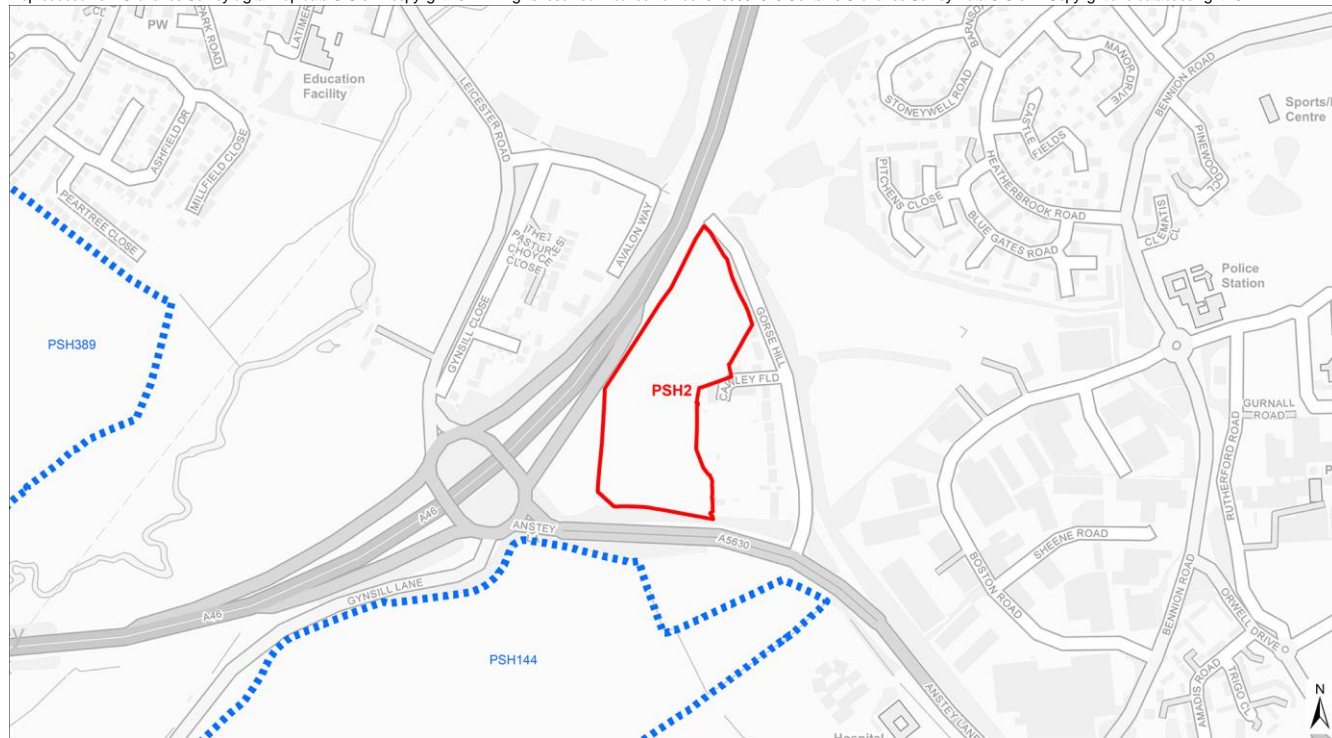
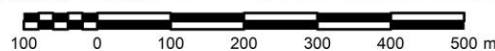


AECOM Site ID:	AECOM123
Charnwood Site ID:	PSH2
Settlement Location:	Anstey
Site Address:	Land West of Gorse Hill, Anstey
Site Area (ha):	4.58

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Mainly semi improved neutral grassland including some areas which meet LWS criteria and thus of good quality habitat. The site also plays an important ecological connectivity role occupying the movement corridor alongside the A46 and with Castle Gardens to the north. Collectively, there is potential for harm to biodiversity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 4.58ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with excellent service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no listed buildings or other heritage assets within close proximity. Site is 340m from locally listed mill but is not visible and is separated by the A46 dual carriageway; hence, effects are predicted to be neutral.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM046
Charnwood Site ID:	PSH7
Settlement Location:	Barkby
Site Address:	Land west of Barkby, Barkby
Site Area (ha):	8.87

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Potential Site     Other Potential Sites

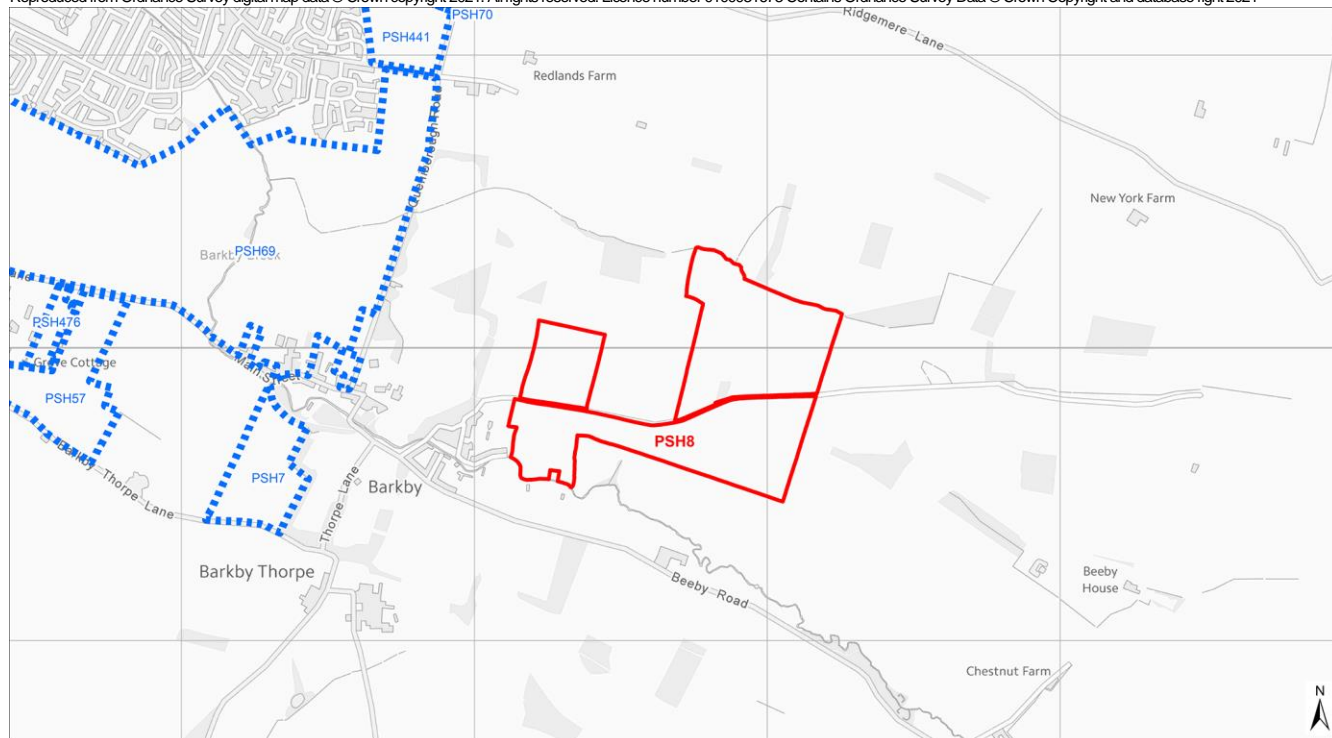


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value. However, the site is adjacent to broadleaved woodland and could have an impact upon it.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 8.87ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with limited frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is in close proximity to several listed buildings and is adjacent to the Barkby Conservation Area. The scale of development would be large in the context of the village and presents the potential for significant negative effects on the historic character of the settlement. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM001
Charnwood Site ID:	PSH8
Settlement Location:	Barkby
Site Address:	Land east of Barkby
Site Area (ha):	46.09

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Potential Site     Other Potential Sites

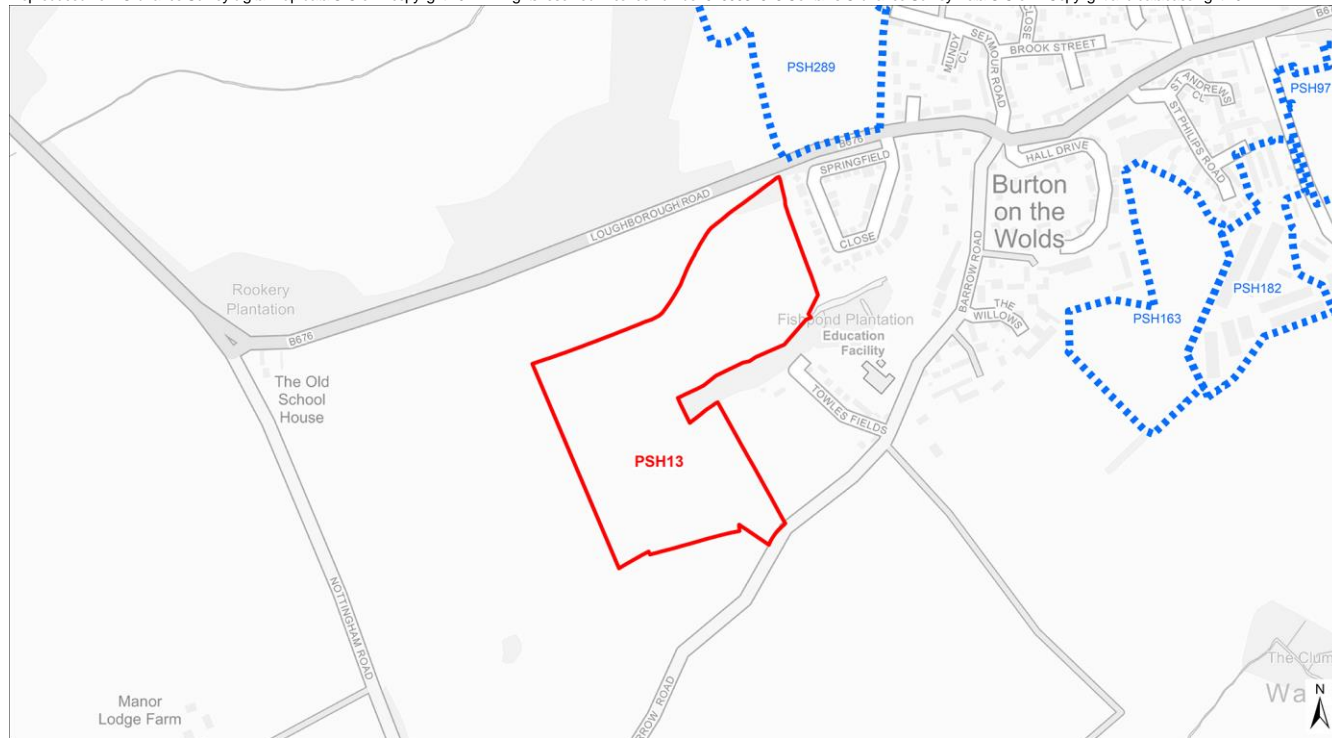


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with limited biodiversity value. Woodland and brook adjacent to site, but balance could be achieved.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 25ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 400 - 800m of a bus stop with limited frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 98m from the nearest listed building (27 Brookside) and in proximity to the listed Barkby Grange farm buildings. Significant adverse effects ought to be possible to avoid as the heritage assets are partially screened by trees (and buildings in the case of 27 Brookside). However, the site is also adjacent to the Barkby conservation area and is of a scale that would alter the character of the settlement edge. The site also partially falls within archaeological alert and interest areas. Locally listed asset is a long distance away, separated by two or three fields. However, topography means that development could impact the views and setting of the locally listed site.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM049
Charnwood Site ID:	PSH13
Settlement Location:	Burton on the Wolds
Site Address:	Land near Fishpond Plantation
Site Area (ha):	9.85

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with a small area of broadleaved woodland to the north. The site is also adjacent to a LWS. Impact likely on areas of high ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 9.85ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with limited frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 57m from the Prestwold Hall Registered Parks and Gardens site. The boundary of the heritage asset alongside the site includes dense tall woodland that should help to manage impacts on Prestwold Hall and its grounds. However, there is potential for development to undermine the current openness surrounding this area and also change the form / character of Burton on the Wolds. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM191
Charnwood Site ID:	PSH16
Settlement Location:	Cropston
Site Address:	Land off Cropston Road, Cropston
Site Area (ha):	3.39

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Potential Site     Other Potential Sites

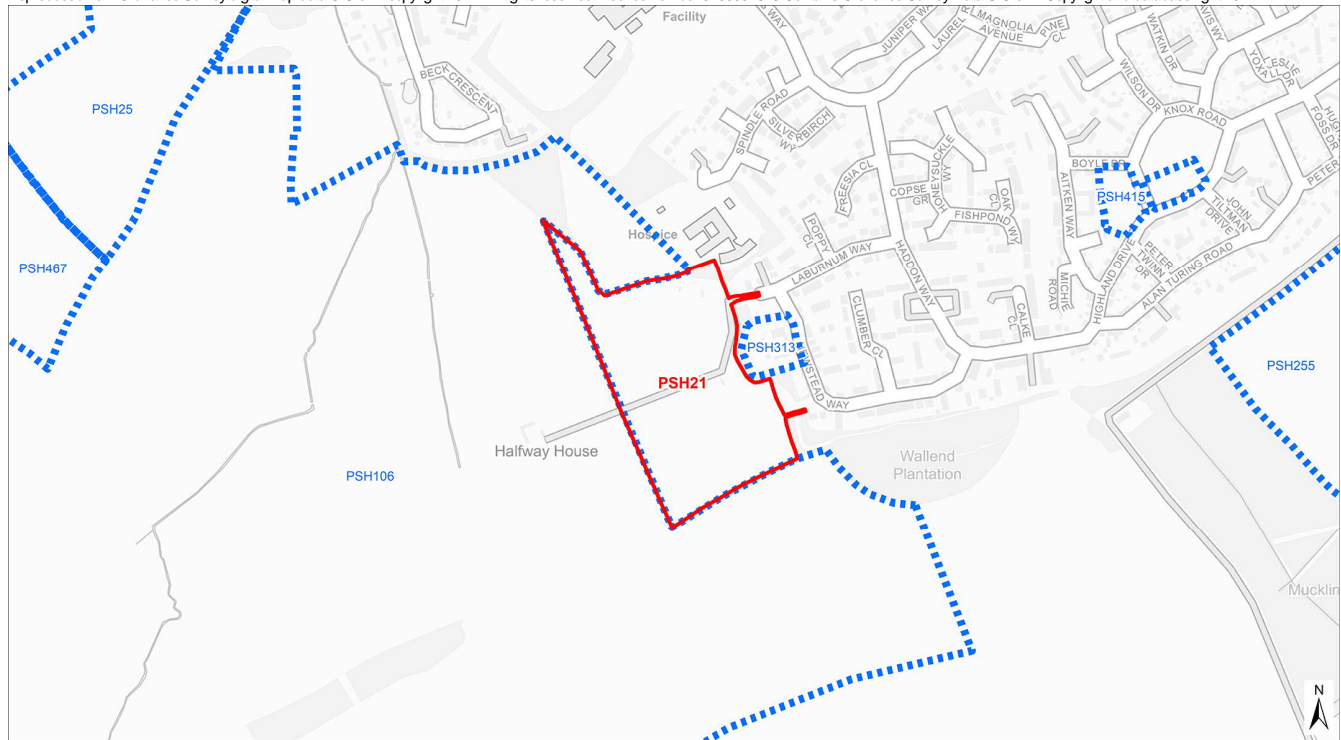


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains an industrial building (with no known bat potential), pond, broadleaved plantation and improved grassland of some biodiversity value. The site is also within proximity to the Bradgate SSSI.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Mainly non agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.95ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is in close proximity to several listed buildings along Cropston Road and Causeway Lane. It is also adjacent to the Cropston Conservation Area. The potential for negative effects therefore exists with regards to a change in the character of the settlement fringes (which coincides with the Conservation Area Boundary), but these are unlikely to be significant.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	2060m to GP and 002-400m from excellent frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Over 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM005
Charnwood Site ID:	PSH21
Settlement Location:	Loughborough
Site Address:	Extend Park Grange, Loughborough
Site Area (ha):	6.25

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Potential Site     Other Potential Sites

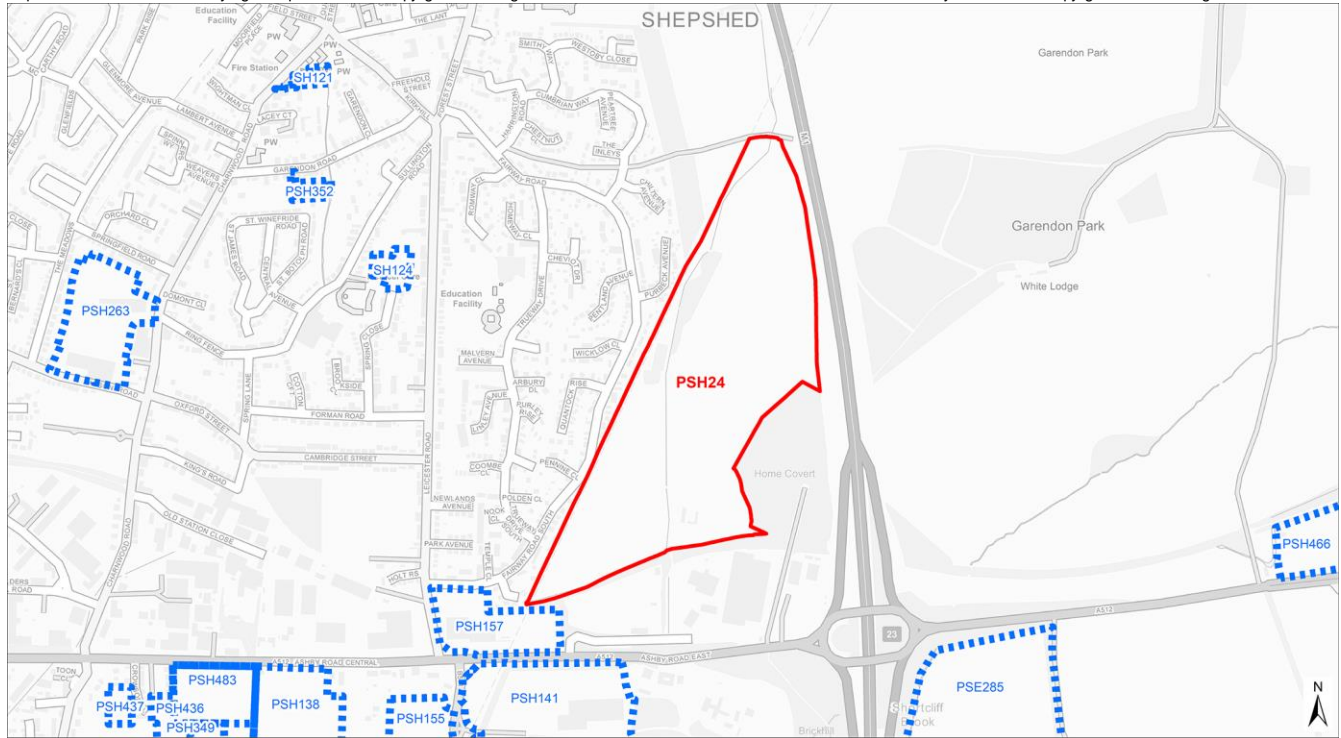


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

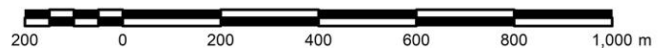
Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Permanent pasture in GI improvement zone. Development will result in the isolation of urban fringe habitat.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Partial reuse of brownfield land, but Loss of 6.25ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 400 - 800m of a bus stop with excellent frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is within close proximity to two listed buildings (on Hazel Road), both of which are somewhat screened with trees and scrubs. However, an open landscape contributes to the setting of both assets, and this would likely be affected by development. . No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM150
Charnwood Site ID:	PSH24
Settlement Location:	Loughborough
Site Address:	Fairway Road, Shepshed
Site Area (ha):	24.88

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Potential Site     Other Potential Sites

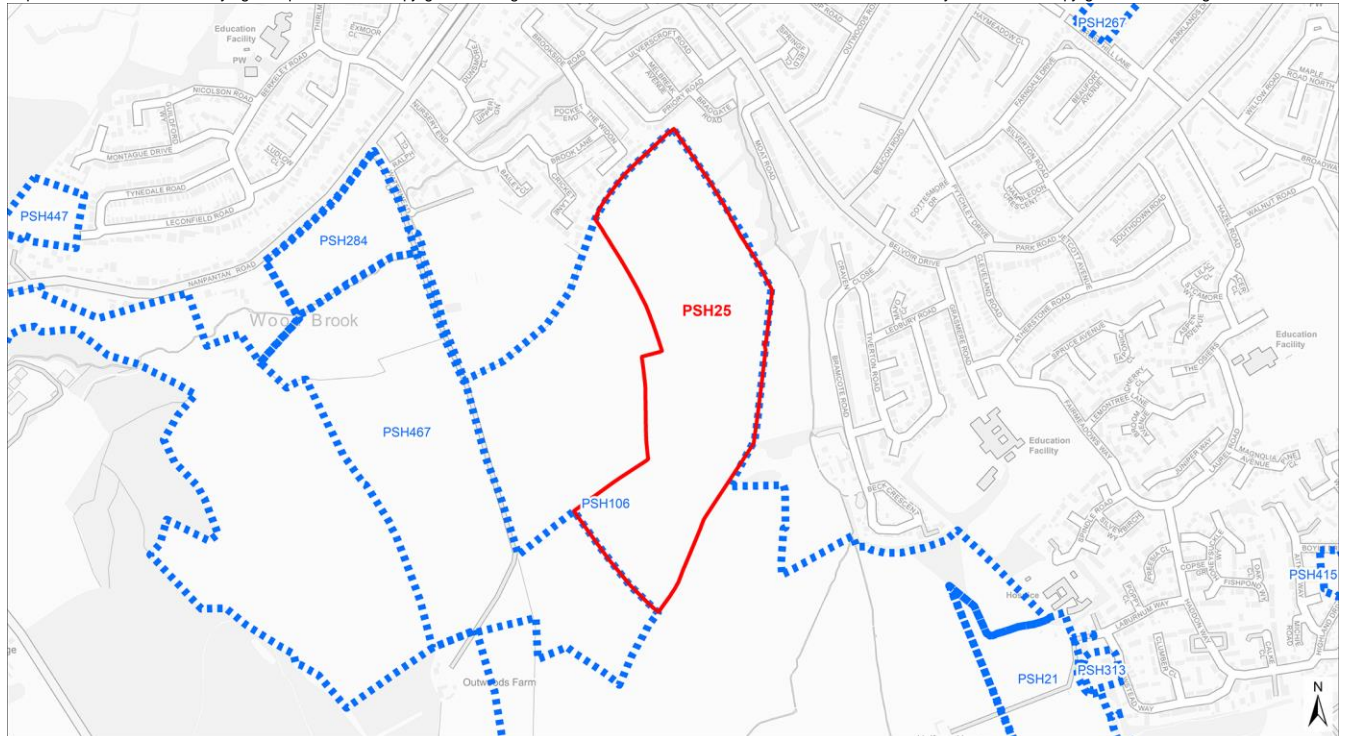


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with some grassland, a hedgerow network and broadleaved plantation of biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 22.3ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is adjacent to a bus stop with excellent frequency service. The site is also within 400m - 800m of a bus stop with excellent service (from an access point along Fairways Road).
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no heritage assets (national or locally designated) within close proximity to the site. Though the site is very large, it is bounded to the west by residential areas with limited historical value, by industrial land to the south, and by the M1 to the east. Therefore, development is unlikely to have an impact on the quality of the built environment.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	390m to a Primary School
Access to Secondary School:	1300m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM107
Charnwood Site ID:	PSH25
Settlement Location:	Loughborough
Site Address:	Moat Farm, Loughborough
Site Area (ha):	20.61

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Potential Site
  Other Potential Sites



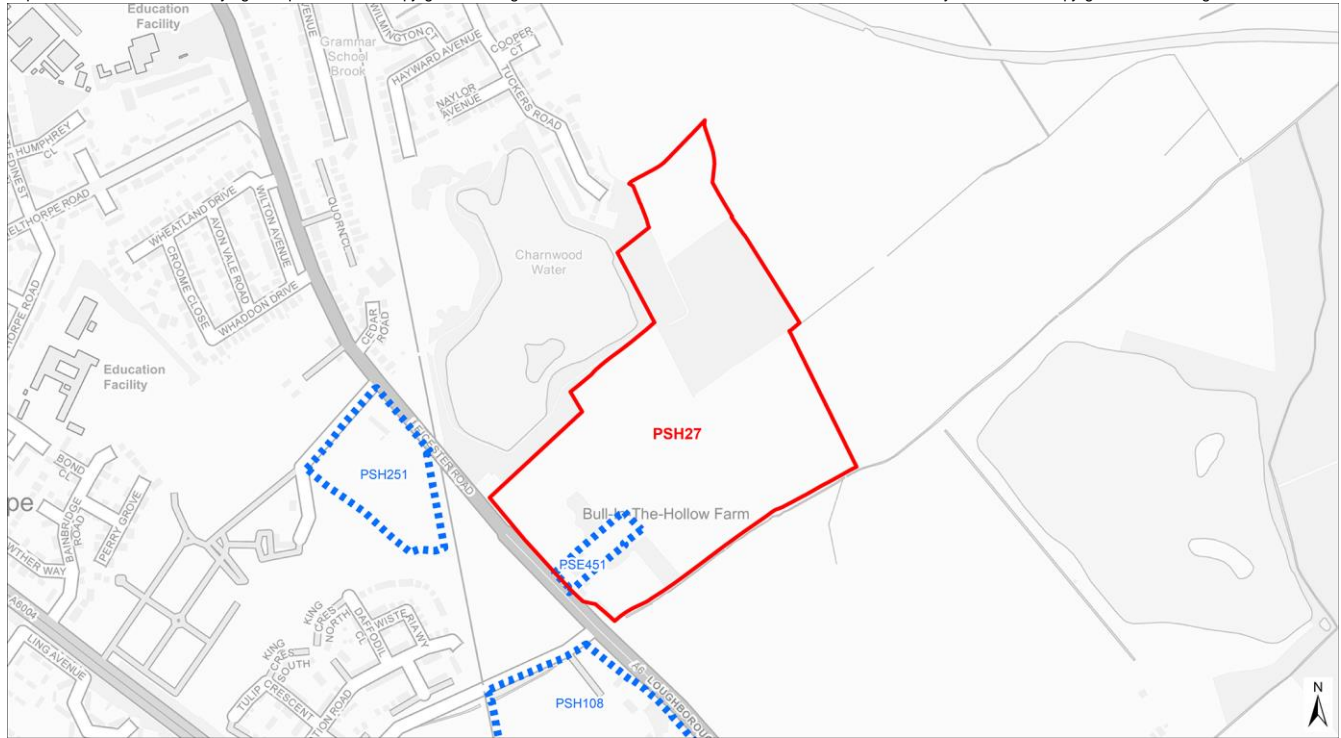
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value. Potential impact on adjacent public open space.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 16.97ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 138m from the nearest listed building (Moat House). An adverse effect is unlikely as a substantial amount of trees obstruct views between the site and the heritage asset. However, to the south of the site, development could be visible from listed farm buildings at Outwood Farm. An open agricultural landscape contributes to the setting of these assets. Whilst substantial amounts of open countryside would remain, potential effects could occur. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM141
Charnwood Site ID:	PSH27
Settlement Location:	Loughborough
Site Address:	Bull in the Hollow Farm, Leicester Road
Site Area (ha):	15.45

