at Thrussington, Thrussington	Jul-18	x		single field of PSI		loss of grassland		C
PSH72	Land off Wanlip Lane	Jul-18	x		Arable land with tree/scrub belt	Risk to connectivity between Soar Valley/ Wanlip Meadows and wider landscape	Connectivity and impacts on nearby wildlife sites. Further development in this location would need to consider cumulative impacts.		B
PSH74	Land off Hamilton Lane (north east of Leicester), Barkby Thorpe	x	under construction						
PSH76	Land adjoining Seagrave Road, Sileby	NA	17-2182		Arable land currently under application	Potential LWS and Sileby Brook adjacent	Lower value habitat but (asidfe from overall mitigation) Sileby Brook and adjacent pLWS should be adequately buffered		B
PSH77	Land at 598/600 Melton Road, Thurmaston	x	aerial images		industrial buildings		low		A
PSH78	Loughborough Road, Walton on the Wolds	Jun-18	x		mixture of tall ruderal and PSI		loss of moderate value habitat		C
PSH79	Land off Rectory Road, Wanlip	Jul-18	x		Arable land and industrial buildings with hardstanding, woodland plantation , tall ruderal vegetation. TPOd trees along western boundary	site immediately adjacent to 2 TPOd areas	loss of habitat, impact on TPOwoodland (particularly to West		B
PSH8	Land east of Barkby, Barkby	Jun-18	x		Arable fields either side of Barkby Holt Lane with small area of BLP	Wodland surrounds part of the site. Barkby Brook forms part of southern boundary a tributary of Barkby Brook forms part of northern boundary,	Impact on surrounding habitat and stream corridors. Loss of arable land (skylark recorded as probable breeders) in 2 locations on site)		B
PSH80	Land off Butchers Lane, Wanlip	Jul-18	x		Arable Field	Proximity to Watermead and Wanlip Meadows	Connectivity between Soar and wider landscape, impacts on LWS. Additioonal development in this location should consider cumulative effects		B
PSH82	Land at Woodhouse, Woodhouse	03-Aug	x		single field of semi improved neutral grassland of moderate diversity- horse grazed		habitat would be lost withn developed areas significant enhancement of the remainder would be difficult to achieve on site	difficult on- site unless DA restricted. Potential to improve grazing regime	D
PSH85	Land off Lodge End	x	consented						
PSH86	Site off Pinfold/Rempstone Road (Storkitt Lane)	x	built						

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PSH87	Wymeswold Airfield, Wymeswold	Jul-18			Mostly PSI with hard standing and some l. Blocks of BWP	BWP provides supporting habitat to Prestwold Hall woodland to south in a part of the borough with very little woodland cover	Loss of grassland and woodland		B
PSH88	Wymeswold Airfield, Wymeswold	Aug-18			Mostly PSI with hard standing and some l. Blocks of BWP	BWP provides supporting habitat to Prestwold Hall woodland to south in a part of the borough with very little woodland cover	Loss of grassland and woodland		B
PSH88	Grange Avenue, Rearsby	Jun-18		Settlement separation? Ridge and furrow	tightly grazed PSI with scrub, woodland and mature trees	risk of isolation of grassland to east	loss of R&F grassland, cumulative impacts associated with west of Rearsby schemes, isolation		C
PSH89	Land adj. Strancliffe Hall, Cotes Road, Barrow Upon Soar	x	built						
PSH97	Land to east of Souters Lane & to south of Melton Road to r/o Melton Road, Burton on the Wolds	01/08/2019	x	Settlement separation? Ridge and furrow	Improved grassland with ridge and furrow features. Dry pond with some wetland flora (inc Carex sp & Glyceria fluitans)	Marginal woodland supports connectivity through village	Loss of R&F, loss of connectivity across village	Pond restoration	B
PSH98	Land off Farley Way	09/08/2018	x		equestrian arena comprised of a combination of l and PSI with some rank areas. Wetter towards the west.	one of a number of sites between Quorn & Lbro where Development would narrow gap between 2 settlements and so isolate river Soar Corridor	loss of grassland		B
PSH99	Land off Main Street	Jul-18	x		PSI with rush (wet grassland) - cut at time of survey (incomplete) wooded stream downstream of LWS forms SW boundary	Impact on stream corridor Grassland LWS close by	loss of permanent pasture , harm to brook corridor		C
SH10	Land between 1 & 3 Latimer Street & 10a & 16 Bradgate Road, Anstey	x	aerial images		brownfield site with buildings hardstanding and ruderal vegetation	potential stepping stone (inverts including pollinators)	loss of ephemeral habitat and connectivity		B/C