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Potential Site     Other Potential Sites

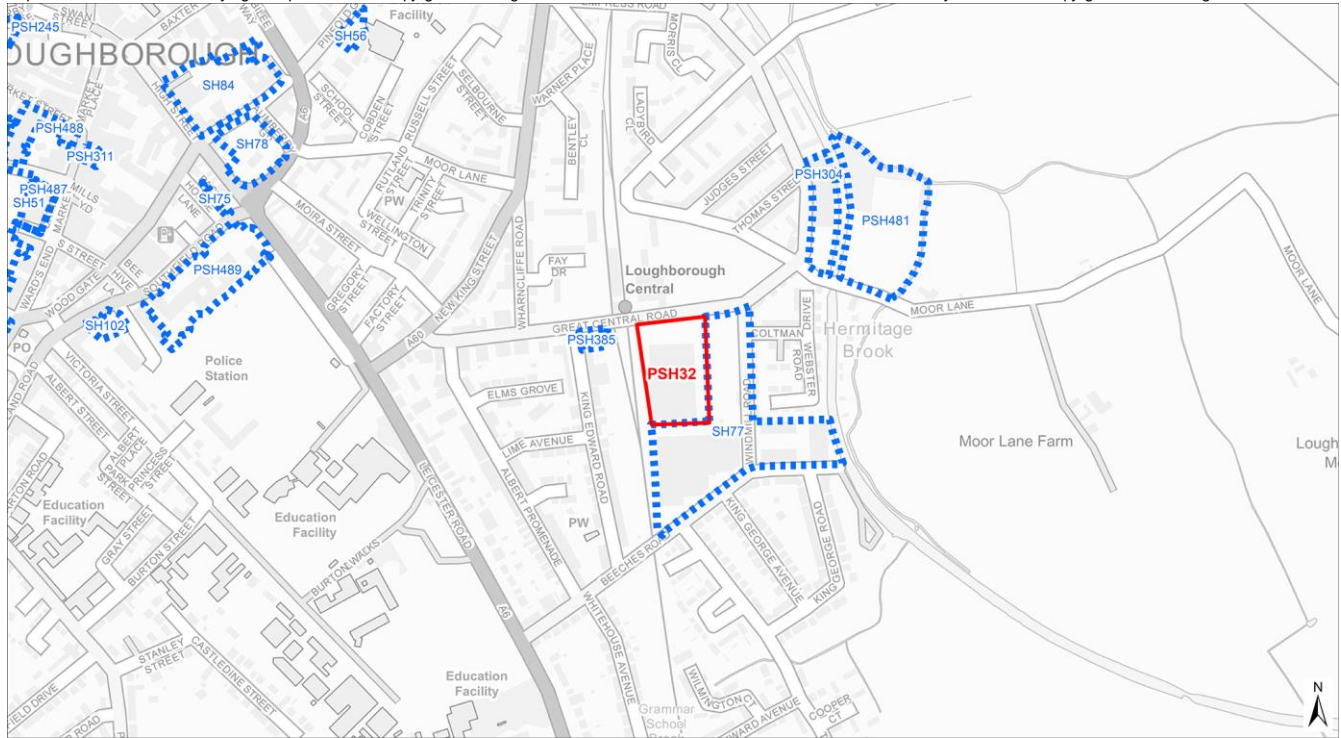


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains arable land, a LWS comprising wet woodland and rank grassland with scattered scrub. The site is adjacent to Charnwood water LWS and is connected to River Soar (LWS) and other grassland LWSs via wet ditches. Any development in the LWS would result in harm to biodiversity. Other parts of the site are of moderate biodiversity value and important for ecological connectivity but there is potential for mitigation.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of 5.93ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200m - 400m from a bus stop with excellent frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent to the Loughborough Cemetery and associated listed chapel, gates and railings. An adverse effect is unlikely as the cemetery is well screened by trees along its boundary and the development site itself does not contribute significantly to the setting of the cemetery. Site is 250m from locally listed canal bridge which is not expected to be impacted significantly.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	850m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM135
Charnwood Site ID:	PSH32
Settlement Location:	Loughborough
Site Address:	Price Shepshed Factory, Great Central Road
Site Area (ha):	1.22

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site is industrial in nature and is adjacent to an urban green corridor that is important for local ecological connectivity. There is potential for risk to bat roost and minor loss in ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is adjacent to a listed building (Loughborough Central Station) and is 125m from a locally listed railway building. However, the existing buildings are of limited historical or cultural value. A sensitive change to its use and appearance would therefore be unlikely to be negative in terms of heritage.
Regeneration:	Potential redevelopment on partially vacant site
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land (though partially vacant)
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200-1600m to a Primary School
Access to Secondary School:	1200m - 3600m to a Secondary School
Access to Convenience Store:	1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM100
Charnwood Site ID:	PSH40
Settlement Location:	Newton Linford
Site Address:	Pastureland at 50 Ashby Road, Markfield
Site Area (ha):	2.01

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Potential Site     Other Potential Sites

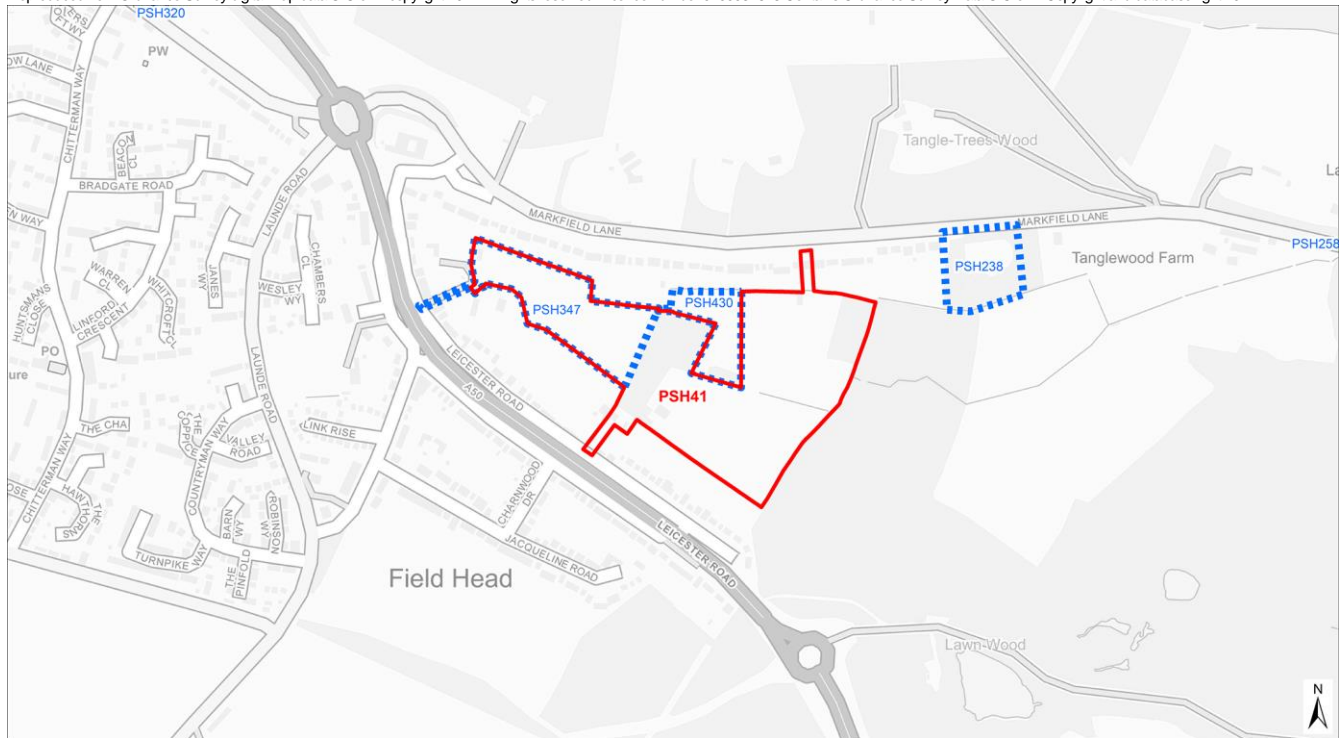


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C/D rating. The site contains horse grazed semi improved neutral grassland of moderate to moderately high plant richness which could be lost. There is also the Altar Stones LRWT site to the west.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.01ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency services.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no heritage assets within 400m, and the site is nearby to industrial units and a busy road. Therefore, no effects are likely. Locally listed 'Home Farm' is 300m away and located across the A50 dual carriageway, despite this physical separation, the site's exposed position could lead to minor effects.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	<800m to a Public Transport Stop, and less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m from Primary School
Access to Secondary School:	2350m to a Secondary School
Access to Convenience Store:	805m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM009
Charnwood Site ID:	PSH41
Settlement Location:	Newton Linford
Site Address:	Land r/o properties at Markfield Lane & Leicester Rd
Site Area (ha):	8.08

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Potential Site     Other Potential Sites

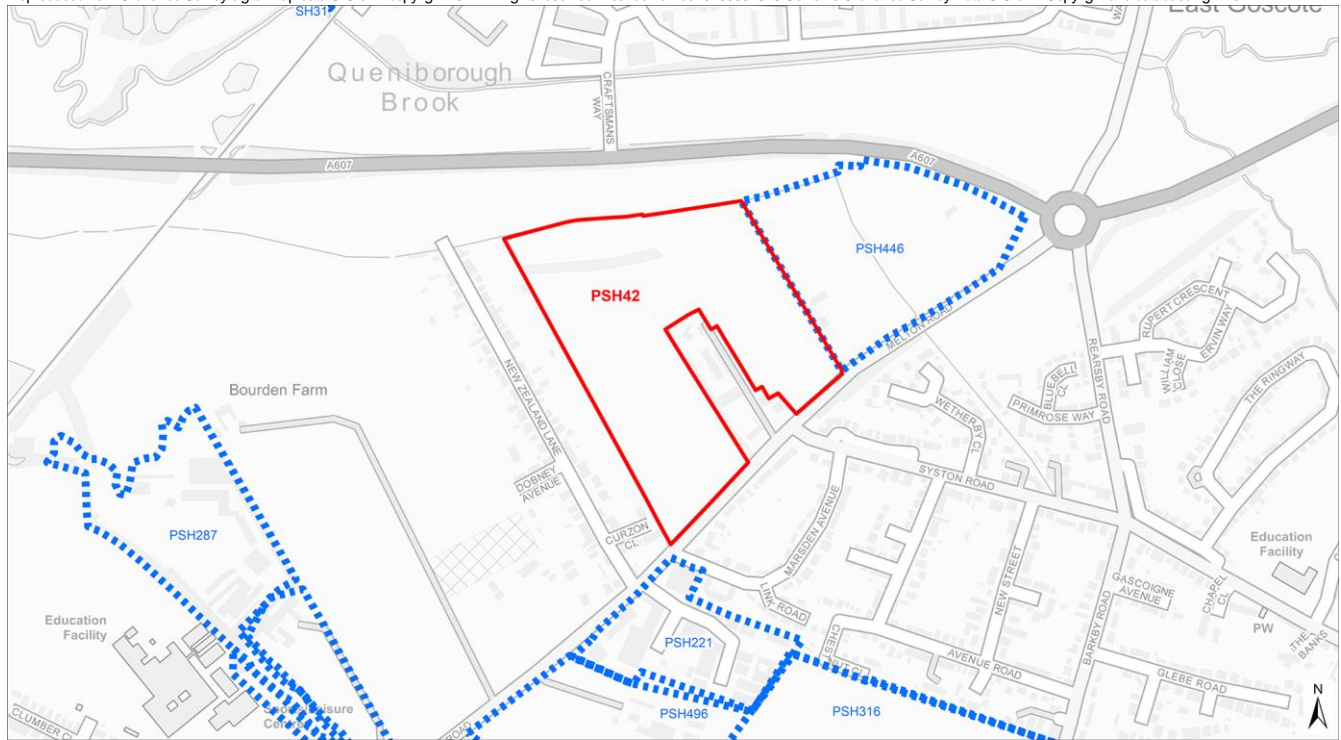


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains grassland and a brook (Fishpool brook). Development is likely to result in isolating adjacent woodland/grassland and the loss of habitat.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 3.5ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 381m from the nearest listed building (Field Head Farmhouse). A significant adverse effect is unlikely as buildings and trees obstruct views between. Areas of open space would remain to provide a rural setting, but the scale of the site could potentially affect the character of the village. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	<800m to a Public Transport Stop, then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM231
Charnwood Site ID:	PSH42
Settlement Location:	Queniborough
Site Address:	Land at Threeways Farm
Site Area (ha):	10.37

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

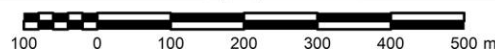
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site includes improved and semi improved grassland of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 10.37ha of best and most versatile land.
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is within close proximity to a listed Milestone and part of the site also falls within an area of archaeological interest. Development is unlikely to affect the heritage asset significantly though. Site is 175m from locally listed Wetherby House, buildings and trees offer full screening and hence effects are not predicted to be significant.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM147
Charnwood Site ID:	PSH44
Settlement Location:	Quorn
Site Address:	Buddon Lane, Quorn
Site Area (ha):	2.4

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Potential Site     Other Potential Sites

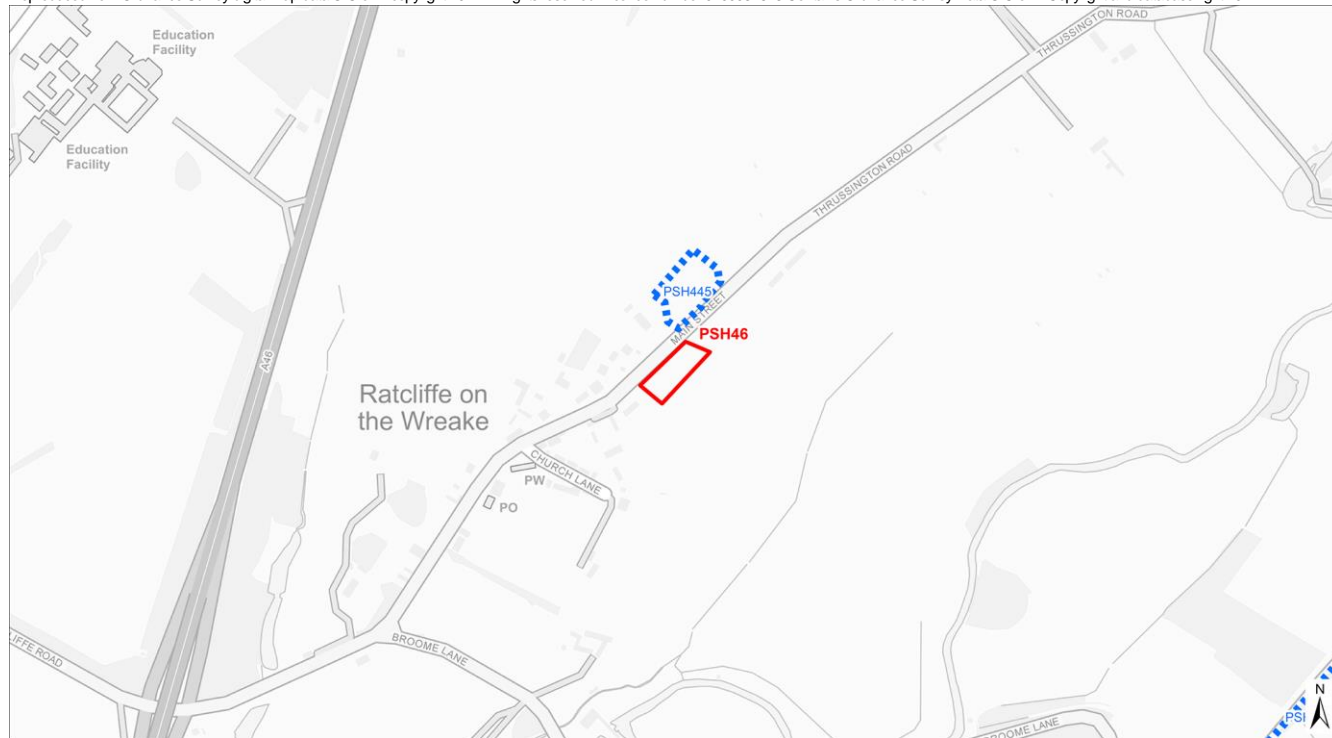


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

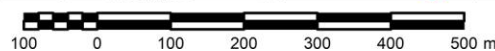
Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly improved grassland with hedgerows of some biodiversity and ecological connectivity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of bus stops with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 187m from the nearest listed building (Quorn and Woodhouse Station). An adverse effect is unlikely given that the site does not contribute to the setting of these heritage assets. The site is enclosed by the railway track, existing residential areas, and field boundaries, and does not hold particular value from a historic / cultural perspective. Site is 95m from locally listed Quorn Station signal box, whilst views are only partially screened by trees, effects are expected to be minimal due to the mixed character of the surrounding area and small scale of the listed asset.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	700m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM194
Charnwood Site ID:	PSH46
Settlement Location:	Ratcliffe on the Wreake
Site Address:	Land East of Main Street,
Site Area (ha):	0.33

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Potential Site     Other Potential Sites

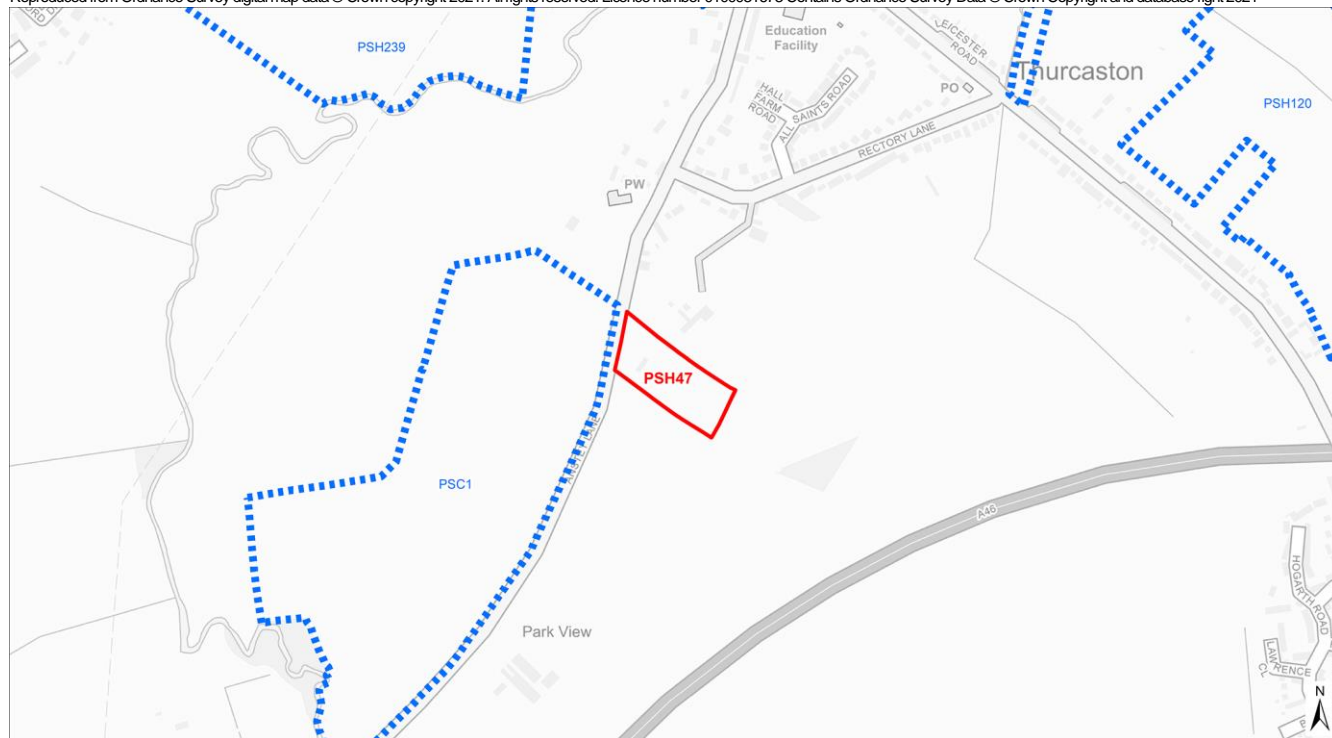


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly improved grassland used for sheep grazing and of low diversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Mainly non agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.33ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m of a bus stop with limited frequency service
Climate Change Mitigation:	within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Ratcliffe on the Wreake conservation area. However, the site is small scale, and providing that development is complementary in style, negative effects ought to be possible to avoid.
Regeneration:	Neutral effects
Access to Open Space:	Within 200m
Access to healthcare:	3000m from a healthcare facility and 200-400m from a limited frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM075
Charnwood Site ID:	PSH47
Settlement Location:	Thurcaston
Site Address:	The former Rectory & Land at Thurcaston
Site Area (ha):	1.24

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Potential Site     Other Potential Sites



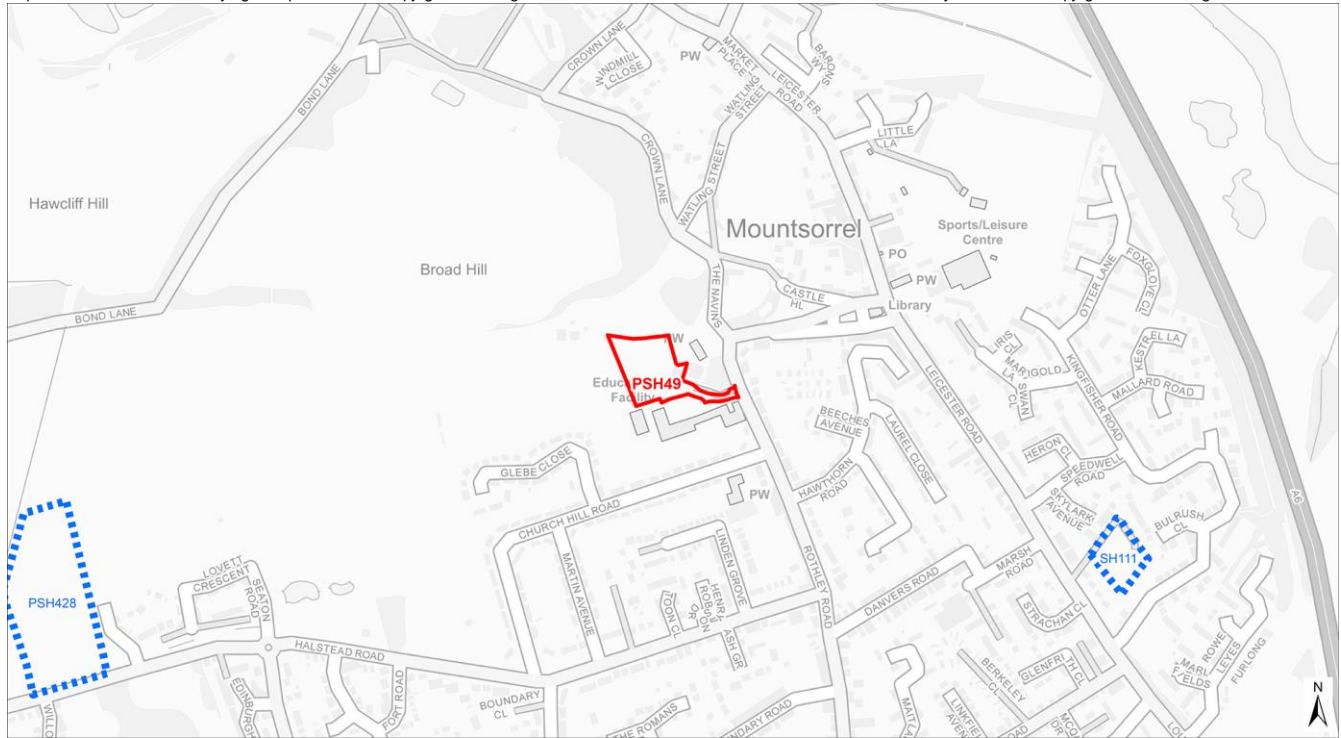
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains a combination of arable land, mature garden with trees and tall ruderal vegetation of some biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.78ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with limited frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 64m from the nearest listed building (Thurcaston Grange). Though there is screening between the site, development would enclose the grounds of Thurcaston Grange and could also lead to the loss of the Rectory (though this is not formally listed). No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM008
Charnwood Site ID:	PSH49
Settlement Location:	Mountsorrel
Site Address:	Land off Rothley Road, Mountsorrel
Site Area (ha):	0.77

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Potential Site
  Other Potential Sites

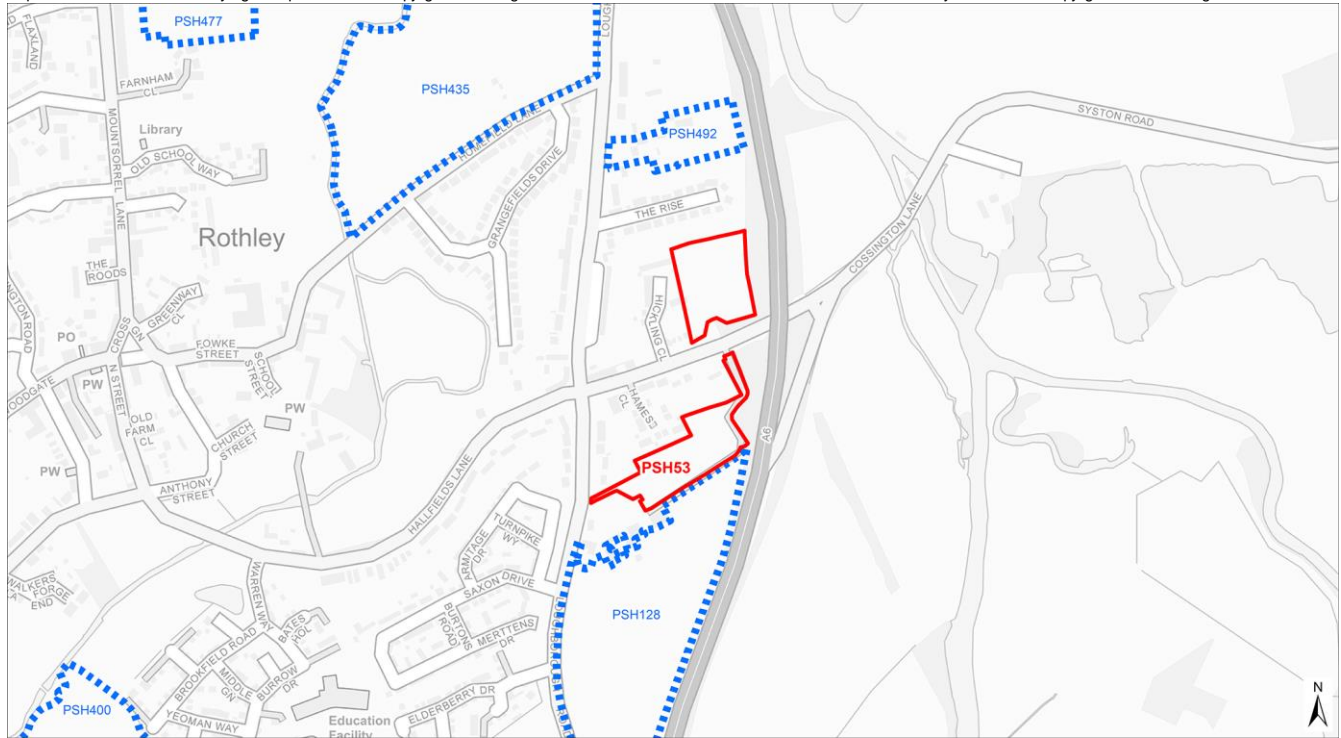


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	<b>D rating.</b> The site contains some moderate value habitat and is adjacent to Castle Hill LWS.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of part Brownfield and loss of greenfield land of limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Part of the site falls within the Mountsorrel Conservation Area and the site is adjacent to two listed buildings (Christ Church Vicarage) and is 138m from a scheduled monument (Mount Motte and Bailey Castle). There is potential for harm to the setting of the listed buildings.. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM148
Charnwood Site ID:	PSH53
Settlement Location:	Rothley
Site Address:	Land south of Rothley, Rothley
Site Area (ha):	2.37

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Potential Site     Other Potential Sites

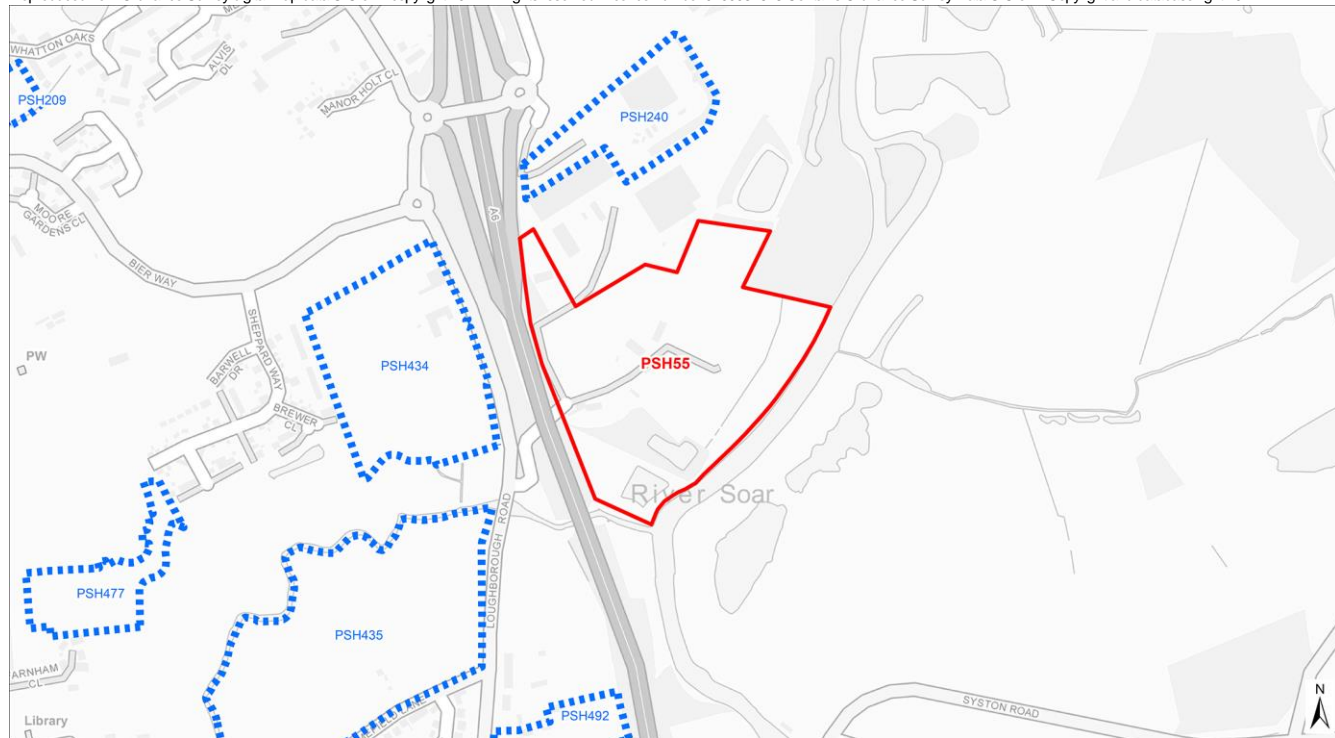


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly improved grassland with yard and agricultural buildings but peripheral woodland and proximity to a LRWT reserve (Cossington meadows) and a LWS (River Soar), could effect important habitats and undermine ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.07ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of bus stops with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 39m from a listed building (Barn at Woodcock Farm). The site consists of part of the farm to which the barn is a part of. Therefore, its loss could affect the setting of the heritage asset. There are no locally listed assets nearby.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, then 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	690m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM120
Charnwood Site ID:	PSH55
Settlement Location:	Rothley
Site Address:	South of Wyevale garden centre between the A6 & River Soar
Site Area (ha):	9.76

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Potential Site     Other Potential Sites

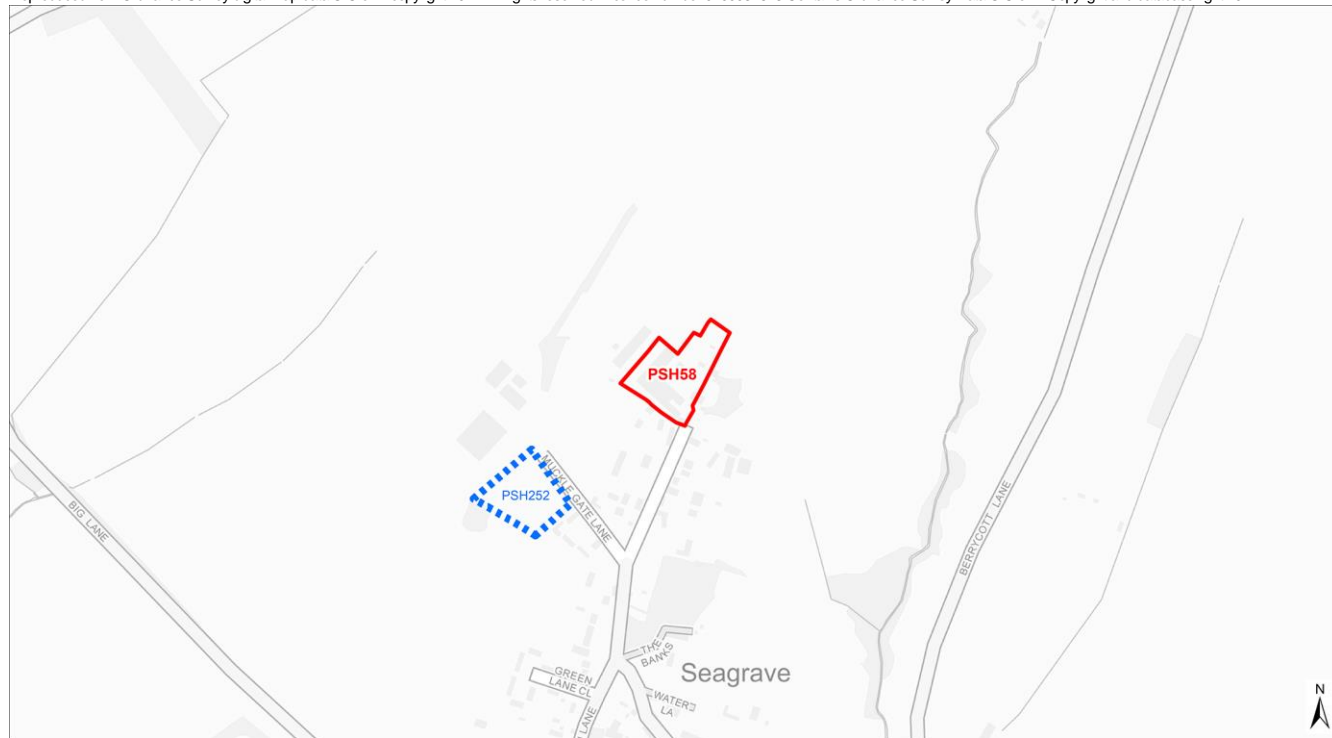


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site provides supporting habitats including ponds, woodland and grassland to the Soar LWS and thus of some biodiversity value.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m from a bus stop with excellent frequency service
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	There are no heritage assets (national or locally listed) within close proximity and the site is in an area with limited cultural and historic value. Therefore, neutral effects are likely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	More than 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM089
Charnwood Site ID:	PSH58
Settlement Location:	Seagrave
Site Address:	Hawley Fields Farm, Seagrave
Site Area (ha):	1.01

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Potential Site
  Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site contains farm buildings and a dwelling with bat roost and nesting birds (including barn owl) potential.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m from a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site contains a listed building (60 Green Lane) and is in immediate proximity to two other listed farm buildings. Part of the site also falls within the Seagrave conservation area and an archaeological alert area. There are several buildings on site presently that do not contribute positively towards the setting of the listed buildings and could be enhanced. However, a farming context is important to the listed buildings, and residential development could alter this somewhat. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM205
Charnwood Site ID:	PSH62
Settlement Location:	Shepshed
Site Address:	Land at Tickow Lane, Shepshed
Site Area (ha):	10.88

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Potential Site     Other Potential Sites

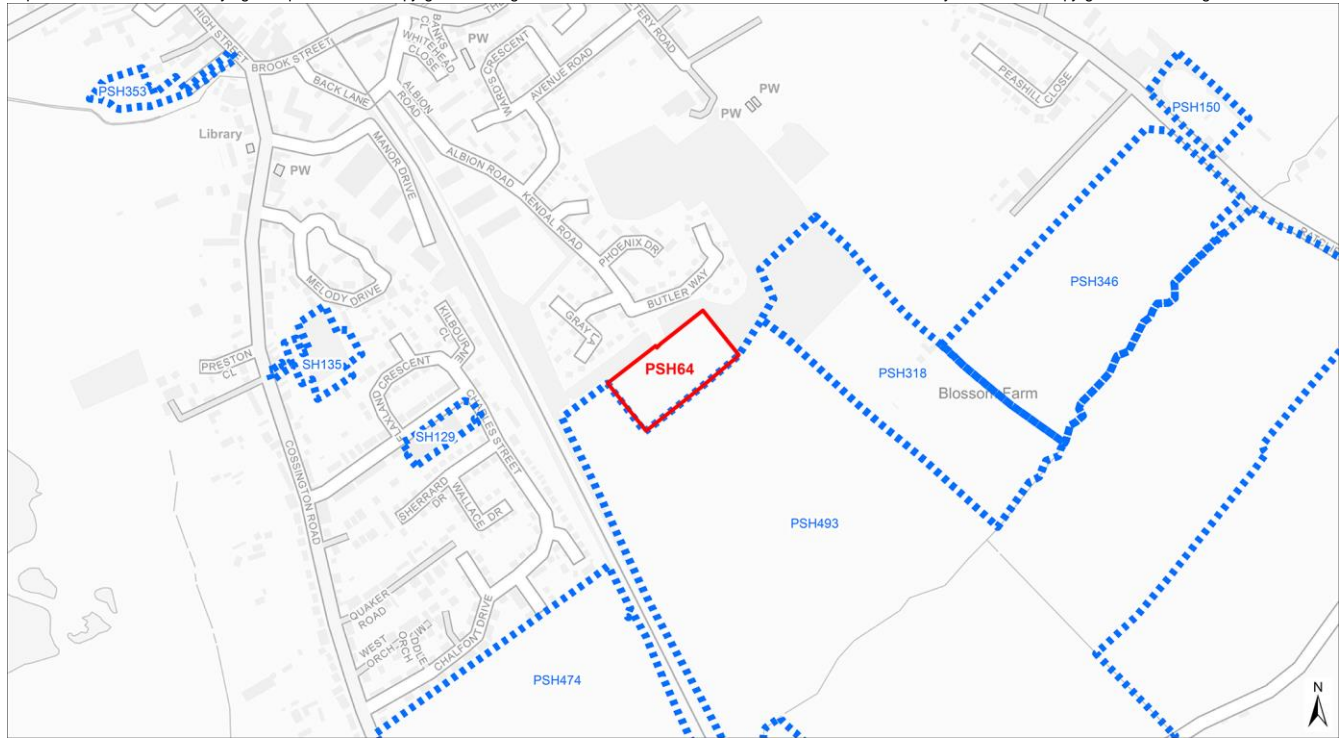


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable land of limited biodiversity value with broadleaved woodland wedge to the southern end. Further woodland of ecological connectivity and habitat importance stretch along the southern boundary providing important habitat connections along the A12 and protected (TPO) woodland along the eastern boundary. Shepshed cutting SSSI is to the west of the site. Significant buffering can mitigate effects and maintain connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 10.88ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 233m from the nearest listed building (Fenney Windmill). There are no other historic designations or assets in the area. An adverse effect is unlikely as a dense corridor of trees along the A512 screen the site and the listed heritage asset. Furthermore, large areas of open space would remain, helping to maintain the open nature of the countryside which adds to the context of the windmill. There is a locally listed tunnel within 329m but this is unlikely to be affected directly or its setting.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	2200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM096
Charnwood Site ID:	PSH64
Settlement Location:	Sibleby
Site Address:	Land at Kendal Road, Sibleby
Site Area (ha):	1.34

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Potential Site     Other Potential Sites

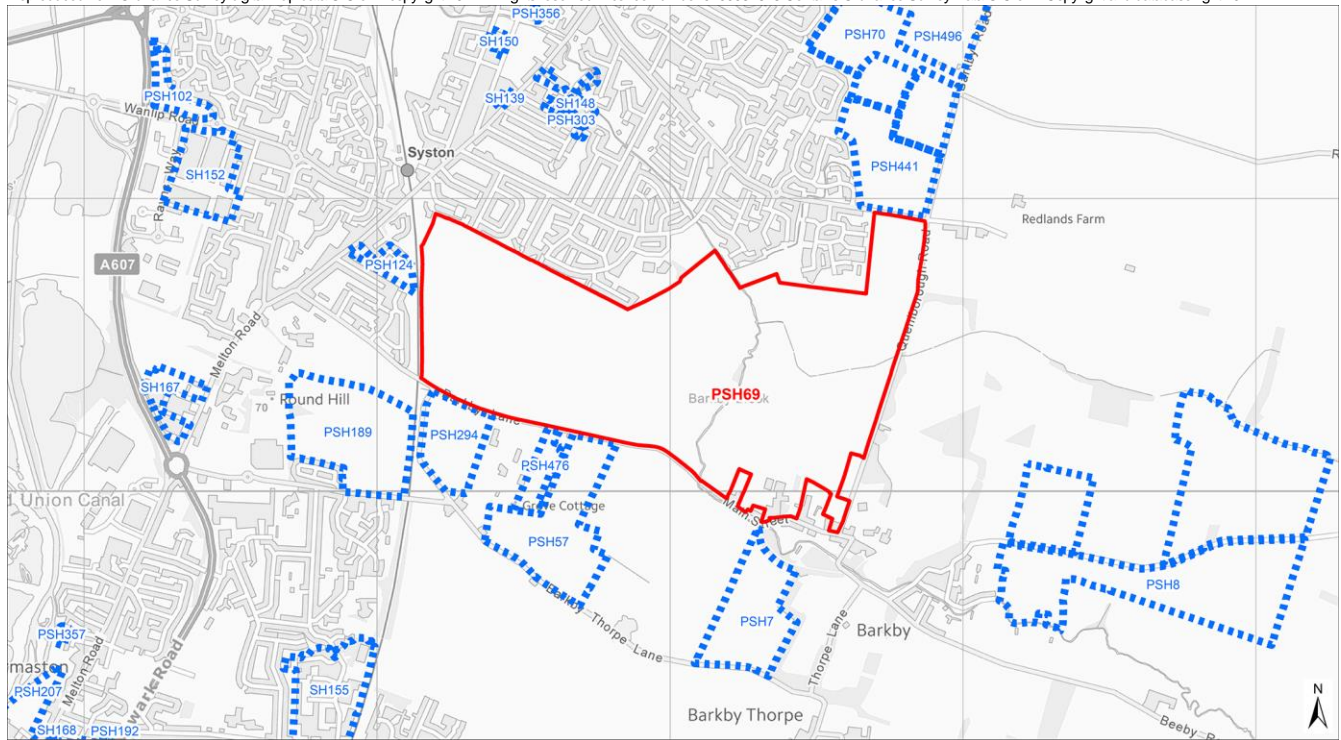


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The majority of the site is of low ecological value; however, an orchard occupies just under half of the site area and has potential to be of some biodiversity importance.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Part brownfield but mainly greenfield and grade 2 agricultural land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within 400m and development is small scale. Effects are therefore unlikely. Site is 280m away from locally listed chapel, but tree cover and some housing provide adequate screening and the small site size leads to anticipated neutral effects.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM029
Charnwood Site ID:	PSH69
Settlement Location:	Syston
Site Address:	Land at Syston
Site Area (ha):	103.1

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with limited biodiversity value but the site is transected by Barkby Brook (potential LWS). Otters have also been recorded beneath the bridge on Barkby Lane and the agricultural buildings to the south have good potential for bat. There is potential for these habitats to be affected.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of 59.25ha of Grade 2 land and 41.40ha of Grade 3 land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with very good frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site includes an area of archaeological interest and the south east corner of the site falls within a conservation area (Barkby), an area of archaeological alert and includes several listed buildings both within and adjacent. The scale of development presents the potential for significant effects upon the heritage assets themselves and / or their setting. Site is in close proximity to two locally listed assets. The large building which is locally listed to the west of the site (approx 60m) is unlikely to be impacted due to the views being interrupted by tree cover and a railway line acting as a severance line which lowers potential impacts. However, the locally listed barn and associated buildings to the north east of the site are in close proximity with uninterrupted views.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1000m Distance to a Primary School
Access to Secondary School:	2000m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket

Access to Leisure Facilities:

Within 800m of 4 or more facilities

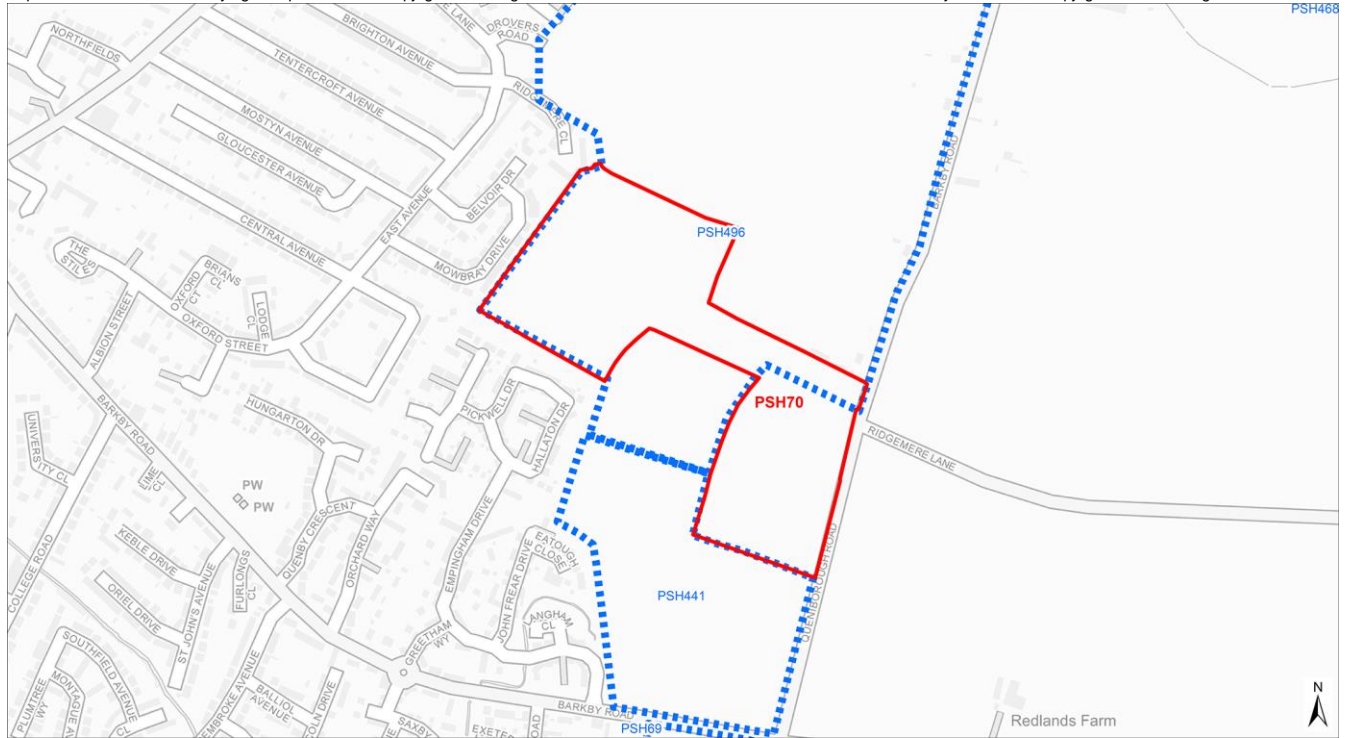
Loss of Land Safeguarded for Minerals:

More than 10ha within MSAs



AECOM Site ID: AECOM233  
 Chamwood Site ID: PSH70  
 Settlement Location: Syston  
 Site Address: Barkby Road  
 Site Area (ha): 11.08

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Potential Site     Other Potential Sites

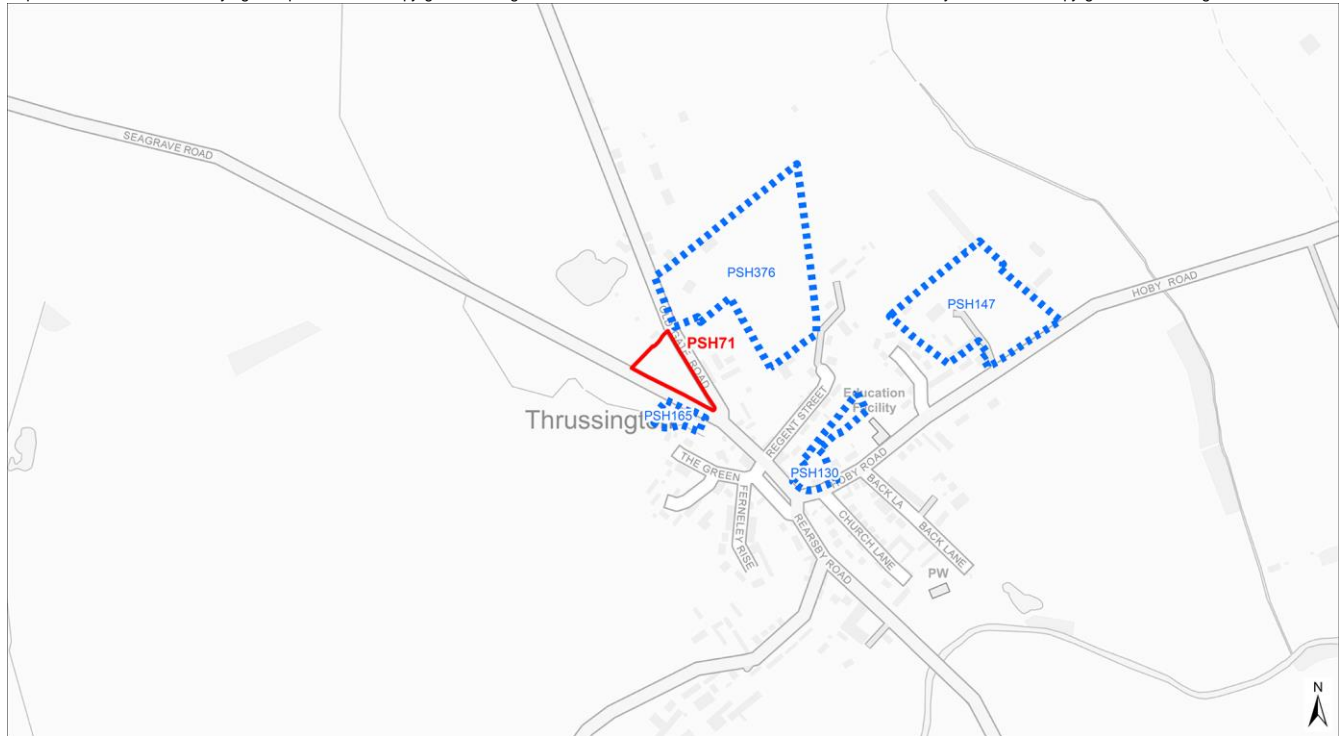


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with a compartment of species poor semi improved grassland with tall ruderal. Skylark have been recorded as a probable breeder. Potential for loss of habitat for bird species.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 10.92ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m from a bus stop with very good frequency service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	There are no nationally designated heritage assets within close proximity. Site is 235m from locally listed farm and associated buildings. There would remain ample open space between the development site and the locally listed buildings (maintaining a rural character). It should also be possible to screen the site to ensure longer range views are not impacted.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM193
Charnwood Site ID:	PSH71
Settlement Location:	Thrussington
Site Address:	Land at Old Gate Road/Land at Thrussington
Site Area (ha):	0.44