SH102	Southfields Road Car Park, Loughborough	x	aerial images		built development		negligible		A
SH103	117 Boundary Road, Mountsorrel	x	deliverable						
SH104	2 Granite Way, Mountsorrel	Aug-14	x		rank grassland		loss of moderate value habitat- there is limited similar habitat in the wider area		B
SH105	72 to 128 Loughborough Road, Mountsorrel	x	deliverable						
SH108	Gynsill Court, Gynsill Lane, Anstey	x	P/16/2329/2		dwelling, mature garden and woodland with GCn breeding population	site isolated form other GCN populations	Loss of habitat, irreversible loss of GCN population		C
SH111	Rear of 249-263 Leicester Road,	19/09/2018	x		Mature gardens- no access	Continuous area of urban greenspace	loss of urban green space		C
SH112	Walkers Transport, Loughborough Road, Mountsorrel	14-Aug	x	x	Industrial site with negligible vegetation but some buildings with bat potential		Net gain should be achievable		A
SH115	Leicester Road Quorn	Aug-18	x	x	Industrial buildings with low PNS potential		any PNS risks should be capable of being mitigated on site		A
SH115	High St Quorn	Aug-18			Industrial buildings with low bat potential	stream corridor forms northern boundary	assessment assumes restricting DA to 82.5% allows for improved stream buffer		A
SH117	21 Cossington Lane, Rothley	Aug-18	x		Dwelling and domestic garden with mature trees		minor losses but difficult to mitigate on a small site		C

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SH119	Office & Premises, r/o 74 Woodgate, Rothley	x	aerial images		buildings and hardstanding, possible bat roost potential		potential impact on bat roost		A
SH121	32 Charnwood Road, Shepshed	x	aerial images		industrial site- sheds and hardstanding		negligible		A
SH124	North of Spring Close, Shepshed	07/09/2018	x		mature gardens with mature orchard planting , other trees and woody planting	Site represents an island of woodland (Stepping Stone) in an urban context	Loss of urban green infrastructure, Loss of a significant proportion of tree cover in the local context		D
SH129	36 Charles Street, Sileby	Jul-18	x		Buildings with low bat potential and hardstanding		possible minor bat issues		A
SH132	9 King Street, Sileby	NA	18/0407		derelict buildings with unmanaged garden surrounds	adjacent railway corridor	current proposal would lead to a (minor) net biodiversity loss. Railway connectivity could be retained by buffering		C
SH135	Land r/o 107 Cossington Road, Sileby	Jul-18	x		Subdivided site with a combination of hard standing and tall ruderal/ scrub vegetation				C
SH136	Ratcliffe Road/The Oaks, Sileby	Jul-18	x		industrial brick buildings with low bat potential		possible minor bat issues		A
SH138	Barrow Road, Sileby	Jul-18	x		industrial building - red brick with slate roof		possible minor bat issues		A
SH139	1142 Melton Road, Syston	x	aerial images		industrial buildings		negligible		A
SH141	Brook Street, Syston	x	aerial images		industrial buildings		negligible		A
SH148	Land off Victoria Street, Syston	11/09/2018	x		industrial buildings	barkby brook adjacent to northern boundary- heavily shaded and canalised	harm to brook corridor/ enhancement opportunity		B
SH150	St Peter's Street, Syston	x	aerial images		industrial buildings		negligible		A
SH152	Warehouse and Premises, Unit 5, Wanlip Road, Syston	x	aerial images		industrial buildings	proximity to Watermead park	negligible		A
SH155	Church Hill Road, Thurmaston	x	aerial images		industrial buildings with some woodland planting and other minor GI	adjacent to woodland corridor	loss of woodland		B
SH156	Humberstone Lane, Thurmaston	x	aerial images		industrial building with am grass and tree lines	adjacent to railway corridor	minor loss of habiatat and connectivity		B
SH162	Rear of 36-46 Colby Road, Thurmaston	x	aerial images		adjacent domestic gardens	site forms part of a larger block of urban greenspace	loss of urban GI		C
SH163	Rear of Manor Medical Centre, Melton Road, Thurmaston	28/09/2018	x		hard standing and rufu dominated scrub	urban island/stepping stone	loss of habitat: minor but significant in context of site and its location		C
SH166	Warehouse & Premises, Units 3, 157 Humberstone Lane,	x	aerial images		industrial buildings with tree lines	adjacent to railway corridor	minor habiata and connectivity losses		B