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly species poor semi improved grassland of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Mainly non-agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.44ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with limited frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	Site is 295m from locally listed farm and associated buildings, full screening is offered by buildings and trees. However, the site is almost adjacent to a listed building (9 Seagrave Road) and adjacent to the Thrussington Conservation Area. An adverse effect can be avoided through sensitive design, but the site is in a gateway location. The site also falls within an archaeological alert area.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM161
Charnwood Site ID:	PSH72
Settlement Location:	Birstall
Site Address:	Land off Birstall/Wanlip
Site Area (ha):	1.22

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Potential Site     Other Potential Sites

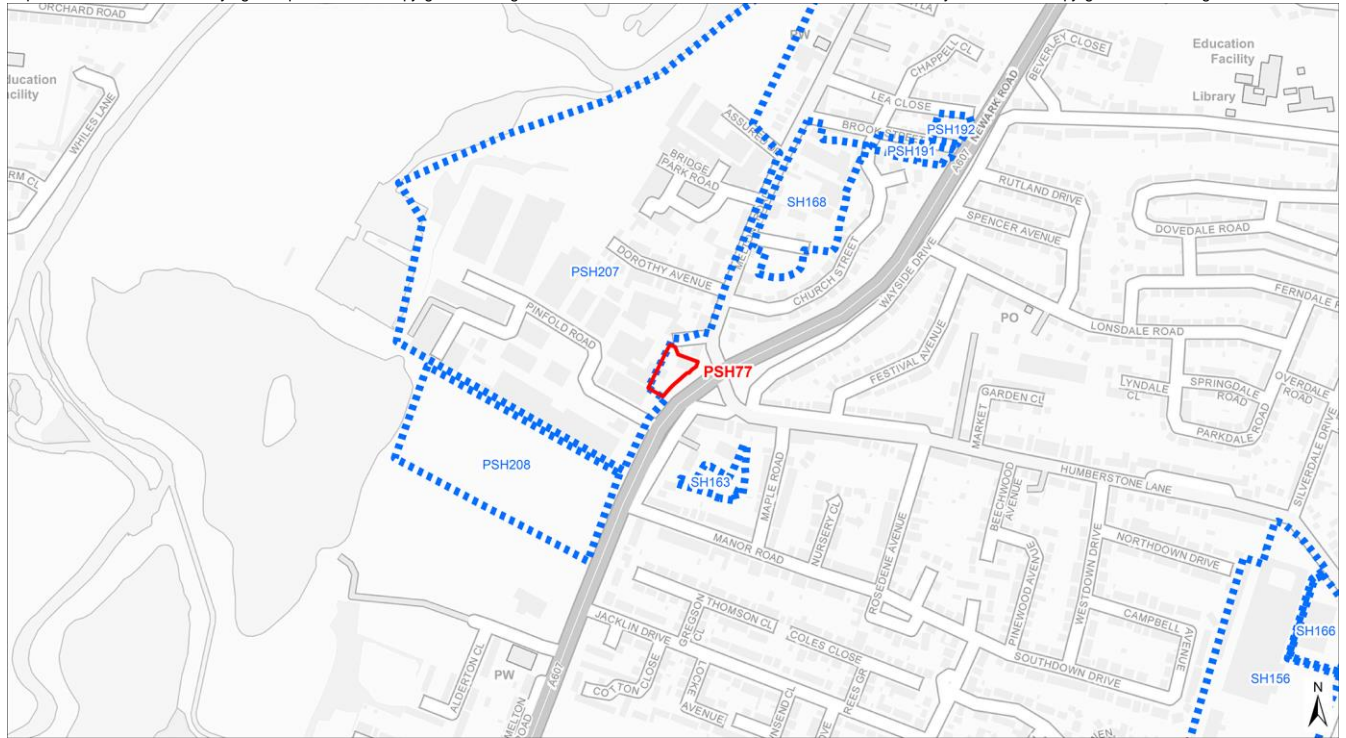


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with a belt of trees and scrub of limited biodiversity value. However, development on the site poses risk to connectivity between the Soar Valley/ Wanlip Meadows and the wider landscape.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 1.12ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no listed buildings or heritage assets (national or locally designated) within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM093
Charnwood Site ID:	PSH77
Settlement Location:	Thurmaston
Site Address:	Land at 588/600 Melton Road, Thurmaston
Site Area (ha):	0.22

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service. (4-5 per hour)
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets within 400m and development is small scale. Effects are therefore unlikely. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	750m distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM074
Charnwood Site ID:	PSH78
Settlement Location:	Walton on the Wolds
Site Address:	Loughborough Road, Walton on the Wolds
Site Area (ha):	0.49

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Potential Site     Other Potential Sites

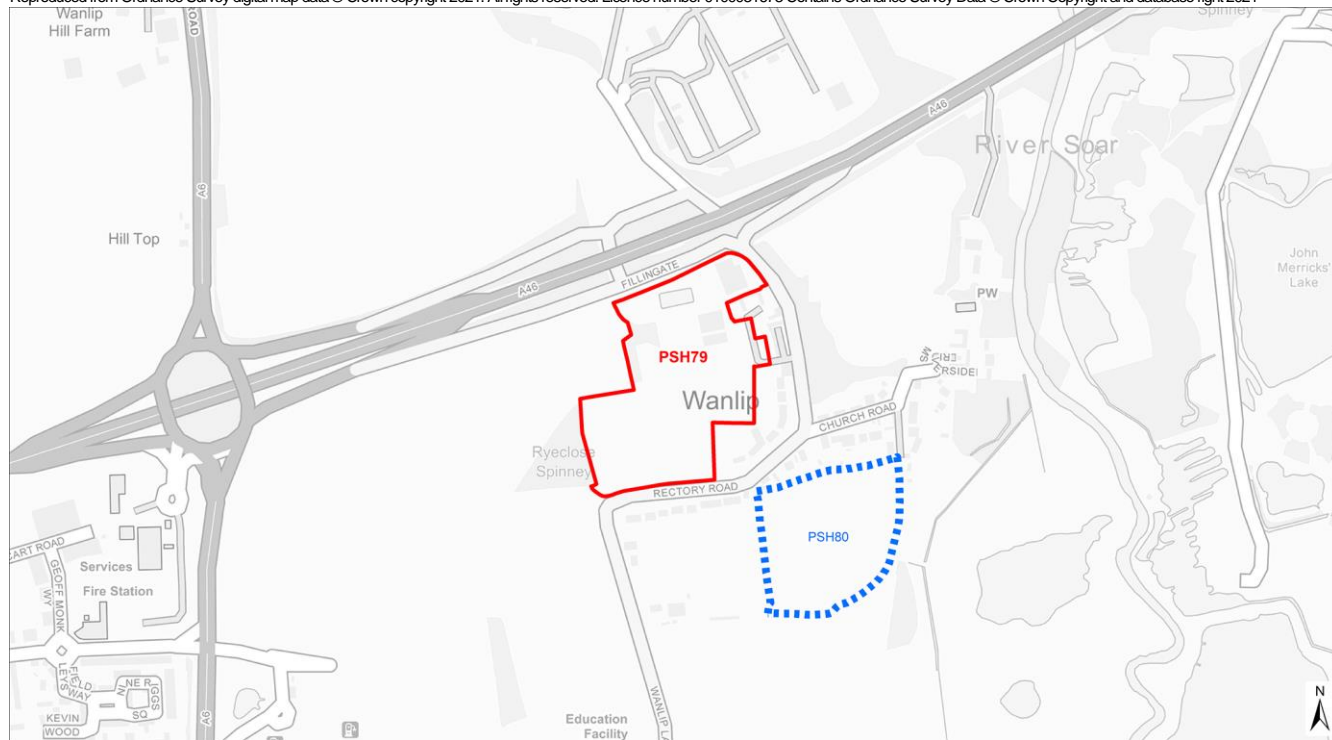


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly species poor improved grassland and tall ruderal of moderate value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.49ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with low frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 73m from the nearest listed building (10 Loughborough Road) and falls within the Conservation Area. The site also falls within an archaeological alert area. Though development is unlikely to have significant effects, it could affect the setting of 10 Loughborough Road as well as the openness of the Conservation Area. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800 – 1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM073
Charnwood Site ID:	PSH79
Settlement Location:	Wanlip
Site Address:	Land off Rectory Road, Wanlip (mixed residential)
Site Area (ha):	5.31

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Potential Site     Other Potential Sites

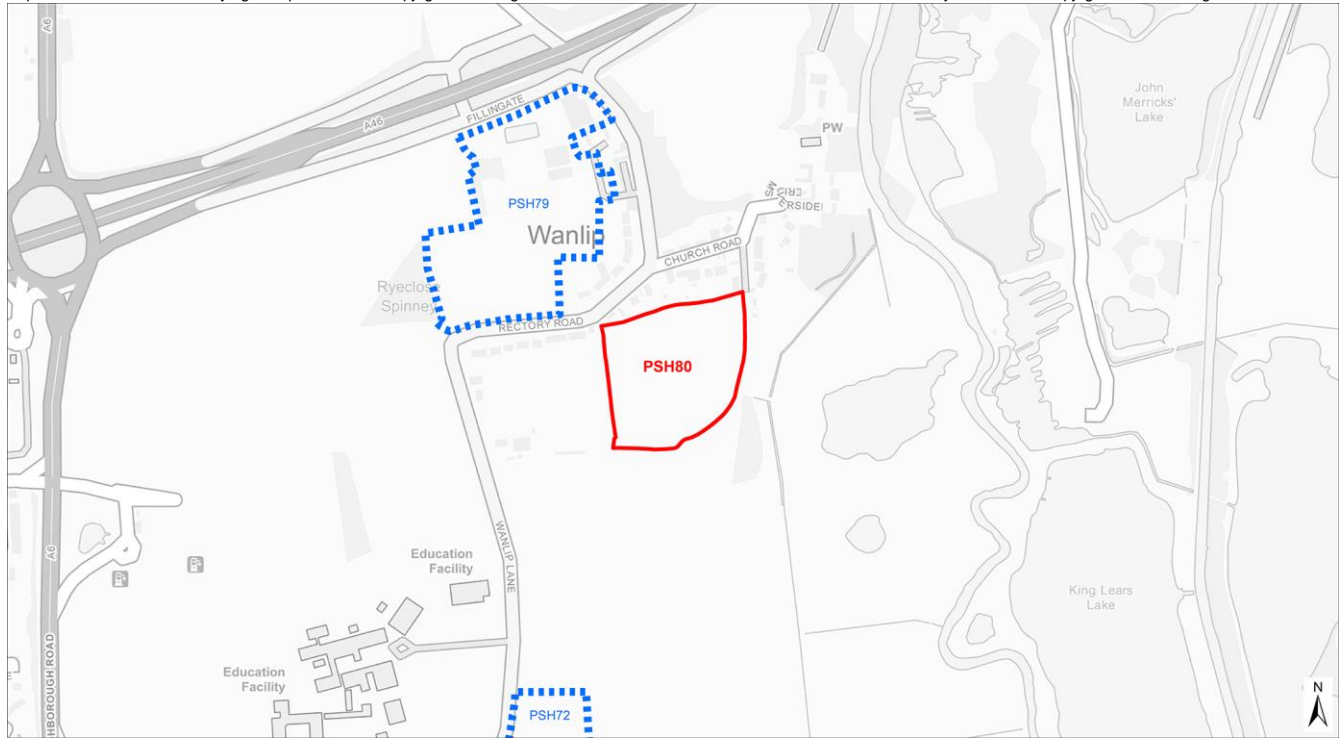


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains arable land, woodland plantation, tall ruderal vegetation and preserved trees (TPO) along its western boundary. There is potential for impact on woodland and the preserved trees.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.74ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800 - 1200m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no nationally listed buildings or heritage assets within close proximity and the site is not high quality. Site is immediately adjacent to two locally listed farms and associated buildings, although the current use of the immediately adjacent part of the site is industrial and does not contribute positively towards the significance of the heritage asset.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 1200m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 1200m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM072
Charnwood Site ID:	PSH80
Settlement Location:	Wanlip
Site Address:	North of Birstall, Land off Butchers Lane
Site Area (ha):	3.2

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value within proximity of a LWS, upon which potential impacts are likely.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.03ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800 - 1200m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no listed buildings or heritage assets within close proximity. Falls within an archaeological alert area. Site is 165m from locally listed farm and associated buildings. Trees and buildings screen the site from the locally listed buildings and hence impacts are expected to be neutral.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	>800m to a Public Transport Stop then more than 1200m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 1200m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM190
Charnwood Site ID:	PSH82
Settlement Location:	Woodhouse
Site Address:	Land at Woodhouse, Woodhouse
Site Area (ha):	0.84

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Potential Site
  Other Potential Sites



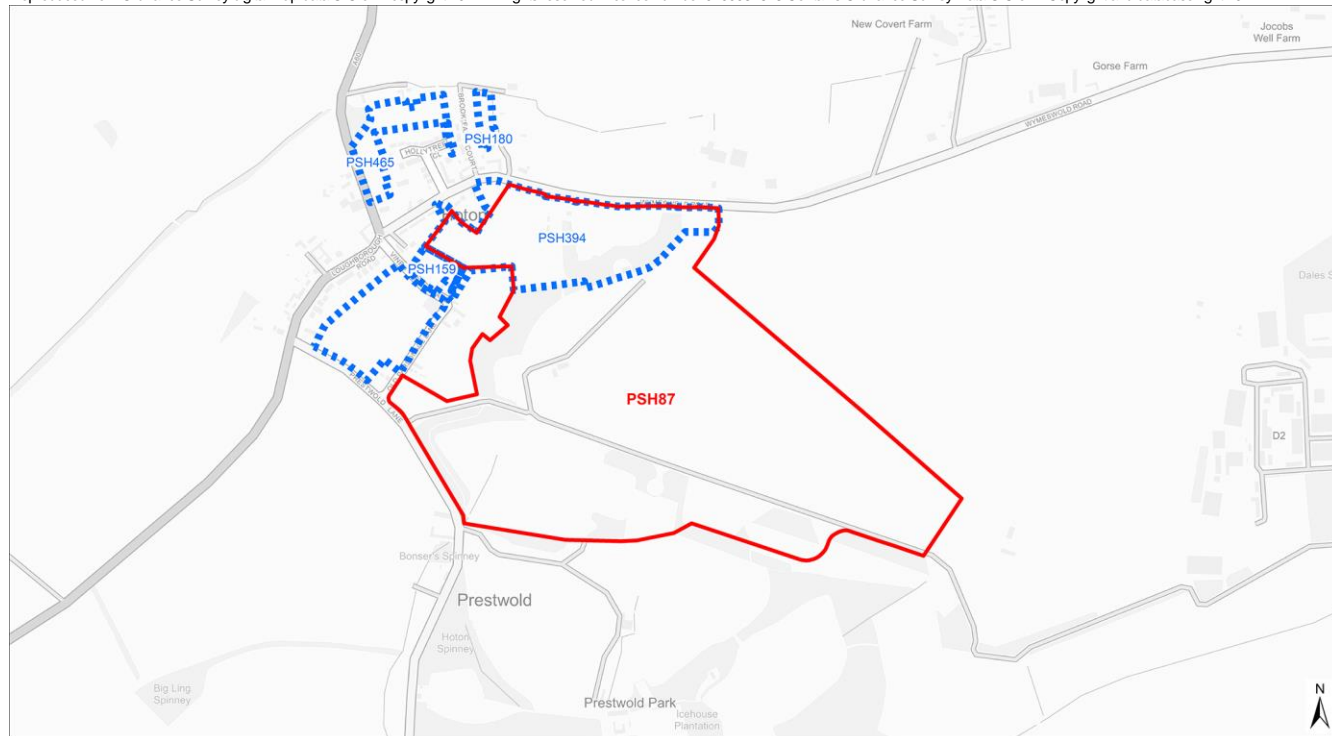
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Mainly horse grazed semi improved neutral grassland of moderate diversity. Potential for habitat loss through development and low potential for enhancement on retained habitats.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.84ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Woodhouse Forest Road conservation area and 38m from the nearest listed building (209-215 Forest Road). An adverse effect is unlikely as the site is small, well screened by trees and development can be delivered sensitively to be in keeping with the character of the conservation area and the listed building. Part of the site falls within an archaeological alert area. No locally listed buildings nearby.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre. Within 1200m walking distance.
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

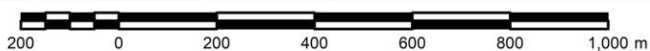


AECOM Site ID:	AECOM119
Charnwood Site ID:	PSH87
Settlement Location:	Hoton
Site Address:	Wymeswold Airfield, Wymeswold
Site Area (ha):	51.22

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly species poor semi improved grassland with hard standing and some areas of broadleaved plantations. The broadleaved plantations area provides supporting habitat to Prestwold Hall woodland to the south in an area of limited woodland cover, and thus of importance for ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 25ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200m - 400m from a bus stop with good frequency service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is adjacent to the Hoton Conservation Area, Prestwold Hall Registered Parks and Gardens site and 52m from the listed Prestwold Hall and also within 60m of a locally listed building. The boundary of the registered park includes a combination of dense woodland and open green space, which offers a degree of screening. However, the openness of the surrounding countryside would be totally altered. The large scale of development also creates potential for Hoton to be more than doubled in size affecting its historic character. The site's slightly exposed topography may also lead to impacts upon longer range views.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM066
Charnwood Site ID:	PSH88
Settlement Location:	Rearsby
Site Address:	Grange Avenue/Melton Road, Rearsby
Site Area (ha):	2.31

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Potential Site     Other Potential Sites

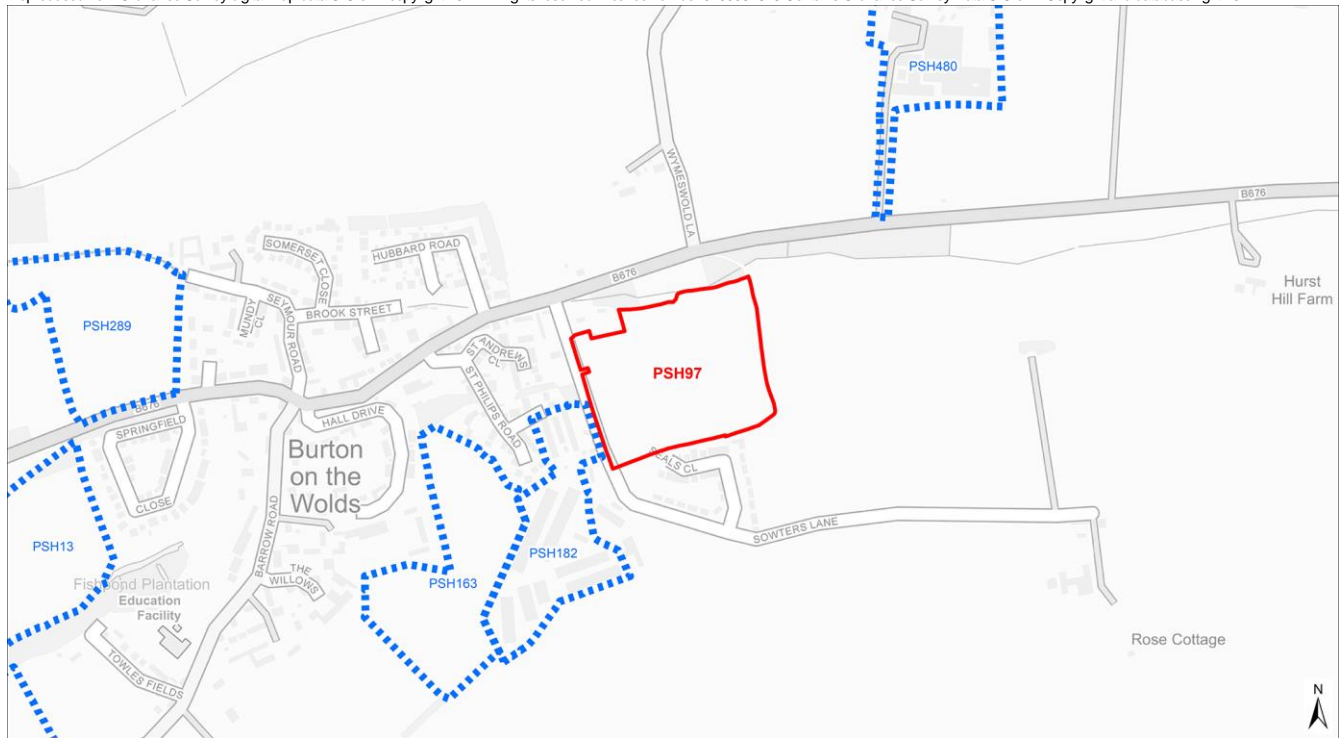


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly species poor semi improved grassland with hard standing and areas of BWP. Potential for the loss of grassland and woodland that provides supporting habitat to Preswold Hall woodland.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.31ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no listed buildings within close proximity. Site is adjacent to locally listed building with impacts likely to effect the significance of the heritage asset, including through access, views and character of the area.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	Within 800m of a bus stop and then less than 2km Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM175
Charnwood Site ID:	PSH97
Settlement Location:	Burton on the Wolds
Site Address:	Land to east of Souters Lane & to south of Melton Road to r/o Melton Road
Site Area (ha):	4.71

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Potential Site     Other Potential Sites

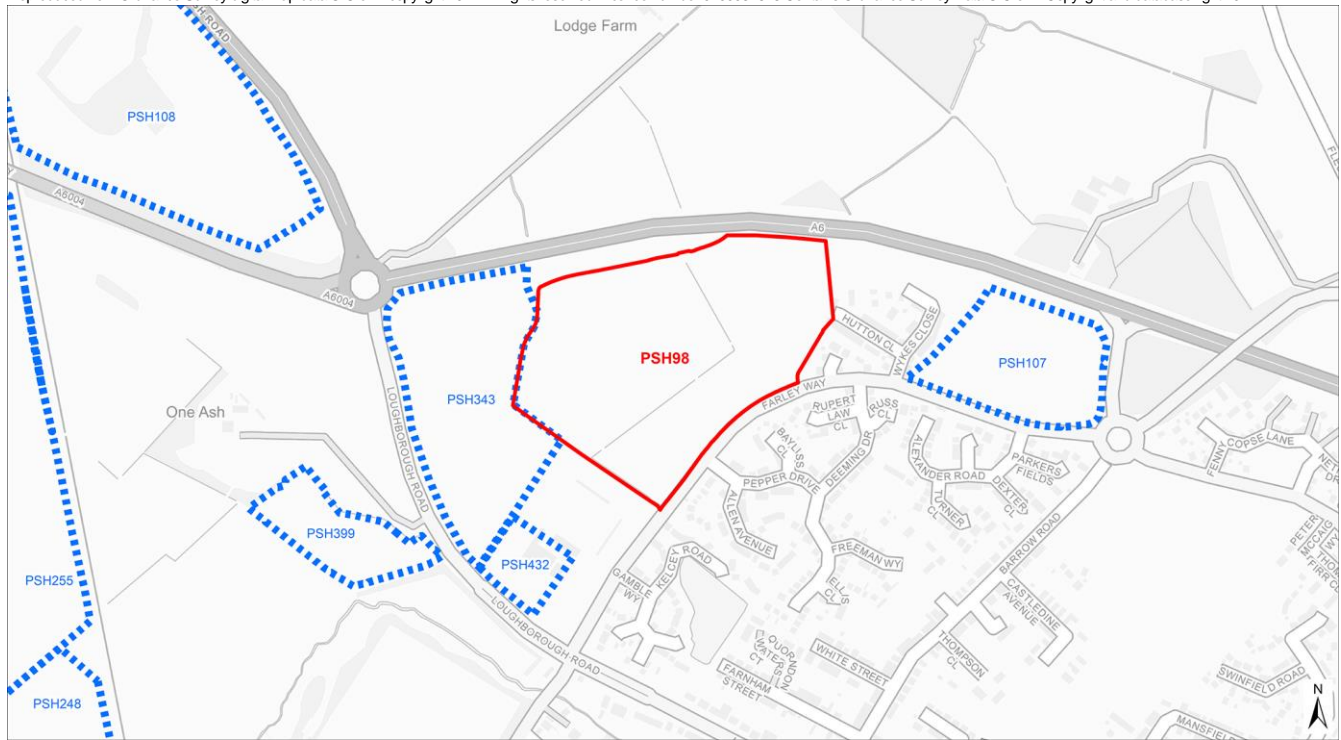


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly improved grassland with a seasonal pond and new woodland plantation along the eastern boundary. Potential for loss of ridge and furrow grassland of some biodiversity value and impact upon the woodland corridor to the north of the site (including impacts upon ecological connectivity).
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 4.71ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 339m from the nearest listed building (Burton Hall). An adverse effect is unlikely as the site is in an urban area and a combination of buildings and trees obstruct views between the site and the heritage asset. A small part of the site also falls within an area of archaeological interest. Site is 185m from locally listed chapel, full screening is offered by topography, trees and buildings and hence effects are not predicted to be significant.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM060
Charnwood Site ID:	PSH98
Settlement Location:	Quorn
Site Address:	Land off Farley Way (between the present football club & Beacon View Farm)
Site Area (ha):	10.26

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains species poor semi improved grassland of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of 3.32ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 375m from the nearest listed building (One Ash). An adverse effect is unlikely as trees obstruct views between the site and the heritage asset. Though the site is large scale, it is at the edge of a residential area with no particular historic / cultural value and is also bounded by A6. Site is 270m from locally listed building, however views are screened by trees and buildings meaning that the effect upon the locally listed building are expected to be neutral.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM182
Charnwood Site ID:	PSH99
Settlement Location:	Newton Linford
Site Address:	Land to the west of Newtown Linford
Site Area (ha):	0.67

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Potential Site     Other Potential Sites

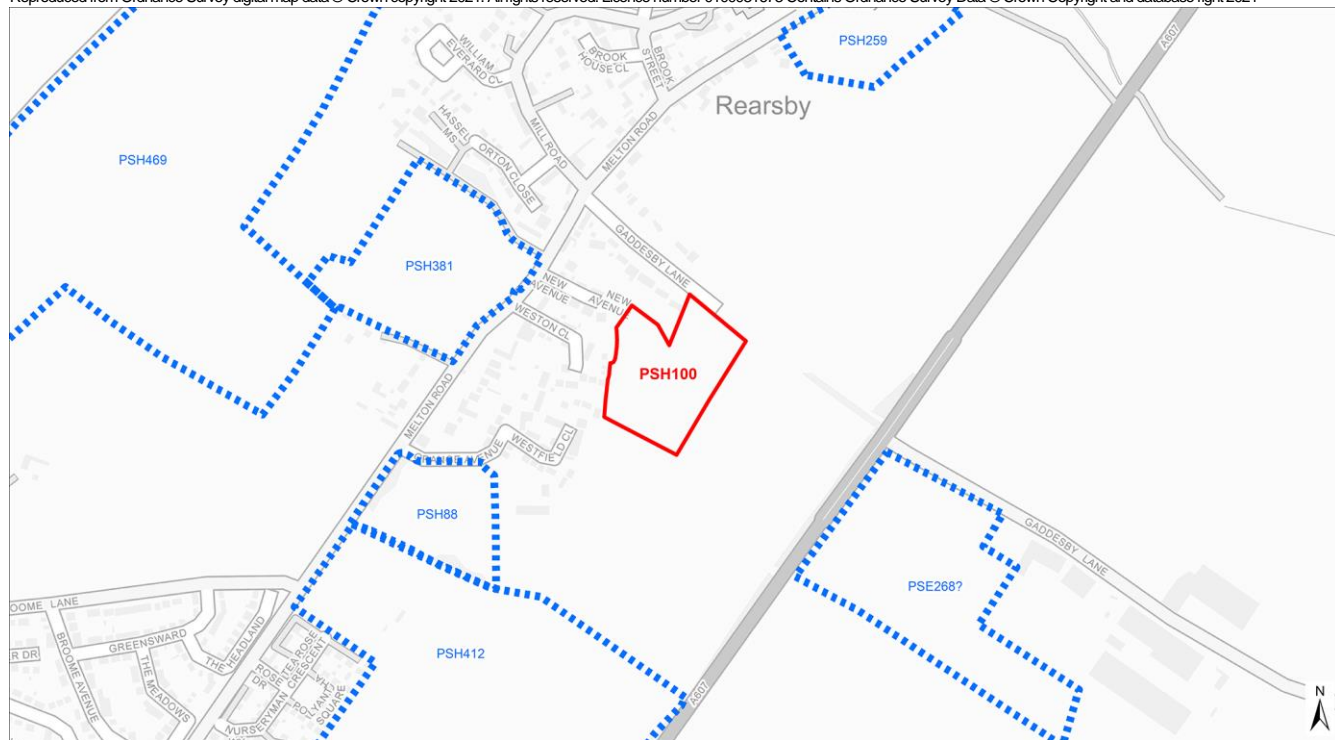


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly species poor semi improved grassland with rush (wet grassland) of some biodiversity value. Wooded stream further forms part of the south west boundary. There is potential for impact on the stream corridor, the grassland (loss of permanent pasture) and nearby LWS.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.12ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 19m from the nearest listed building (60, 62 and 64 Main Street) and adjacent to the Newtown Linford Conservation Area. However, adverse effects are unlikely, as the site is small, and development can be delivered sensitively and in-keeping with the character of the heritage assets. This can be further ensured by a small buffer along the boundary that adjoins the heritage assets to avoid impact on the setting of the listed building. Part of the site falls within an archaeological alert area. No locally designated sites are within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM064
Charnwood Site ID:	PSH100
Settlement Location:	Rearsby
Site Address:	Land off Gaddesby Lane, Rearsby
Site Area (ha):	2.47

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Potential Site     Other Potential Sites

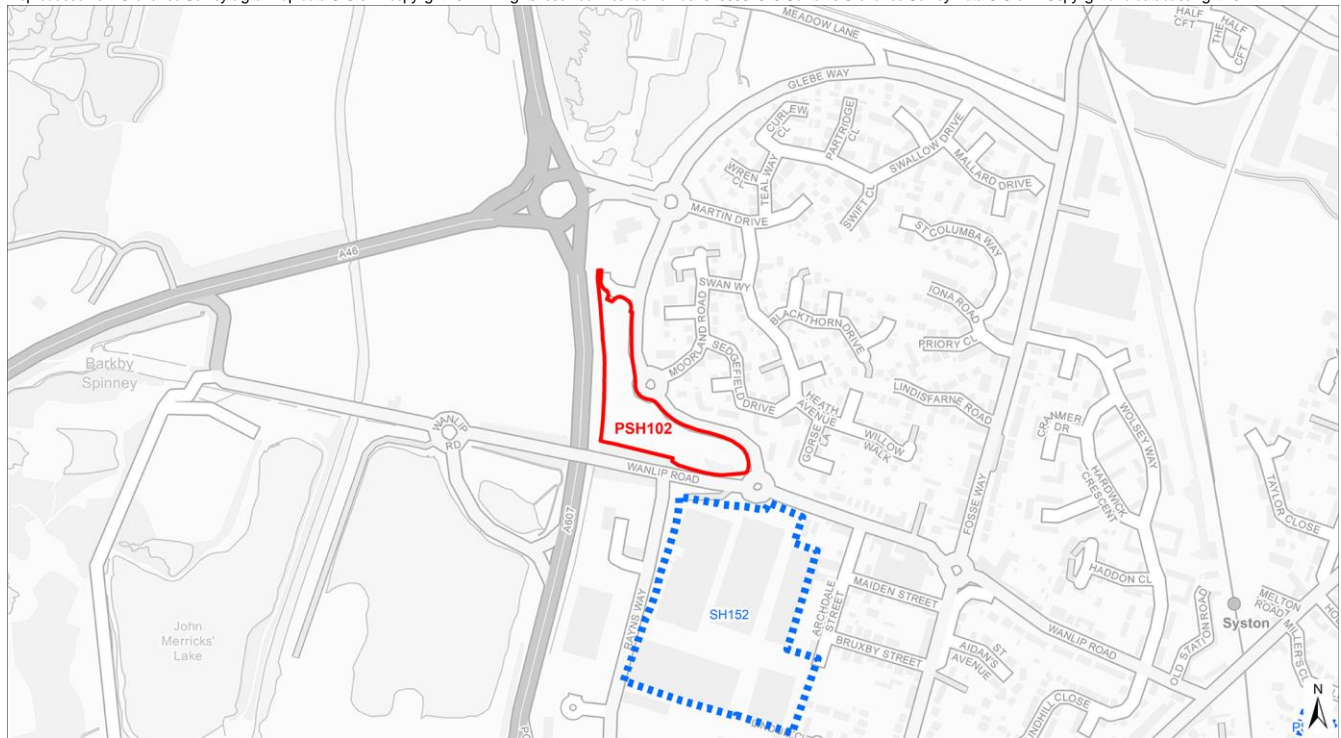


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.47ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 123m from the nearest listed building (1787-1795 Melton Road) and within close proximity to the Rearsby Conservation Area. An adverse effect could be avoided as a combination of buildings and trees obstruct views between the site and heritage assets. The open nature of the settlement fringes would still be retained. Site is 120m away from locally listed building with screening from buildings and trees.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but then more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM116
Charnwood Site ID:	PSH102
Settlement Location:	Syston
Site Address:	A607, Syston
Site Area (ha):	1.73

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Potential Site     Other Potential Sites

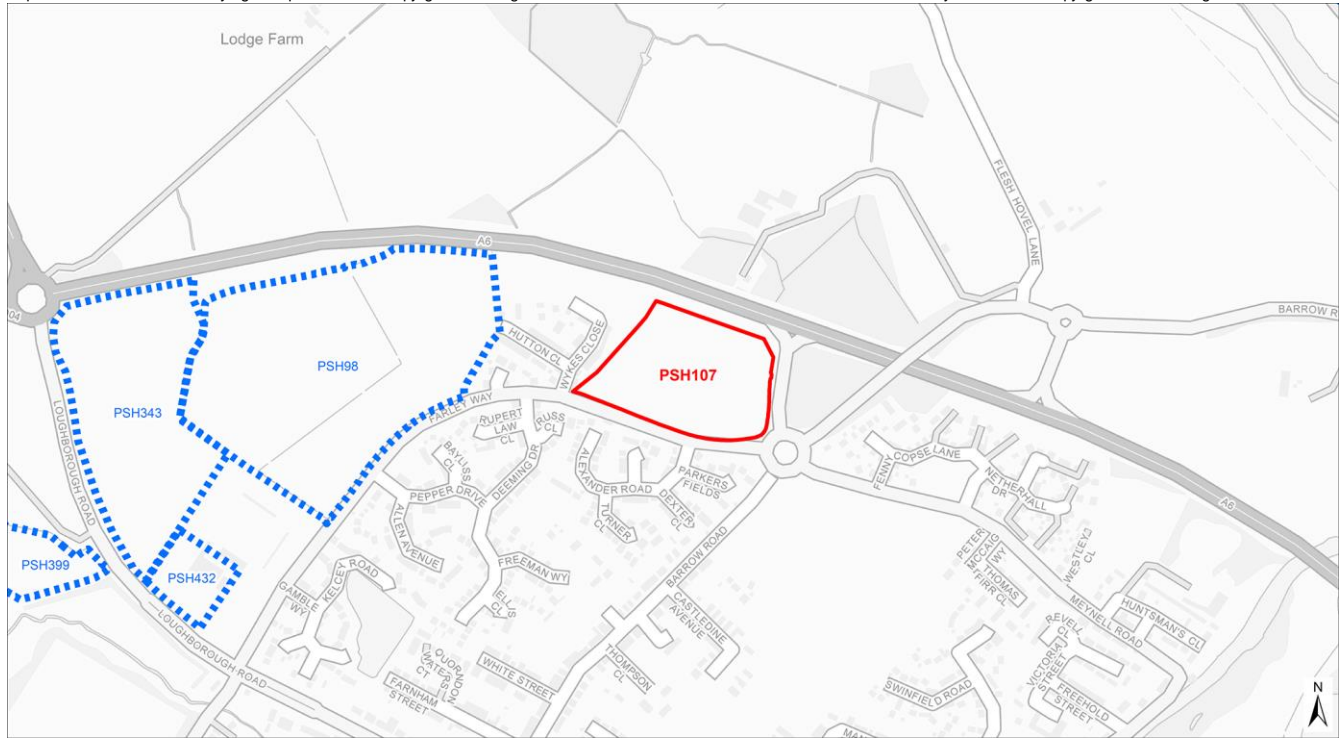


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.
Biodiversity and Nature Conservation:	D rating. The site is low lying and contains Rank grassland with wet ditch. It further is a stepping stone location between two LWSs. Development would result in the loss of habitat and ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of Greenfield Land with limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no listed buildings (statutorily or locally listed) within 400m. There are also no other heritage assets within close proximity and development is relatively small scale.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM186
Charnwood Site ID:	PSH107
Settlement Location:	Quorn
Site Address:	Beacon View Farm, Quorn
Site Area (ha):	3.28

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Potential Site     Other Potential Sites



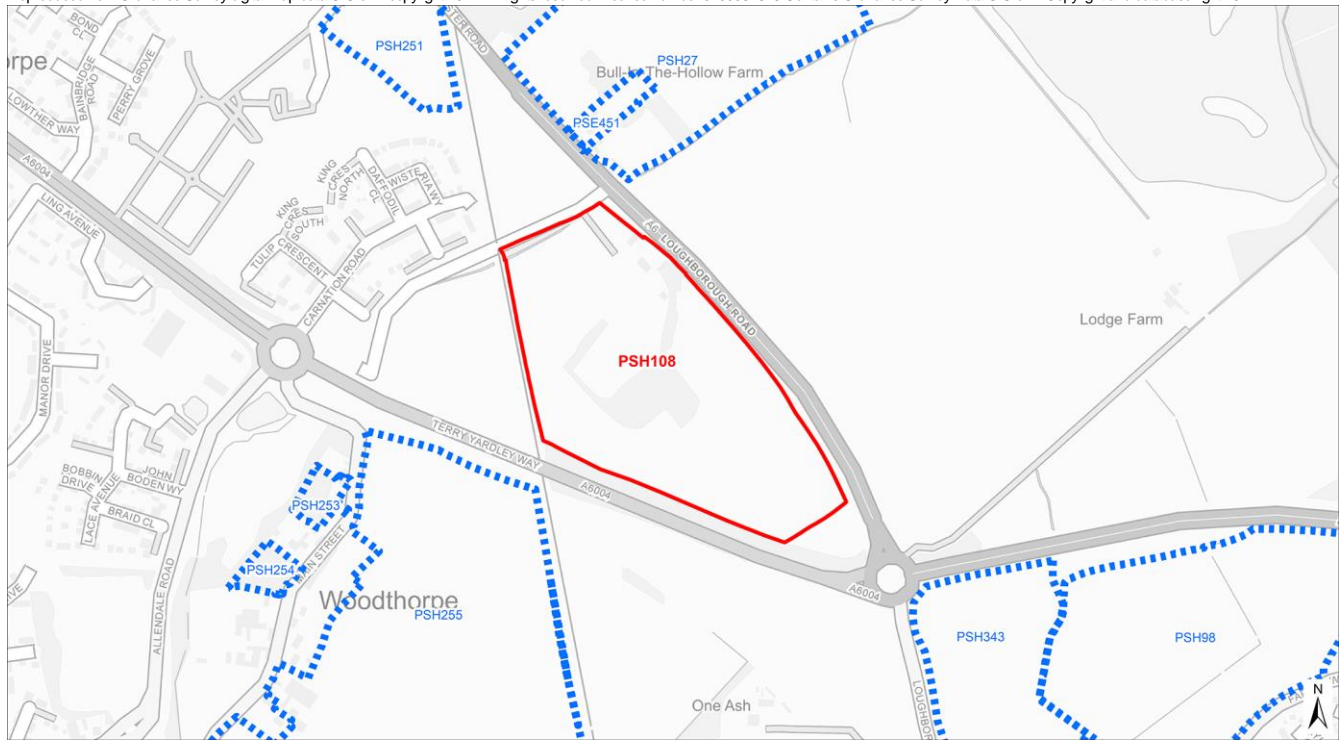
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.
Biodiversity and Nature Conservation:	B Rating
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site Entirely within Flood Zone 2 or 3
Land and Soils:	Loss of 3.28ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Site is just 65m from locally listed sewage pumping station building, but the A6 dual-carriageway separates the site and this asset. No other heritage assets are within view. Effects are therefore likely to be neutral
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA



AECOM Site ID:	AECOM187
Charnwood Site ID:	PSH108
Settlement Location:	Quorn
Site Address:	Land off Loughborough Road, Quorn
Site Area (ha):	11.75

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Potential Site     Other Potential Sites

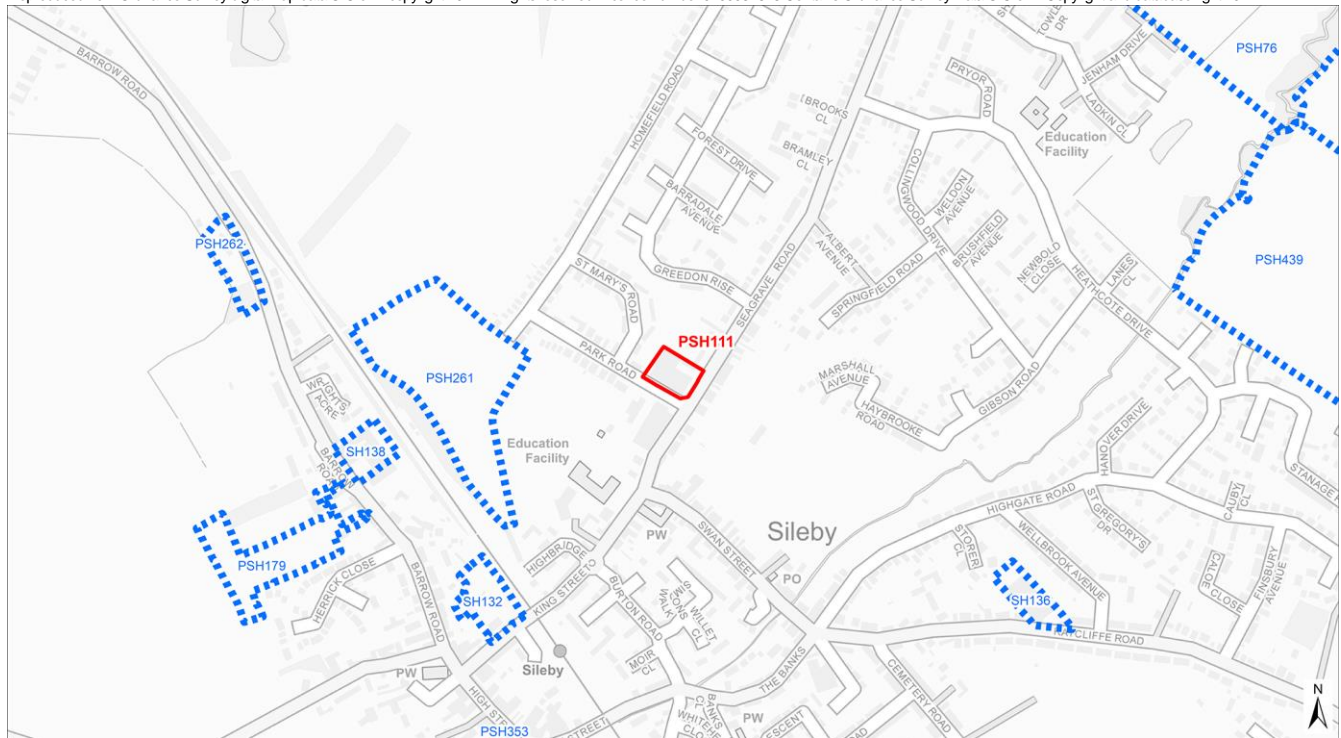


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D Rating
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 232m from the nearest listed building (One Ash). An adverse effect is unlikely as trees obstruct views between the site and the heritage asset, and the surrounding areas are not particularly sensitive. There are no locally listed buildings within close proximity or view.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre. Also within 1km walking distance
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	450m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM022
Charnwood Site ID:	PSH111
Settlement Location:	Sileby
Site Address:	Factory at the corner of Park & Seagrave Roads
Site Area (ha):	0.32

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Potential Site     Other Potential Sites

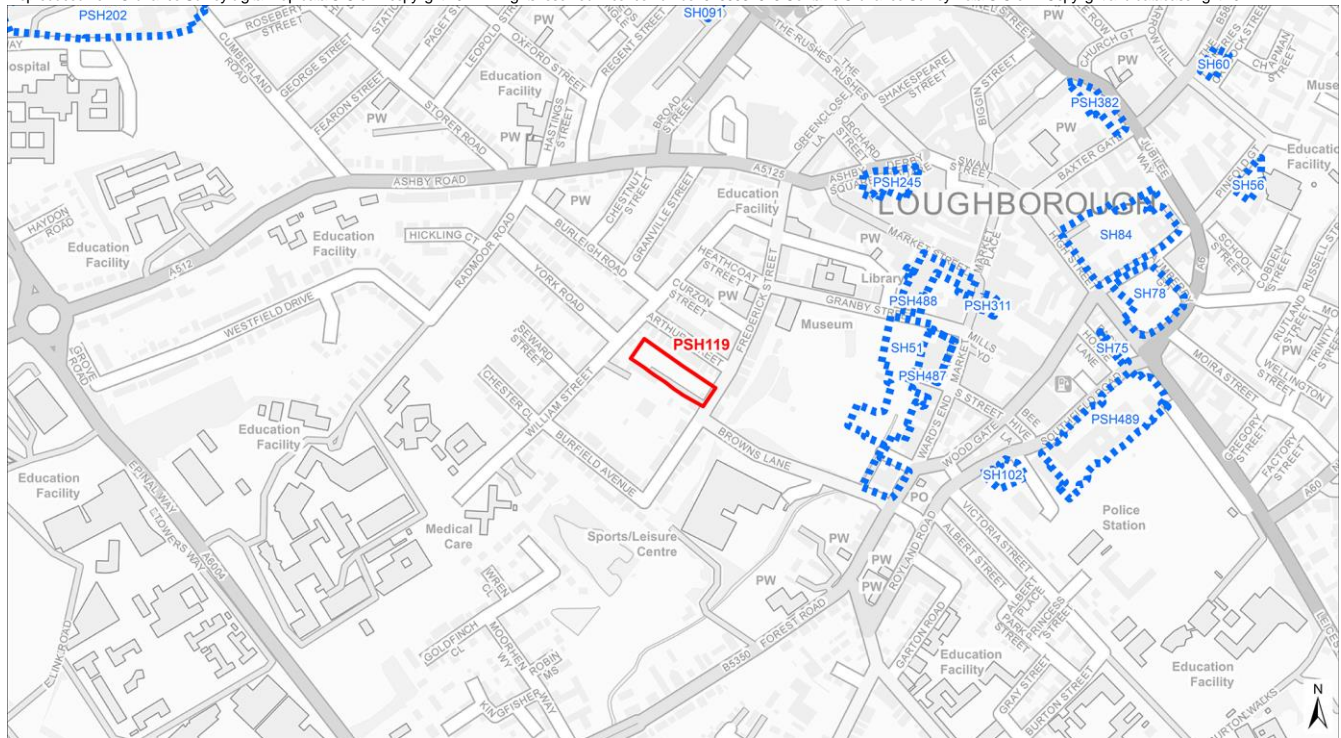


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains industrial buildings with low bat potential.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 119m from the nearest listed building (War memorial at Sileby Memorial Park). An adverse effect is unlikely as the site is a small infill in the urban area and a combination of buildings and trees obstruct views between the site and the heritage asset. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM134
Charnwood Site ID:	PSH119
Settlement Location:	Loughborough
Site Address:	Land at Frederick Street, Loughborough
Site Area (ha):	0.38

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Potential Site     Other Potential Sites

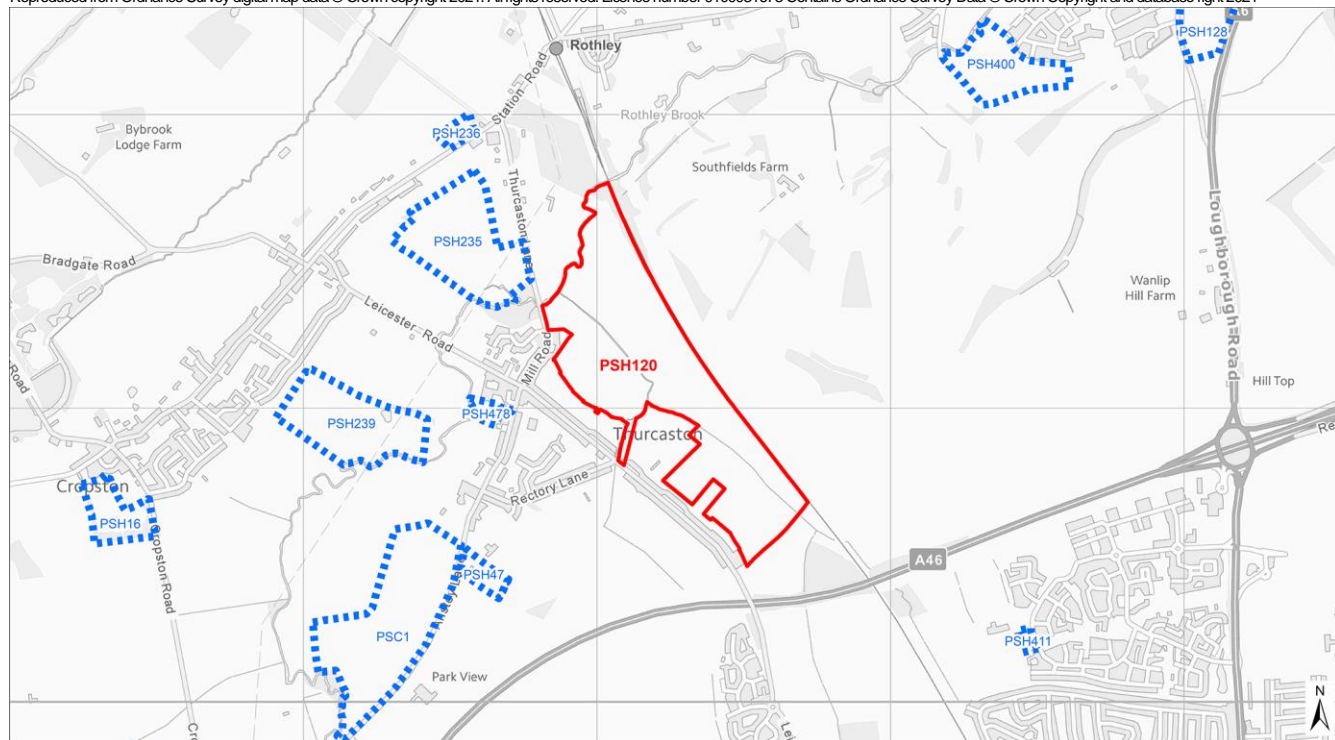


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

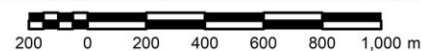
Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site contains buildings and gardens with bat potential. Development on the site will also result in the loss of urban green infrastructure which plays an important role in local ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m of a bus stop with excellent bus service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The east of the site falls within and the north eastern boundary is adjacent to the Queens Park Conservation Area. Site is 260m from locally listed mill building, but sufficient screening is offered by trees and buildings. The site is small and does not hold particular value. Appropriate development would therefore be unlikely to have adverse impacts.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	1000m Distance to a Secondary School
Access to Convenience Store:	300m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM077
Charnwood Site ID:	PSH120
Settlement Location:	Thurcaston
Site Address:	Land east of Leicester Road
Site Area (ha):	38.61

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Potential Site     Other Potential Sites