SH167	Land and Premises, Britannia Way, Thurmaston	11/09/2018			Largely industrial site with some tall ruderal over hardstanding.	Application (in association with NELSUE) would result in isolation of scrubbed over damp grassland. Opportunity to improve corridor to watermead/river Soar Corridor	minor loss of habitat and connectivity		B
SH168	Wheatleys Road, Thurmaston	x	aerial images		industrial buildings hardstanding		low		A
SH17	Warehouse & Premises, 83 Hollow Road, Anstey	x	aerial images		brownfield site with garden area to rear	site is a component of urban GI	minor loss of urban GI		B/C
SH18	Sileby Road, Barrow Upon Soar	x	aerial images		buildings with bat potential and hardstanding		impact on potential bat roost		A
SH22	Land off Nottingham Road, Barrow Upon Soar (Allocation Remainder)	05/09/2018	x		scrub (birch willow bramble) with tall ruderal veg- (nettle)	site represents an stepping stone in an urban enveironment and so is important in the local context. Fishpool brook adjacent	loss of woody vegetation, loss of connectivity		D
SH26	North of Harrowgate Drive Area 2 Phase 3 & 4	x	built						

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SH31	West of Railway Line, ex Sewage Works, off Broome Lane, East Goscote	x	aerial images		Golf course with rough, ponds and scrub	Adjacent to Queniborough brook, railway corridor and wider golf course	potential for GCN. Requirement to buffer habitat corridors		B
SH33	J R Walton, The Leys, Hathern	28/09/2018	x		hardstanding		negligible		A
SH34	138-144 Knighthorpe Road, Loughborough	see PSH 34	See PSH34						
SH4	Albion Street/Rosebery Road, Anstey	x	aerial images		dwelling and industrial buildings. Some bat potential		imp[act on potential bat roost		A
SH49	Cumberland Industrial Estate, Loughborough	x	aerial images		industrial buildings	woodbrook forms northern boundary	impact on woodbrook		B
SH51	Devonshire Square Opportunity Site, Loughborough	x	aerial images		buildings and hardstanding	woodbrook flows through and is culverted through part of site	risk of further harm to Wood Brook/enhancement opportunity		B
SH56	Former Petrol Station, Pinfold Gate, Loughborough	x	aerial images		garage and forecourt		negligible		A
SH60	Former Main Post Office, Sparrow Hill, Loughborough	x	aerial images		building with limited bat potential		low potential risk of harm to bat roost		A
SH64	Land & premises off Wharncliffe Road & Great Central Road, Loughborough	x	consent granted						
SH65	Land adjacent to Windmill Road, Great Central Road, Empress Road and Moor Lane	x	Under construction						
SH67	Land at True Lovers Walk/Frederick Street	x	aerial images		combination of domestic garden and buildings	Urban GI	Loss of Urban GI		B
SH68	Land Beacon Road Playing Field, Loughborough	x	permission granted						
SH70	Land south of Loughborough A (W Davis) Phases 5& RESIDUAL	x	Under construction						
SH75	Land to r/o The Old Pack Horse, Pack Horse Lane, Loughborough	x	aerial images		built development		negligible		A
SH76	Land used for Storage & Premises, Chainbridge Road,	x	aerial images		industrial site	wood brook forms SW boundary			B
SH77	Land used for Storage, Windmill Road, Loughborough	x	aerial images		industrial buildings, hard standing amenity grassland and peripheral vegetation includingh TPO trees along southern boundary	has urban green corridor	loss of TPO trees loss of connectivity		B
SH78	Leicester Road/Aumberry Gap Opportunity Site, excluding PH, Loughborough	x	aerial images		built development		negligible		A
SH80	Moseleys Building, Derby Road, Loughborough	x	permission granted						
SH81	Nottingham Road, Loughborough	x	aerial images		industrial site with minor GI		low		A
SH82	Offices & Premises, 57 Park Road, Loughborough	x	planning application/ aerial images		buildings with some bat potential and gardens including mature tree, 1 x TPO		impact on potential bat roost, impact on trees , minor loss of urban GI		B
SH84	Part of Baxter Gate Opprotunity Site, Loughborough	x	aerial images		built development with som ebat potential and minor (urban) greenspace	minor urban green inrastructure	loss of urban GI, potential harm to bat roost		B
SH9	Hollow Road, Anstey General Industrial, Anstey	Jul-18	x		industrial site with low bat potential		low- any issues with bats should be minor and possible to mitigate on site		A
SH92	Rosebery School, Loughborough	x	aerial images		victorian school building with bat roost potential		harm to potential bat roost		A

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