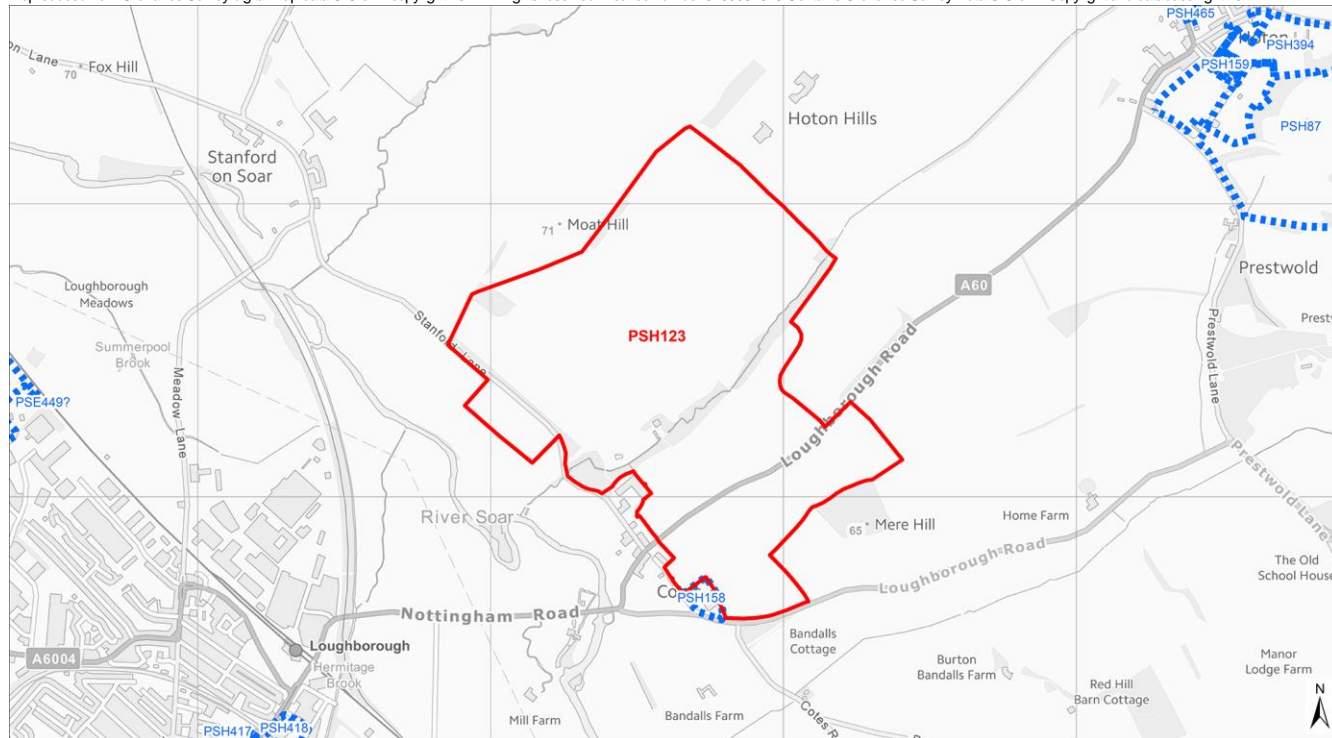


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with Wooded brook of some biodiversity value. Ecologically sensitive areas including the Wooded brook, Rothley Brook LWS (which forms the northern boundary) and grassland, as well as the rail corridor, can be adequately buffered to avoid impacts.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 16.38ha of Grade 2 and 22.87ha of Grade 3 land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent and within close proximity to several listed heritage assets and Thurcaston Conservation Area. Development to the northern part of the site could therefore have impacts on the character of the settlement edges, which coincide with the Conservation Area boundary. Development on site would not be highly visible, but the large-scale nature of the site could have impacts on the overall character of the area. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400 - 800m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM247
Charnwood Site ID:	PSH123
Settlement Location:	Cotes
Site Address:	Land at Cotes
Site Area (ha):	128.54

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Potential Site     Other Potential Sites

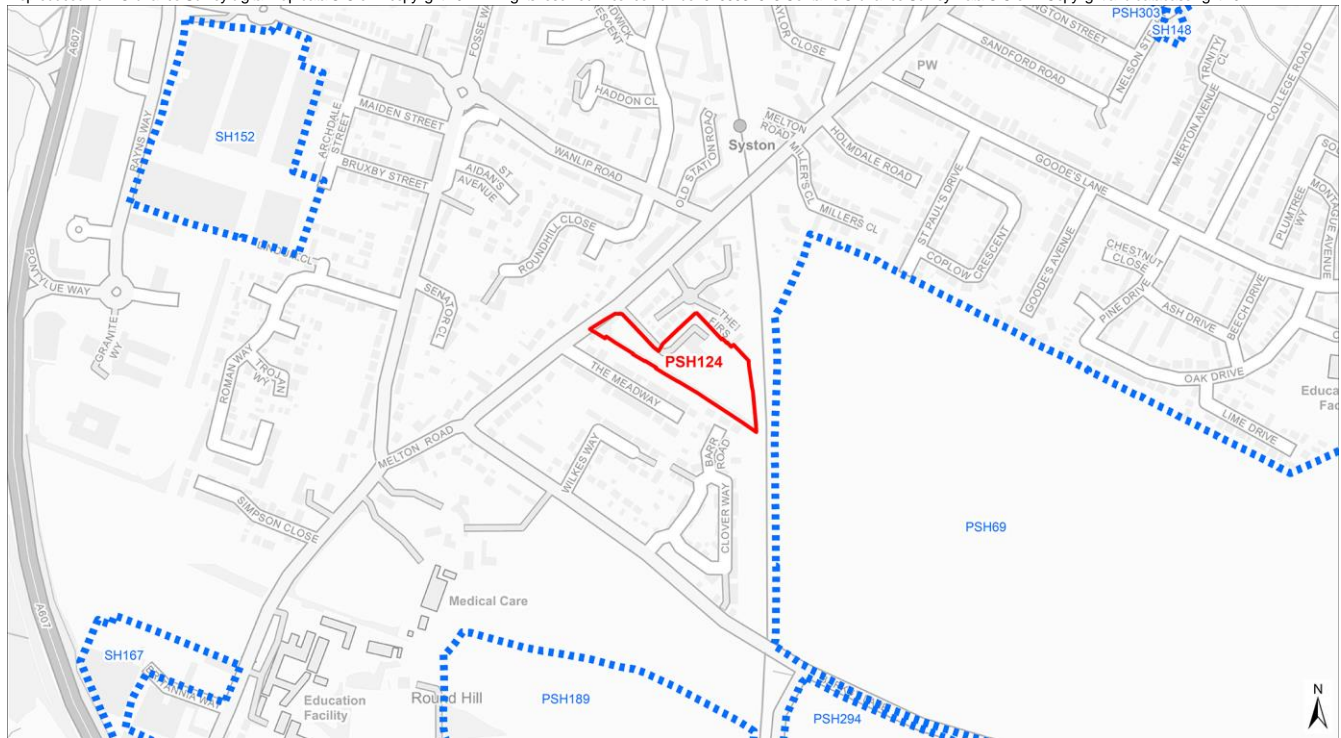


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value bisected by King's brook with some species poor semi improved grassland and broadleaved plantation. The site is also adjacent to Cotes SSSI and thus is of ecological connectivity importance and to which disturbances as a result of development are likely.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of over 20ha of Grade 2 land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	Site is 235m from locally listed Bandalls Farm and 15m from the nearest nationally listed assets (Remains of walls to old hall grounds) and within close proximity to several others. The site is also 9m from a scheduled monument (Deserted medieval village). The site is relatively well screened by woodland or a combination of trees and buildings along its boundary facing the heritage assets. However, the very large nature of development would totally change the character of the open countryside, which could potentially be significant. Part of the site falls within an archaeological alert area or an archaeological interest area.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM025
Charnwood Site ID:	PSH124
Settlement Location:	Syston
Site Address:	Land at Melton Road, Syston
Site Area (ha):	1.39

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Potential Site     Other Potential Sites

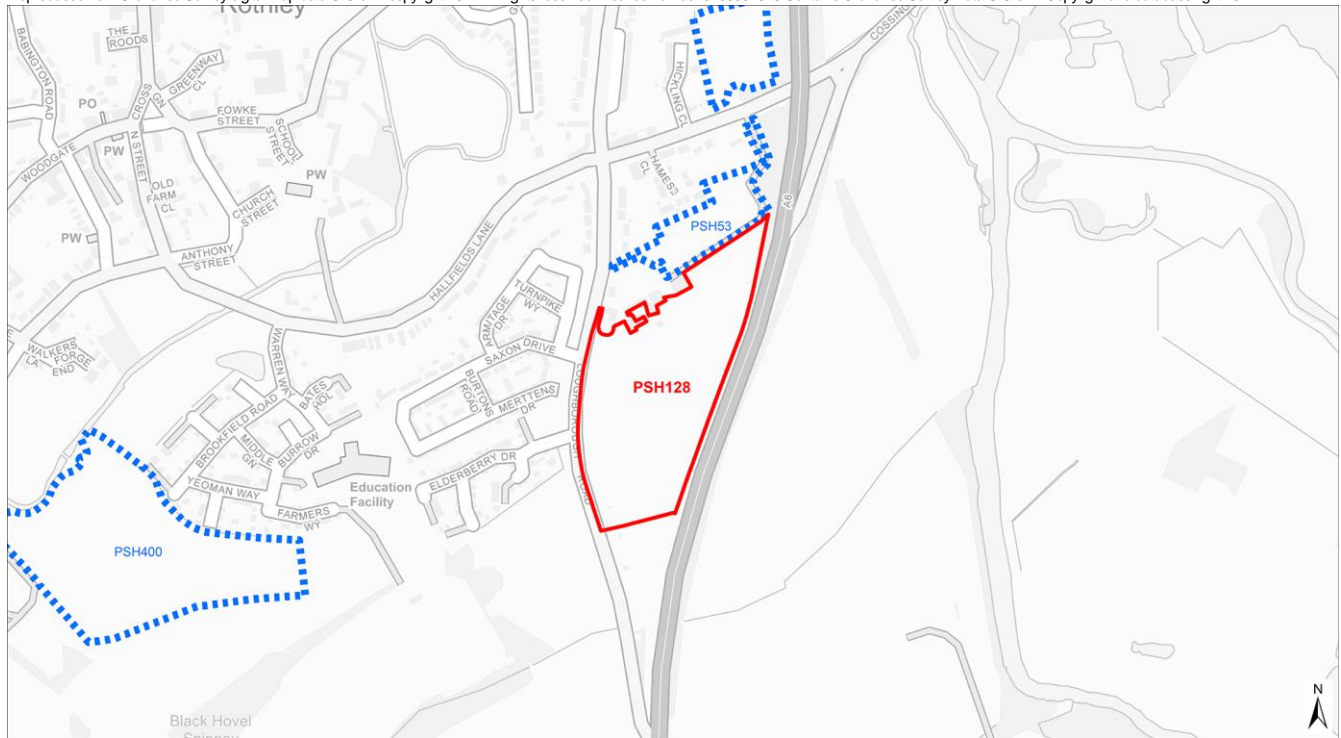


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site consist of several buildings (with low bat potential), hardstanding, protected trees (TPO) and rank grassland. Therefore, a combination of areas of low and limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with very good frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets within close proximity and the site does not contribute positively to the built environment. Locally listed building within very close proximity (22m) to one corner of the site. Mitigation ought to ensure that significant effects are avoidable, but potential for harm is recorded at this stage.
Regeneration:	Potential redevelopment on vacant site
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	Vacant land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM012
Charnwood Site ID:	PSH128
Settlement Location:	Rothley
Site Address:	Land at Woodcock Farm, Rothley
Site Area (ha):	5.72

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Potential Site     Other Potential Sites

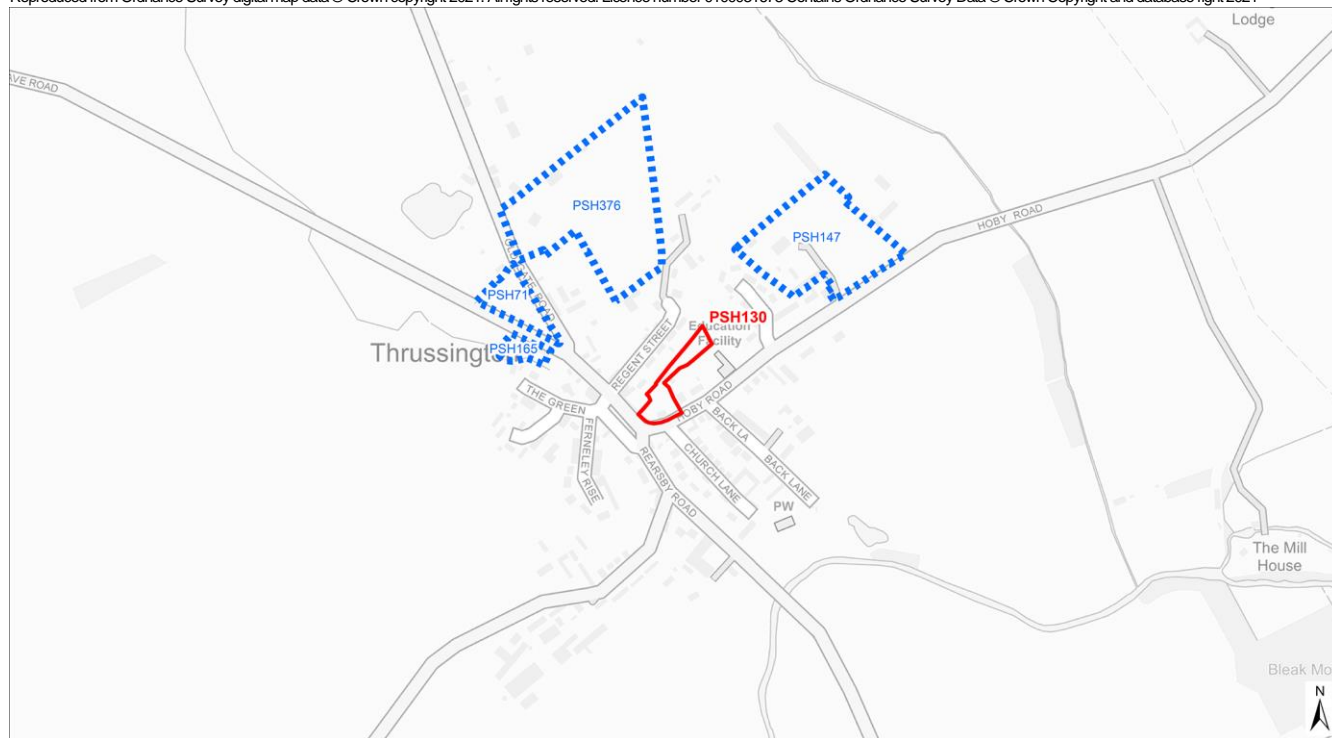


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains arable land and grassland of limited biodiversity value but is opposite a TPO for a mature and veteran oaks tree.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 5.4ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to a listed building (Barn at Woodcock Farm). Negative effects are possible as development could affect the setting of the farm buildings.. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM097
Charnwood Site ID:	PSH130
Settlement Location:	Thrussington
Site Address:	Land at Hoby Road, Thrussington
Site Area (ha):	0.35

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Potential Site     Other Potential Sites



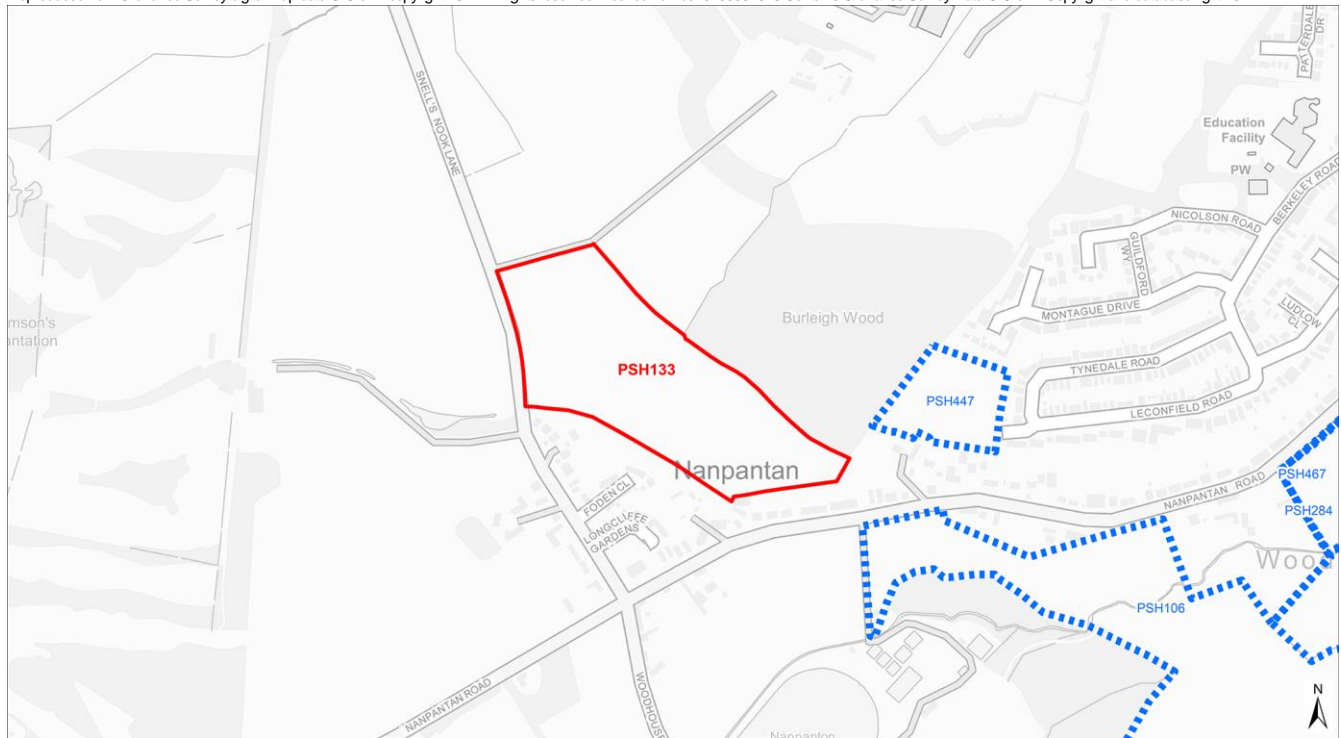
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site contains a domestic property with good bat potential and domestic garden with ecological connections to surrounding green space.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site includes a listed building (2 Hoby Road) and falls partly within the Thrussington conservation area and an archaeological alert area. The nature of the site means that development for residential use could necessitate the alteration of the listed building itself and / or the associated grounds. Therefore, significant negative effects could potentially occur. Site is 230m away from locally listed farm and screening by housing means that effects are anticipated to be neutral in this respect.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA



AECOM Site ID:	AECOM143
Charnwood Site ID:	PSH133
Settlement Location:	Loughborough
Site Address:	Land r/o Snells Nook Lane, Loughborough
Site Area (ha):	7.47

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Potential Site     Other Potential Sites

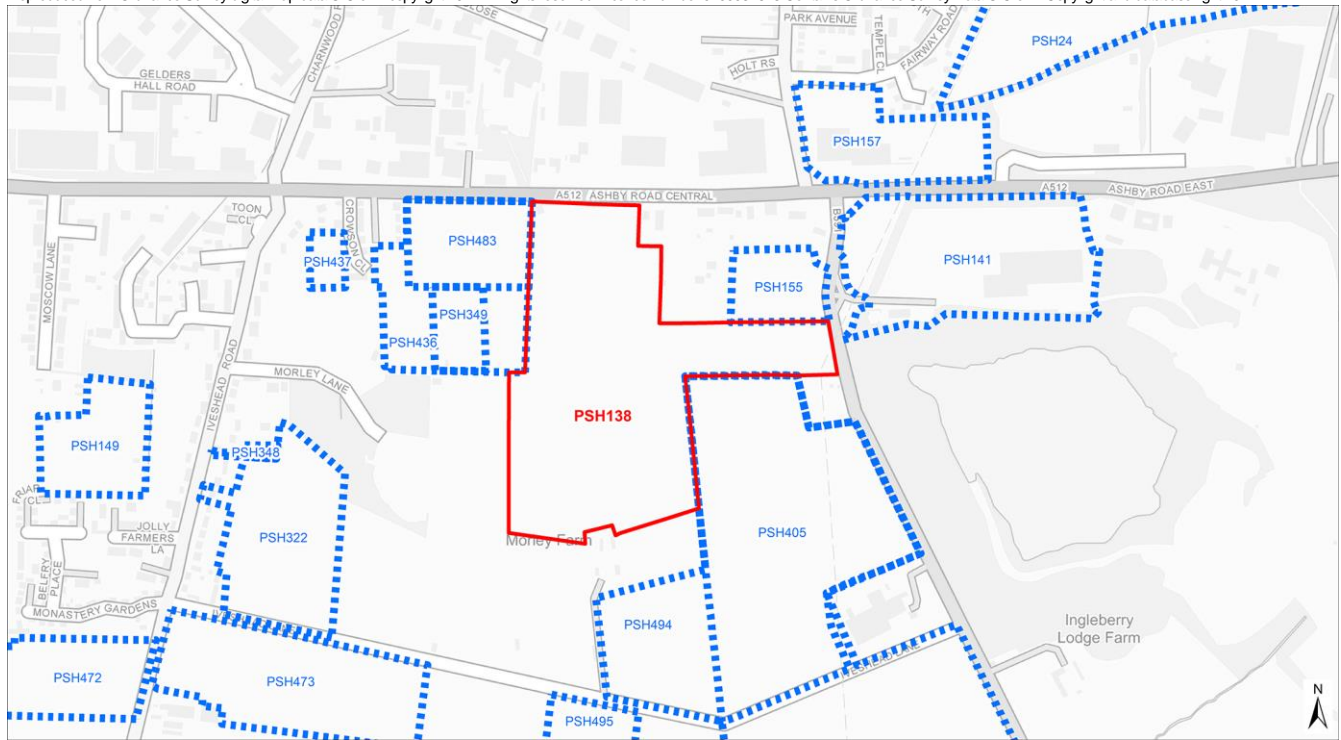


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable land, the site is adjacent to a LWS and ancient woodland and development would thus hinder ecological connectivity in the locality. Potential cumulative impacts are also likely.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 7.47ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200m - 400m from a bus stop with excellent frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 59m from the nearest listed building (Burleigh / Tudor Farmhouse) but an adverse effect is unlikely as trees broadly obstruct views between the site and the heritage asset. Site is also 110m from the locally listed 'Priory' building which has long reaching views from its upper floors. The site is separated and screened by trees and housing, however views from the locally listed building could perhaps be affected.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1100m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM169
Charnwood Site ID:	PSH138
Settlement Location:	Shepshed
Site Address:	Land fronting Ashby Road & Ingleberry Road
Site Area (ha):	11.06

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Potential Site
  Other Potential Sites

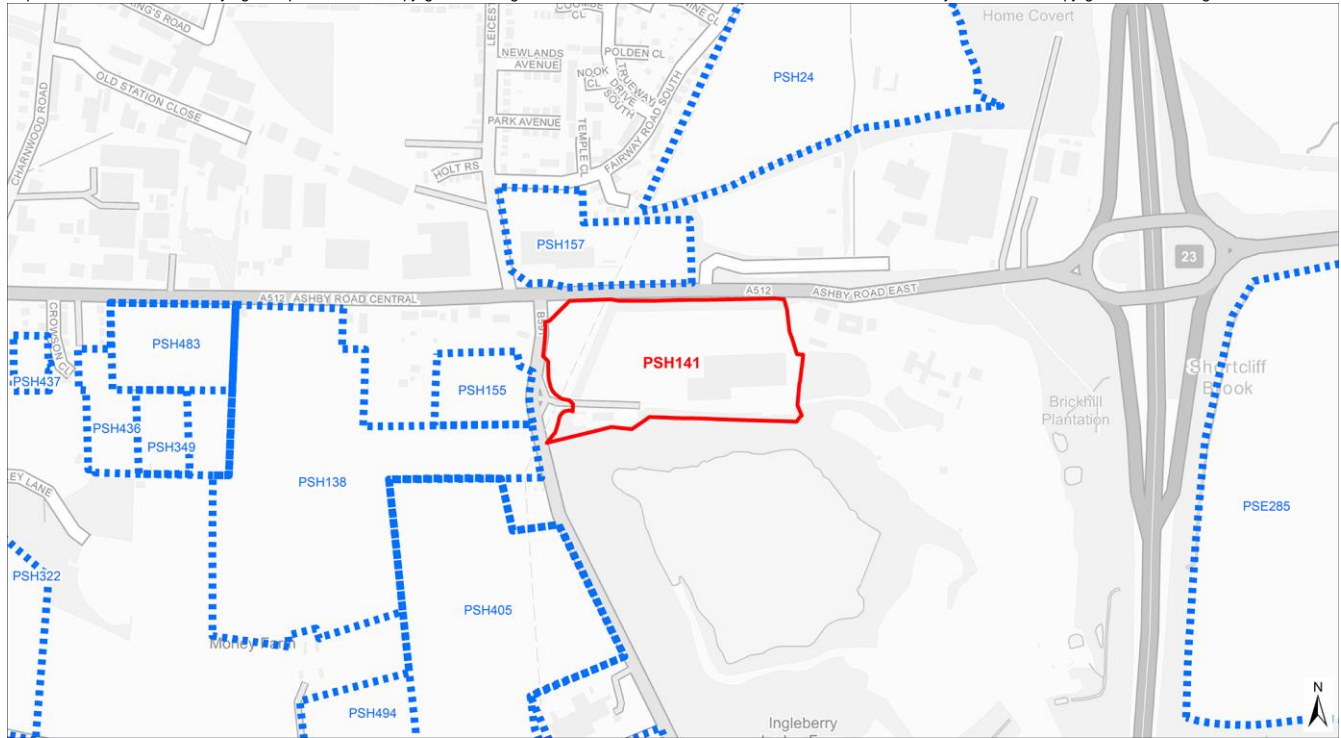


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site contains an industrial building with some bat potential. Otherwise limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m from a bus stop with excellent service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no listed buildings (national or locally designated) within 400m.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Quarry site. Development unlikely if resources remain
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM149
Charnwood Site ID:	PSH141
Settlement Location:	Shepshed
Site Address:	Former Redland Roofing Systems Site - Ingleberry Road/Ashby Road
Site Area (ha):	5.6

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Potential Site     Other Potential Sites

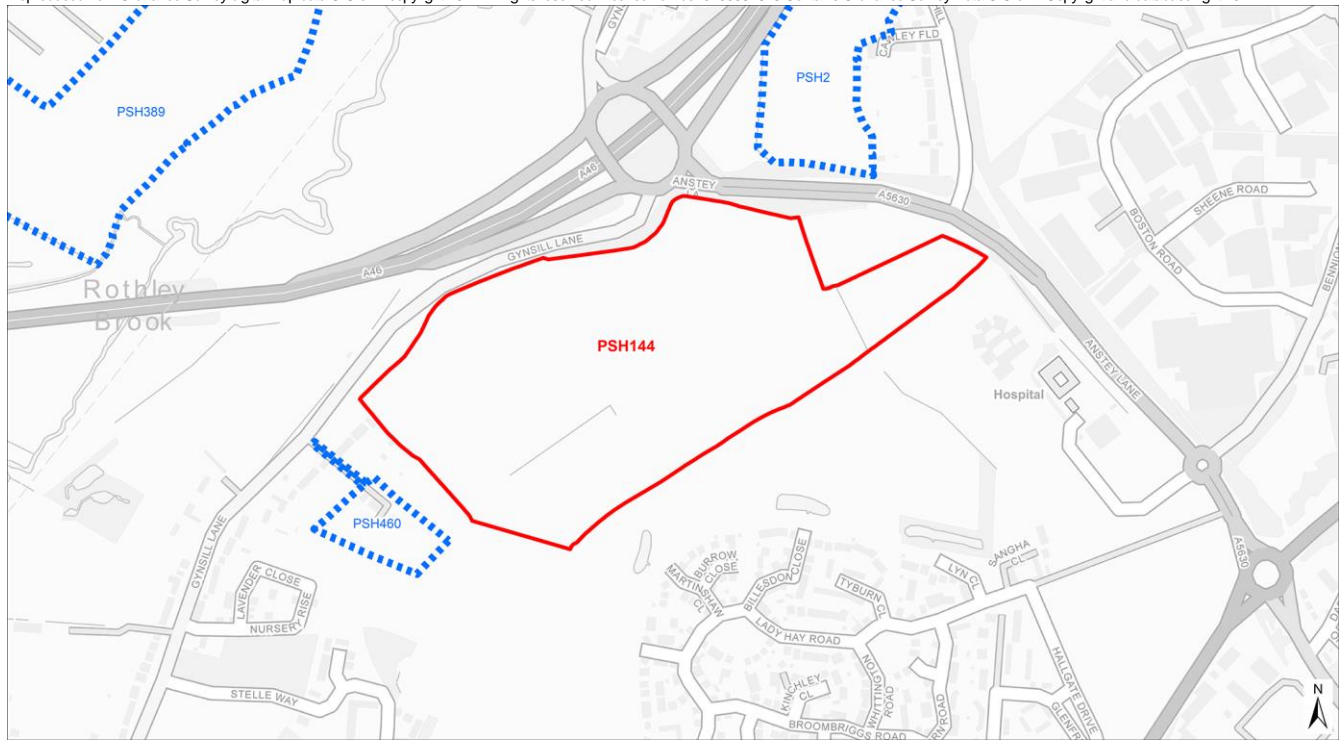


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200-400m of bus stops with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets (national or local) within 400m. The site includes industrial units which do not contribute positively from a historic or cultural perspective. Therefore, neutral effects are likely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM129
Charnwood Site ID:	PSH144
Settlement Location:	Anstey/Glenfield
Site Address:	Land at Gynsill Lane & Anstey Lane, Glenfield
Site Area (ha):	20.43

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

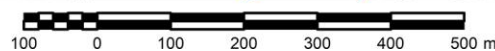
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains a mixture of arable and improved grassland, dense scrub and several mature trees. Collectively, these are of some biodiversity value but there is potential to retain and possibly enhance the most valued habitats through suitable design.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 20.3ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no statutorily designated heritage assets within close proximity. However, site is 205m from locally listed buildings. Though trees offer partial screening, views could be impacted due to the scale of the site.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1100m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	950m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM198
Charnwood Site ID:	PSH145
Settlement Location:	Rothley
Site Address:	Land at The Ridings/West Cross Lane, (Ridgeway)
Site Area (ha):	2.8

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Potential Site     Other Potential Sites

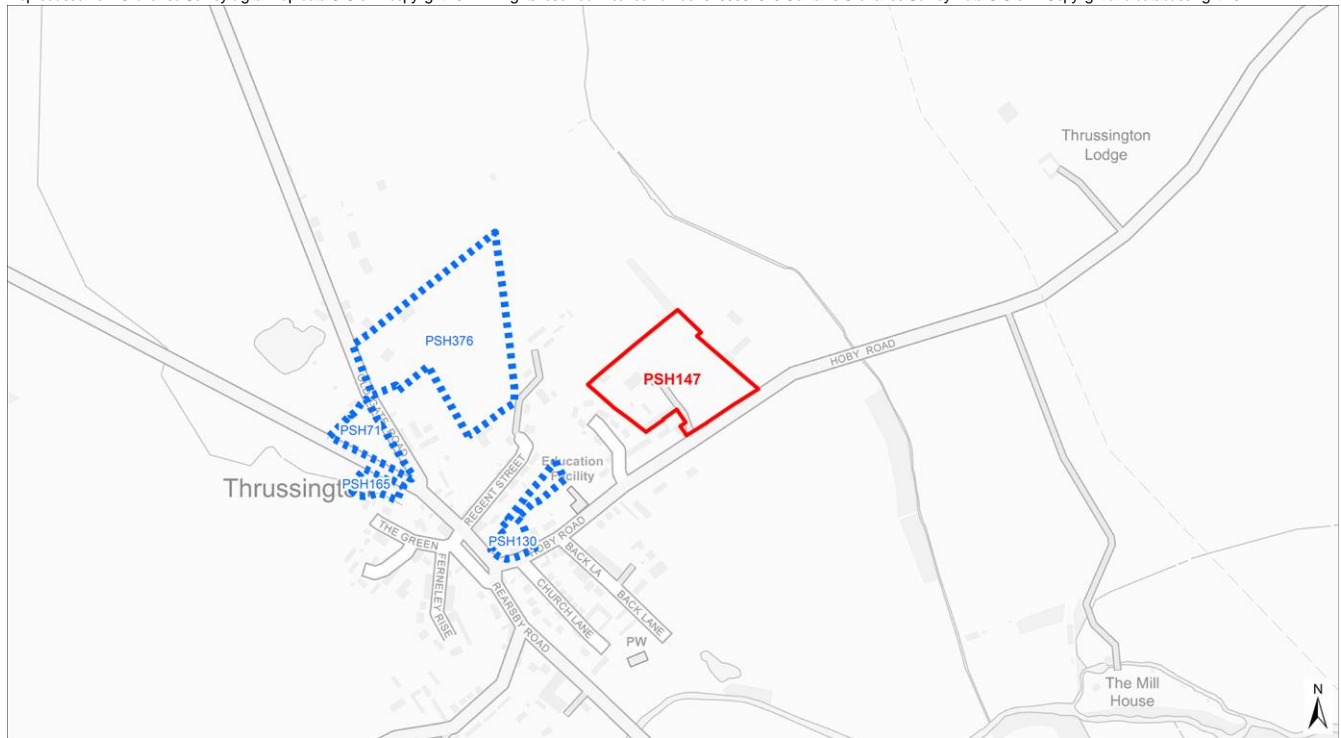


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly species poor semi improved grassland (overgrazed with some bare earth), separated by fencing and bounded by hedgerows and a small compartment of rank grass. The site is of some biodiversity value but is in a poor condition, with development presenting an opportunity for enhancement of retained habitat.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Mainly non agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.8ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 400-800m of bus stops with excellent frequency service.
Climate Change Mitigation:	within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to a conservation area (Rothley Ridgeway conservation area). An adverse effect can be avoided through sensitive design given the small-scale nature of the site. There are also no other heritage assets within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 1200m of 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM192
Charnwood Site ID:	PSH147
Settlement Location:	Thrussington
Site Address:	44 Hoby Road, Thrussington
Site Area (ha):	2.04

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Potential Site     Other Potential Sites

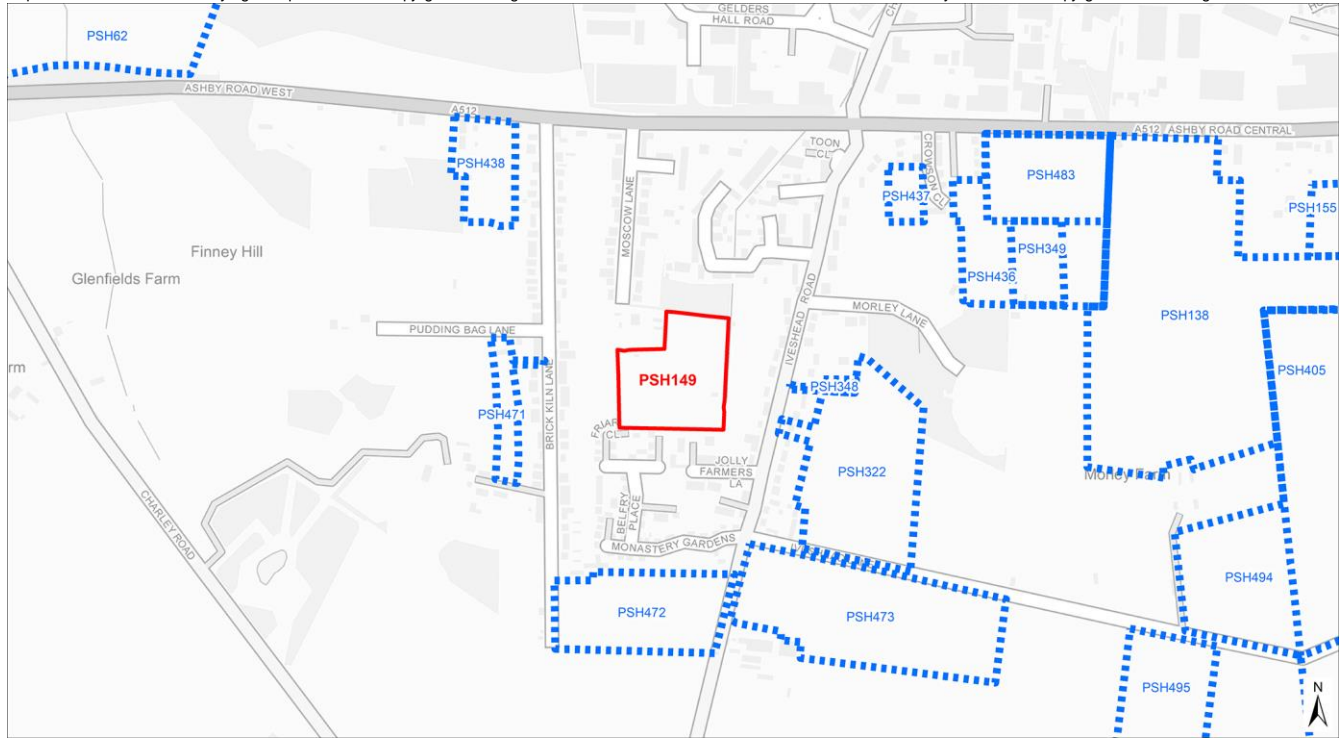


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly permanent pasture of unknown quality with domestic and farm buildings of low to moderate bat potential. Potential for Great Crested Newt in nearby LWS. Development would result in the loss of grassland and there is potential for impact on a European Protected Species.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 1.26ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 77m from the nearest listed building (Wreake House) but trees obstruct the views between the heritage asset and the site and thus it is unlikely that development would have an adverse effect on its character and setting. No significant effects are likely overall. No locally listed buildings are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM102
Charnwood Site ID:	PSH149
Settlement Location:	Shepshed
Site Address:	20 Moscow Lane, Shepshed
Site Area (ha):	1.98

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site has been tightly grazed by horses and rabbits with slight ridge and furrow features. There are also indicators of potential acid grassland onsite. Potential for the loss of priority habitats.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 893m from the nearest listed building (Fenney Windmill). There are no other heritage designations or assets in the area. An adverse effect is unlikely due to both distance and that the site is within the built area in an area of relatively low sensitivity. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM023
Charnwood Site ID:	PSH150
Settlement Location:	Sibley
Site Address:	245 Ratcliffe Road, Sibley
Site Area (ha):	0.88

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Potential Site     Other Potential Sites



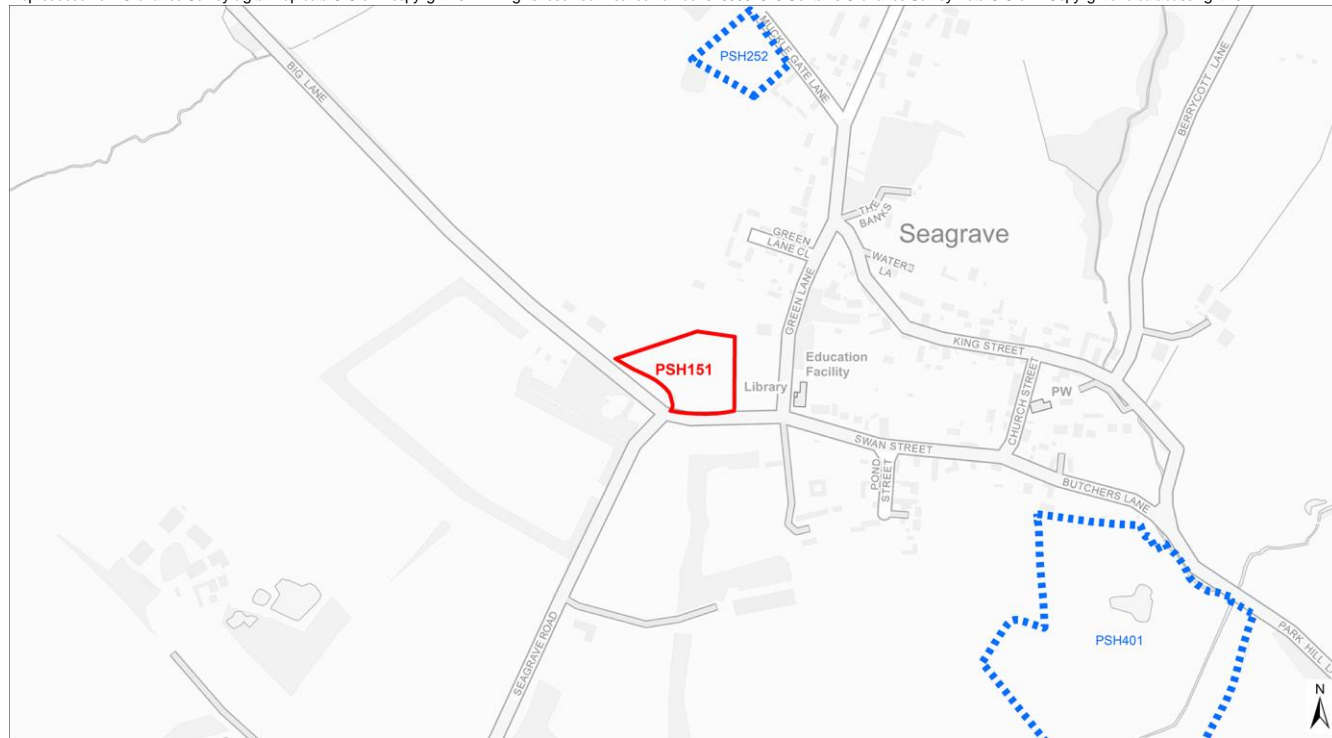
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site consists of domestic garden space with mature trees. Overall, the site is considered to be of limited biodiversity value. Development will result in the loss of tree cover and green space.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with good service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within close proximity or within view. . No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Over 3200m to secondary school
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

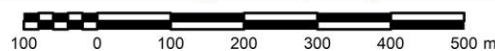


AECOM Site ID:	AECOM090
Charnwood Site ID:	PSH151
Settlement Location:	Seagrave
Site Address:	Big Lane, Seagrave
Site Area (ha):	1.18

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Potential Site     Other Potential Sites

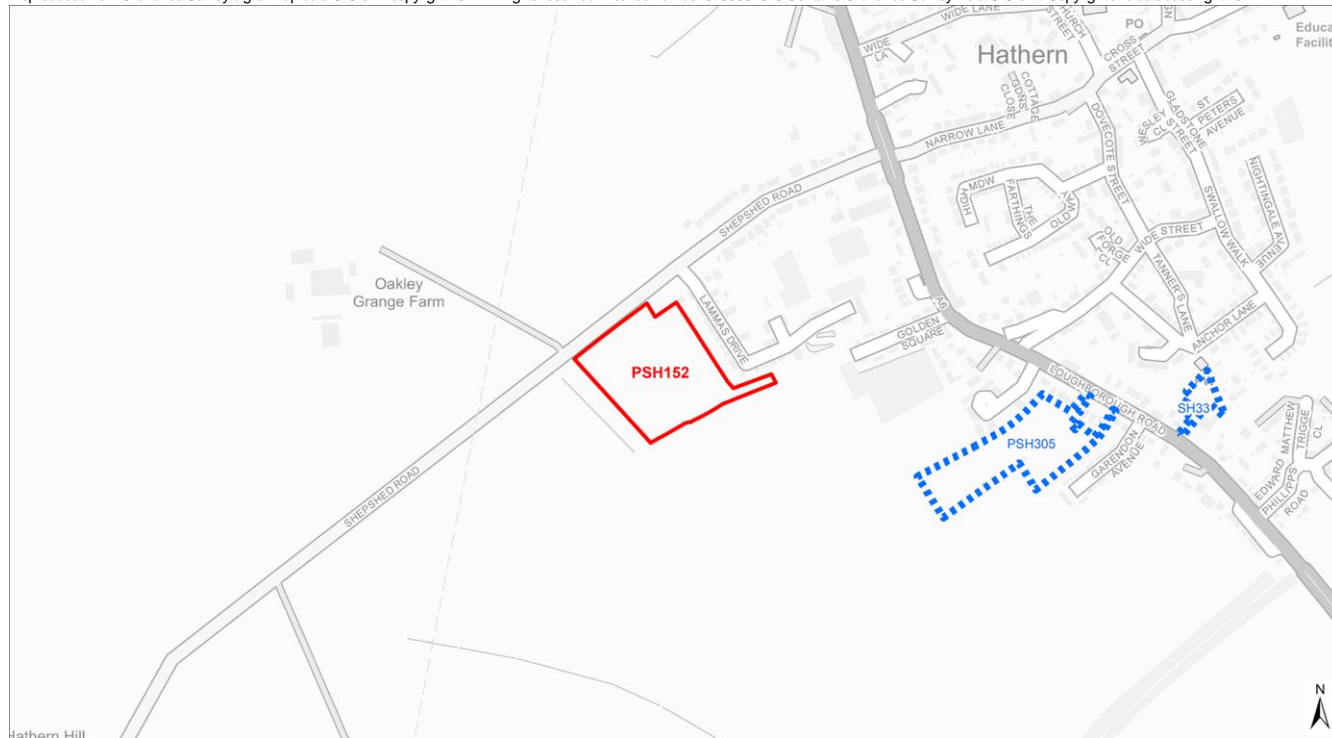


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

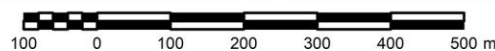
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site includes semi improved neutral grassland and pastures of moderate diversity. There is limited opportunity to achieve adequate mitigation on site.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 1.18ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Part of the site falls within the Seagrave conservation area but is relatively distant from designated heritage assets. Though development would affect open space adjacent to the Conservation Area boundary, substantial areas of green space would remain. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM176
Charnwood Site ID:	PSH152
Settlement Location:	Hathern
Site Address:	Shepshed Rd Allotment & Building Site
Site Area (ha):	2.42

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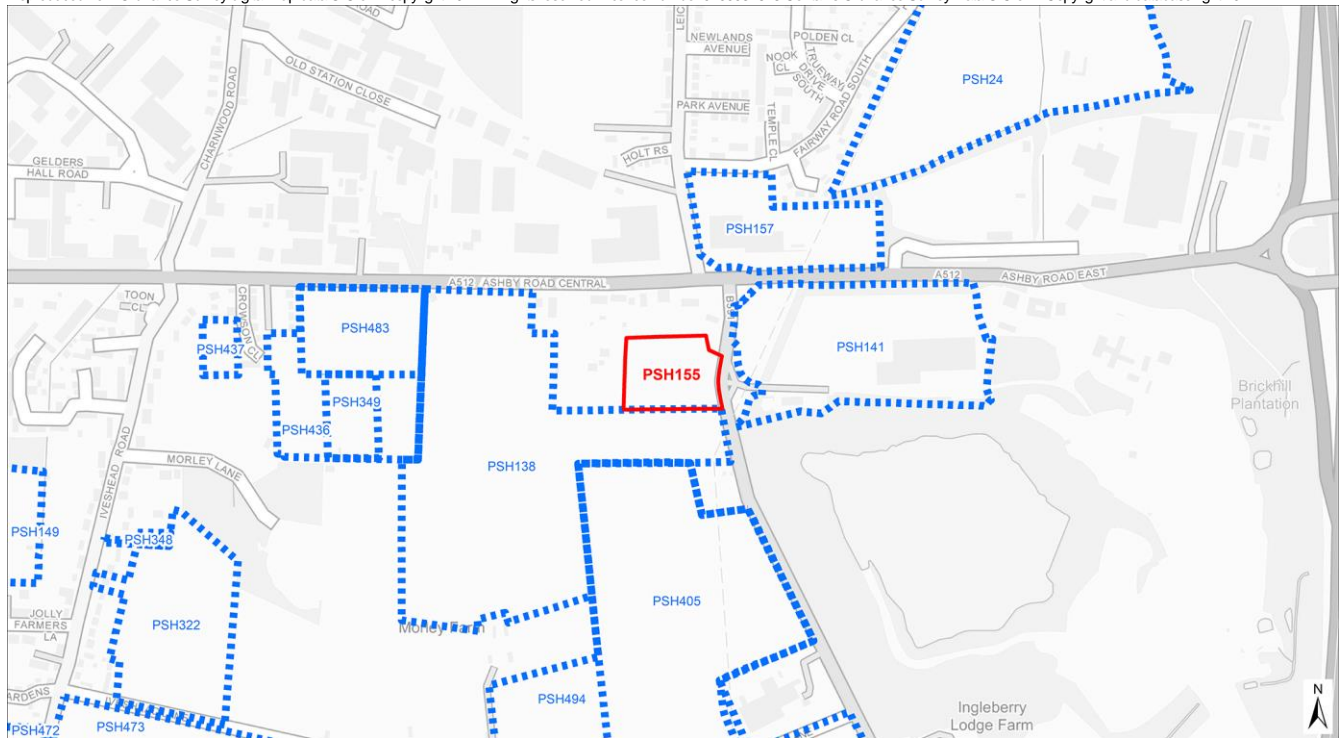
Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.			
Biodiversity and Nature Conservation:	C rating. Mainly allotment land of low biodiversity value.			
Water Pollution:	Not within 50m of a Watercourse			
Water Quality:	Active agricultural land within Nitrate vulnerable zone.			
Flood Risk:	Site more than 70% within Flood Zone 1			
Land and Soils:	Part agricultural land and part allotments. Loss of 1.23ha of best and most versatile land.			
Air Quality:	Site does not intersect AQMA			
Access to Public Transport:	The site is 400m - 800m from a bus stop with very good service			
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation			
Historic Environment:	There are no heritage assets within proximity of the site.			
Regeneration:	Neutral effects			
Access to Open Space:	Loss of Formal Open Space			
Access to healthcare:	830m from a healthcare facility and 400-800m from a bus stop with very good service			
Loss of Employment Land:	No loss of employment land			
Access to Key Routes (employment sites only):	N/A Housing Development			
Access to Primary School:	400-800m to a Primary School			
Access to Secondary School:	1200m - 3200m to a Secondary School			
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket			
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities			
Loss of Land Safeguarded for Minerals:	Site not within MSA			

AECOM Site ID:	AECOM167
Charnwood Site ID:	PSH155
Settlement Location:	Shepshed
Site Address:	Plot Nos. 1717, 1714, 1811, Ingleberry Road
Site Area (ha):	1.25

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Potential Site     Other Potential Sites

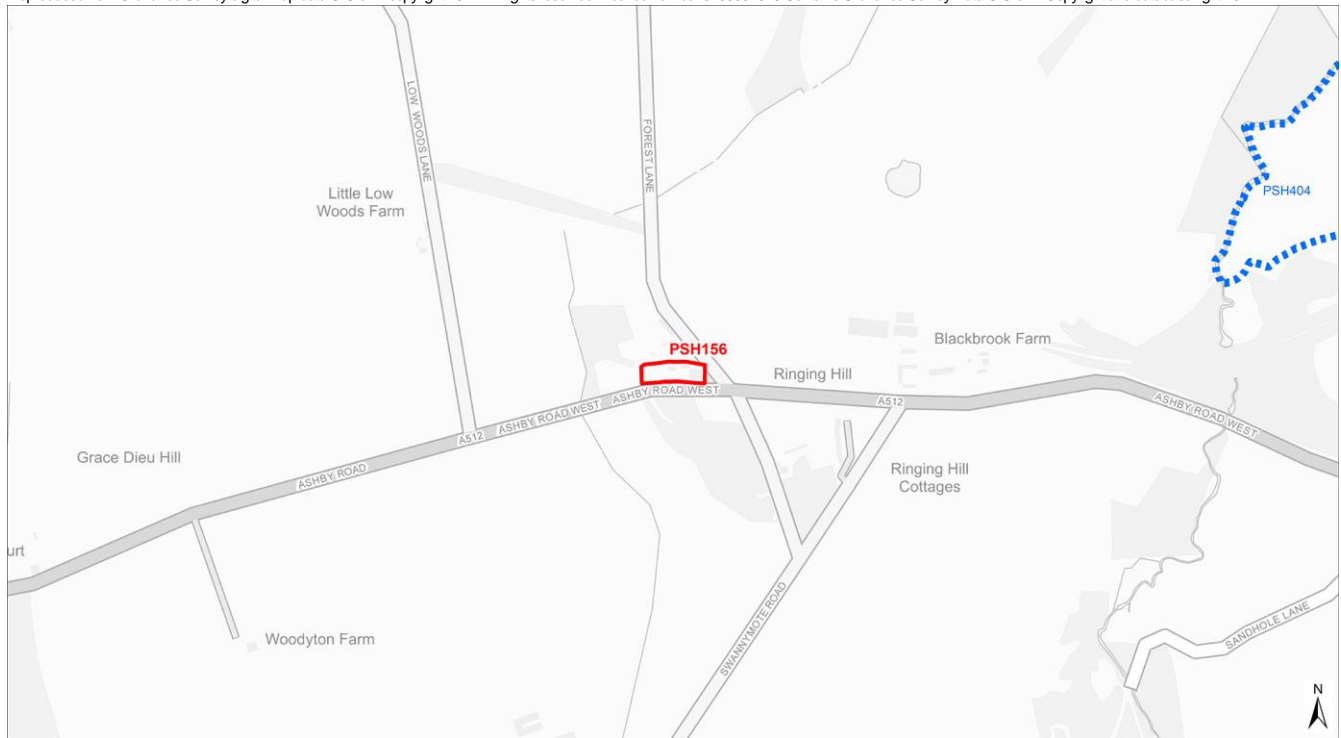


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Mainly rank species poor semi improved grassland of moderate ecological value with tall hedges. The site also provides important ecological connectivity between the quarry and the wider landscape.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets within close proximity (national or locally designated) and the small scale nature of development means that effects are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM195
Charnwood Site ID:	PSH156
Settlement Location:	Shepshed
Site Address:	197 Ashby Road, Shepshed
Site Area (ha):	0.23

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Potential Site     Other Potential Sites

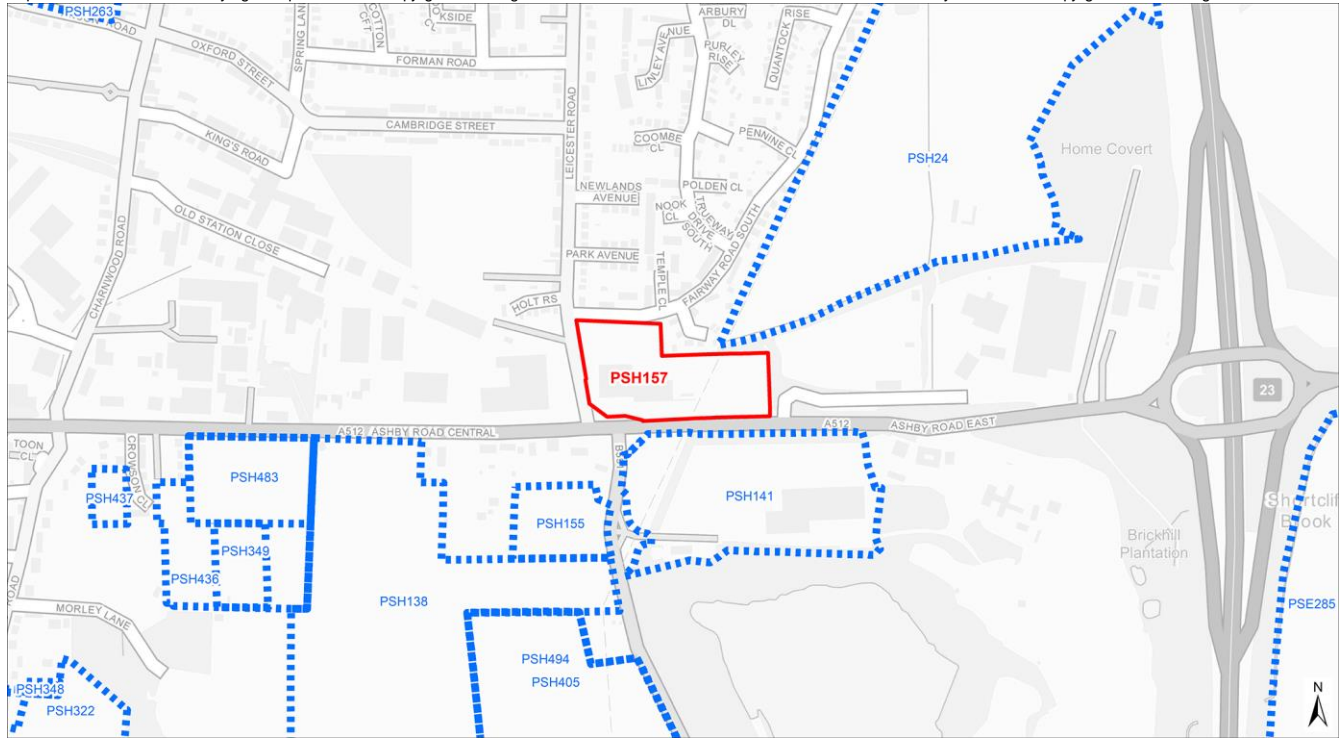


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains a garage and forecourt of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800m - 1200m from a bus stop with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets within 400m or in the wider area that are likely to be affected.
Regeneration:	Neutral effects
Access to Open Space:	1600m - 2000m
Access to healthcare:	4000m to GP and 800-1200m from a bus stop with excellent frequency
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m distance to a food shop / supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM014
Charnwood Site ID:	PSH157
Settlement Location:	Shepshed
Site Address:	Carr Brook House, Leicester Road
Site Area (ha):	2.64

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Potential Site     Other Potential Sites

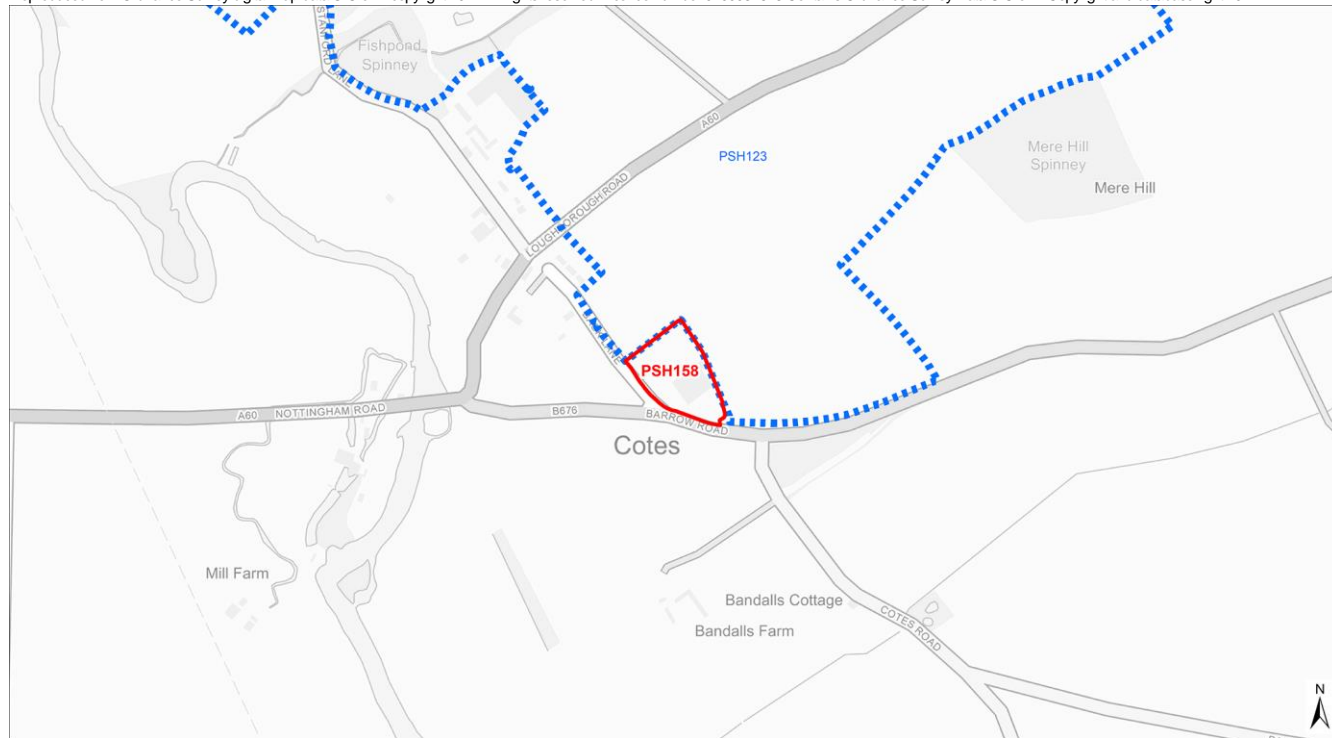


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site is industrial but includes mature trees which can be protected through adequate mitigation.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within close proximity, and the scale and location of the site make it unlikely that the setting or character of the built environment would be significantly affected. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM095
Charnwood Site ID:	PSH158
Settlement Location:	Prestwold
Site Address:	The Old Grain Store, Back Lane, Cotes (Prestwold)
Site Area (ha):	1.06

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Potential Site     Other Potential Sites

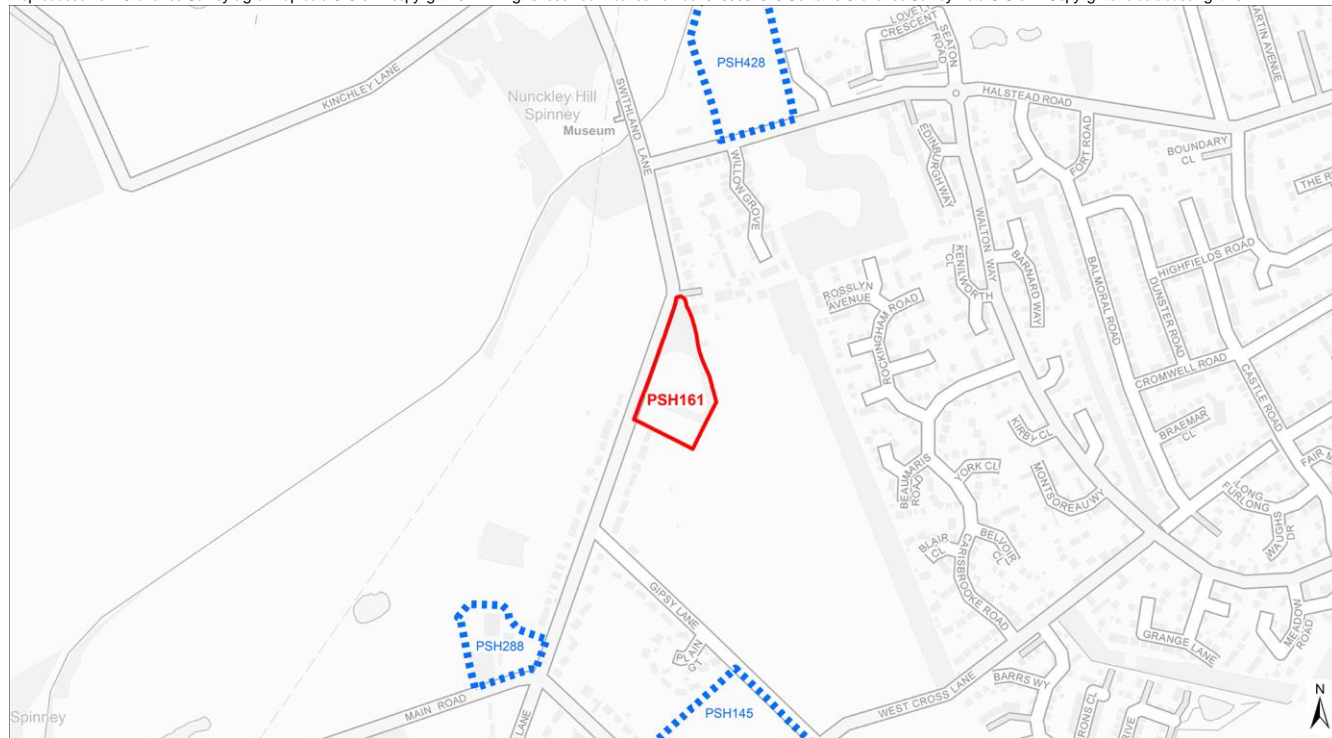


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains a combination of industrial buildings and grassland. Potential for recreational disturbances of SSSI and the loss of grassland supporting habitats for the SSSI.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with good frequency service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is 243m from the listed Cotes Bridge, 225m from Bandalls Farm locally listed building and 201m from a scheduled monument (deserted medieval village). Negative effects on these are considered to be unlikely given that the site is already built upon, is small scale and does not particularly contribute to the setting of any heritage assets.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	Rural business
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM011
Charnwood Site ID:	PSH161
Settlement Location:	Rothley
Site Address:	Land adjacent to 171 Swithland Lane, Rothley
Site Area (ha):	1.25

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Potential Site     Other Potential Sites

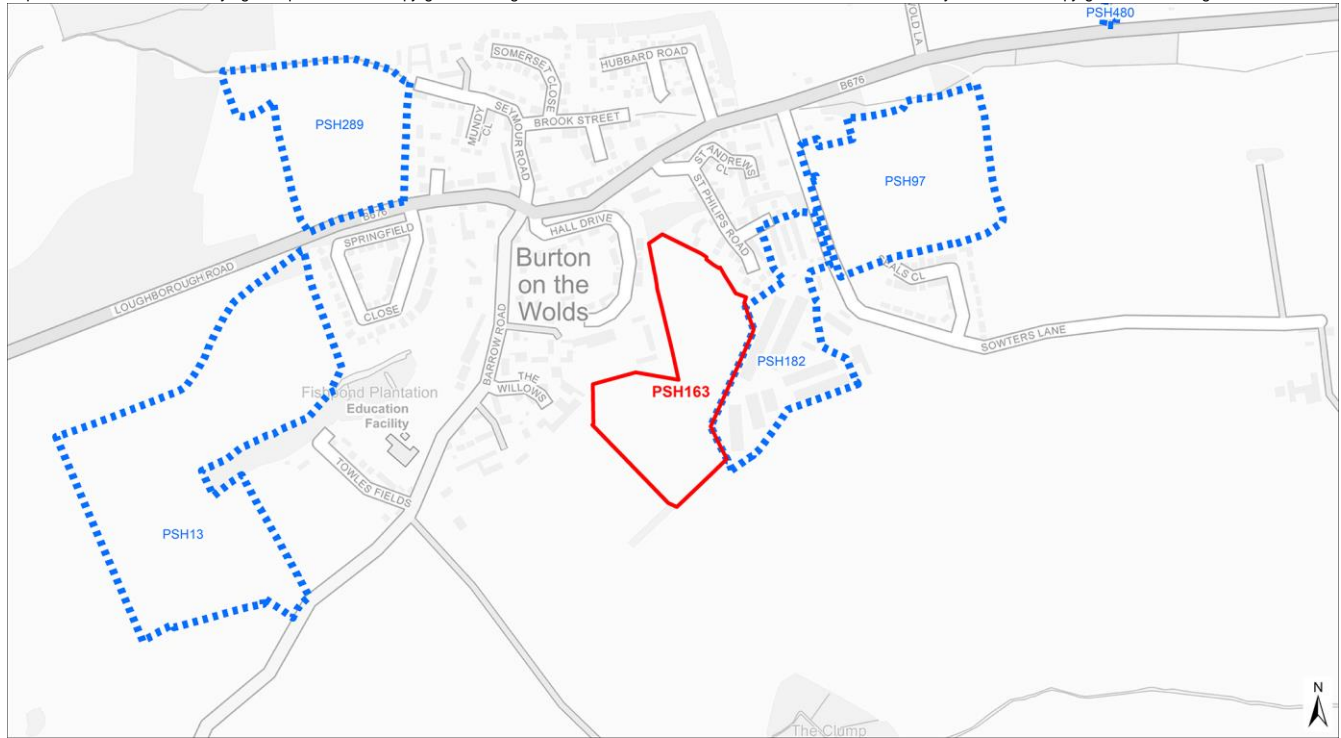


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site includes amenity grassland, rank grassland and broadleaf plantation (semi mature). Badger latrine are also present on site. The site is considered good for breeding birds and invertebrates.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 3
Land and Soils:	Loss of 0.76ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to a conservation area (Rothley Ridgeway conservation area). However, it is relatively small scale and an adverse effect should be possible to avoid through sensitive design. . No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM174
Charnwood Site ID:	PSH163
Settlement Location:	Burton on the Wolds
Site Address:	Land adjacent to 6 St Marys Close
Site Area (ha):	4.12

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Potential Site     Other Potential Sites



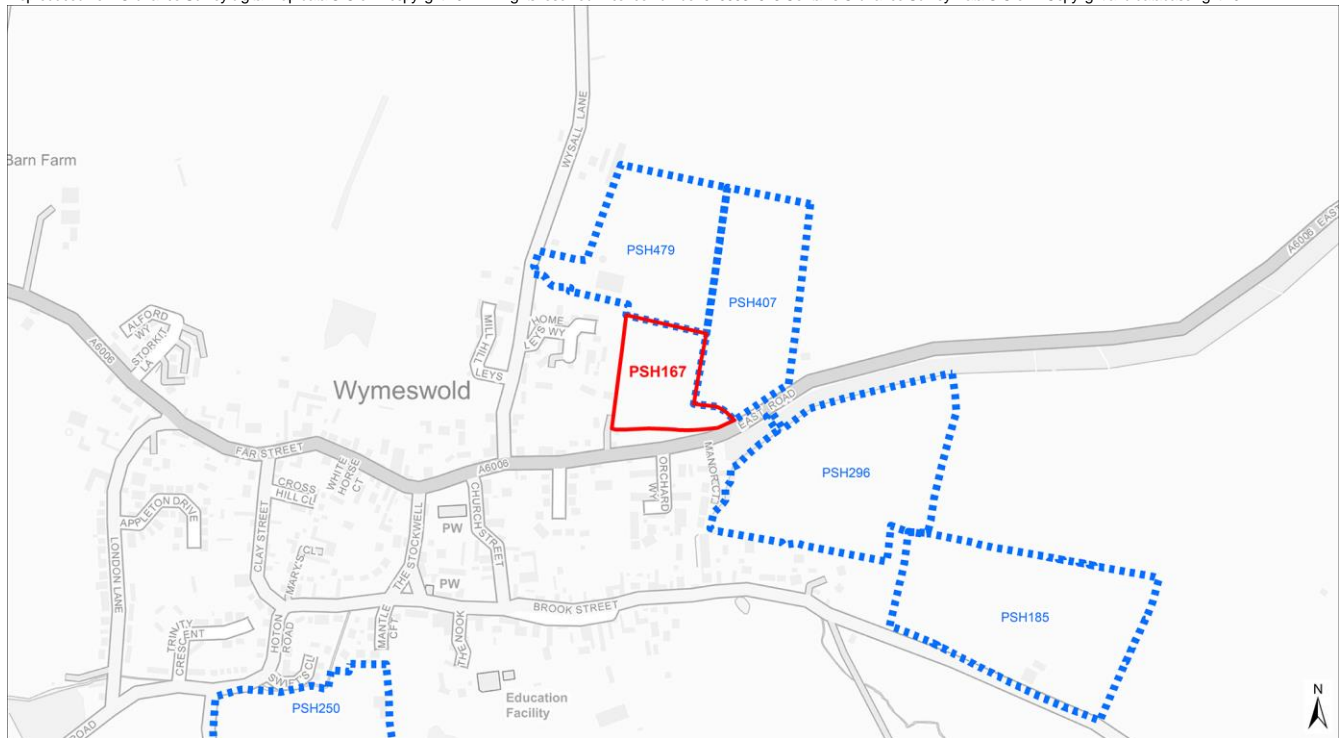
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly hard standing and scrub, the site is of ecological connectivity value by acting as an important stepping stone for movement. Development will result in the loss of minor habitat, but this is significant considering the location and the context of the site.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 4.12ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the curtilage of a listed building (Burton Hall). The townscape surrounding the heritage asset is of distinct character and architectural design. Development on the site can result in harm to the setting of the heritage asset if delivered insensitively. Site is 115m from locally listed chapel, full screening is offered by topography, trees and buildings and hence effects are not predicted to be significant.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400m – 800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM208
Charnwood Site ID:	PSH167
Settlement Location:	Wymeswold
Site Address:	East Road, Wymeswold
Site Area (ha):	1.71

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Potential Site     Other Potential Sites

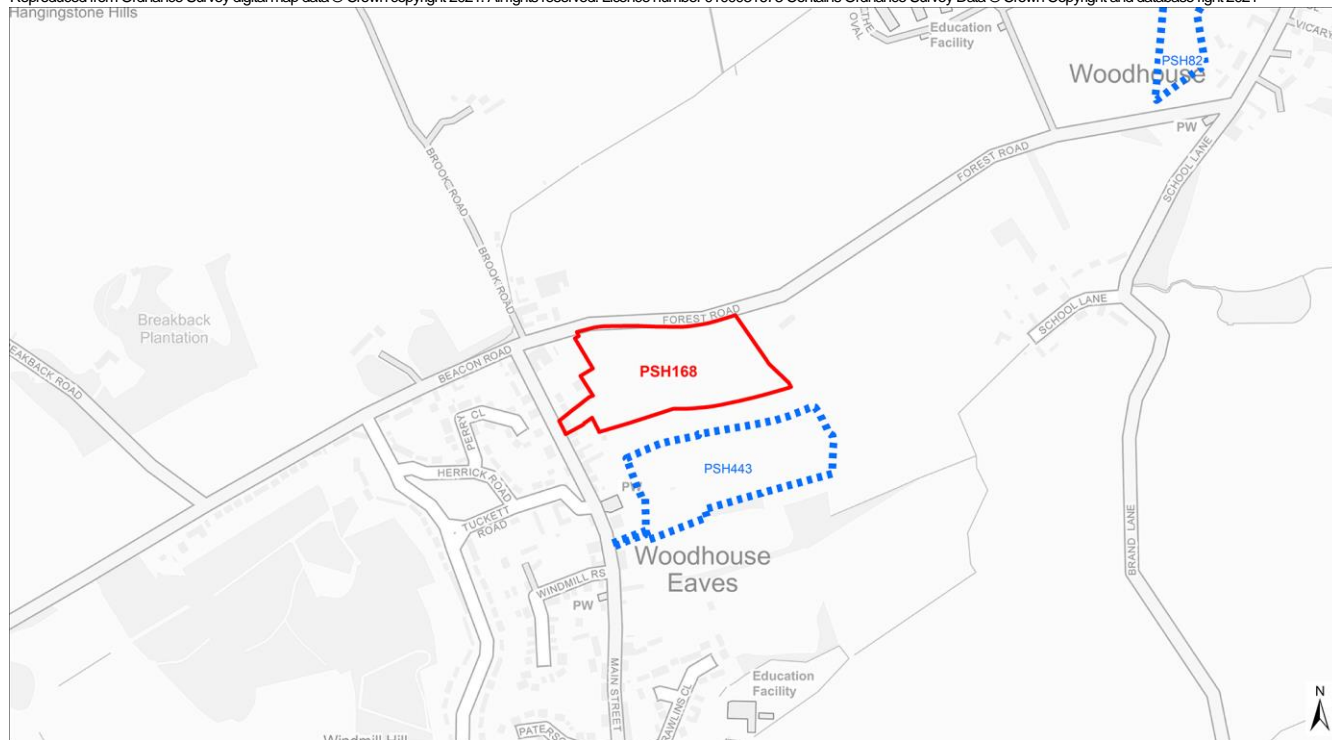


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site is industrial in nature with some tall ruderal over hardstanding of some biodiversity value and there is potential for effects on local ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 1.71ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Wymeswold conservation area and close proximity to several listed buildings. There is potential for development on the site to result in harm to the character of the conservation area at the fringes of the settlement in a gateway location. There are no locally listed buildings nearby.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM242
Charnwood Site ID:	PSH168
Settlement Location:	Woodhouse Eaves
Site Address:	112 Main Street, Woodhouse Eaves
Site Area (ha):	3.04

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Potential Site
  Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains a grassland LWS and semi improved neutral grassland known to have at least moderate herb diversity. The site is also adjacent to other LWS areas and thus is of high importance for ecological connectivity. Development would result in the loss of LWS and supporting habitat.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 3.04ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Part of the site falls within the Woodhouse Eaves Conservation Area and in an area of archaeological alert. Though development wouldn't be likely to be visible to any heritage assets themselves within the Conservation Area, the scale of the development is relatively large in the context of the settlement, and would alter the settlement fringes, which coincide with the boundary of the Conservation Area. There are no locally listed buildings nearby.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM138
Charnwood Site ID:	PSH171
Settlement Location:	Loughborough
Site Address:	30 Meadow Lane, Loughborough
Site Area (ha):	0.27

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Potential Site     Other Potential Sites

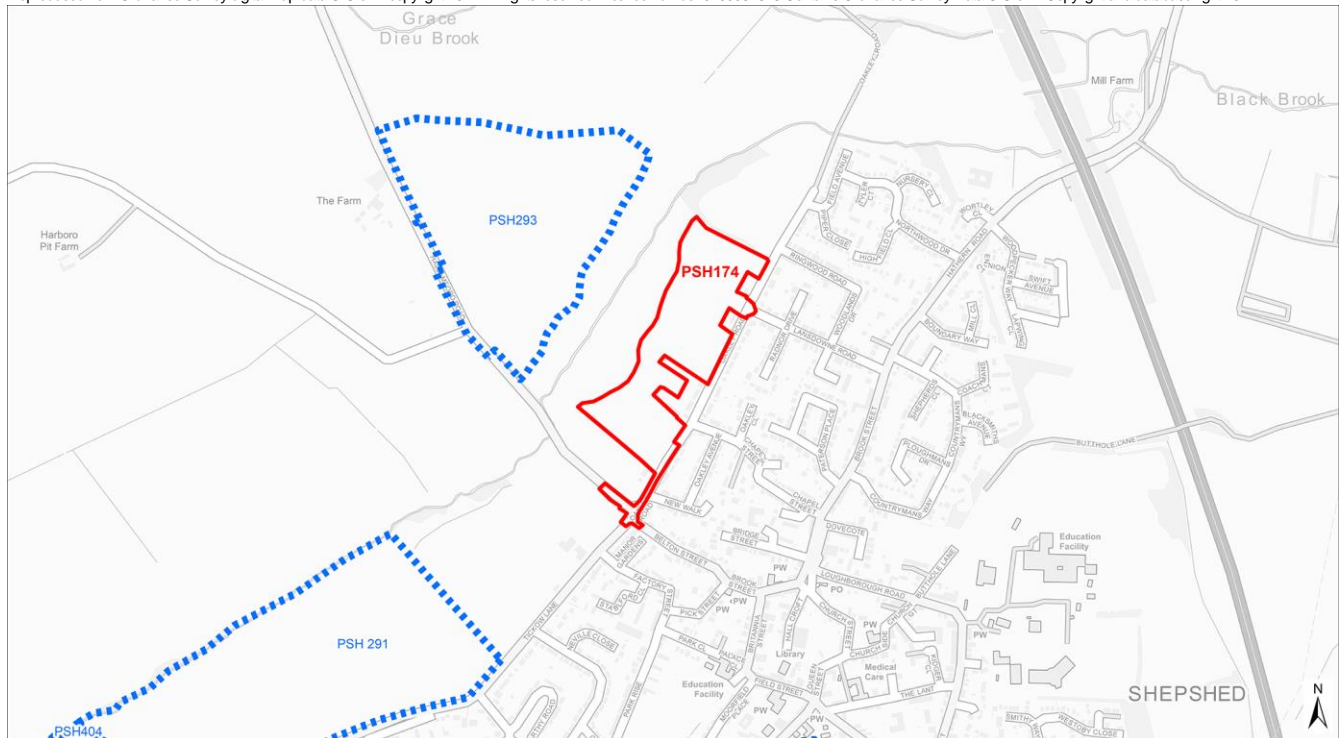


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site includes industrial buildings with some bat potential.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200m - 400m from a bus stop with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 28m north of the nearest listed building (Ivy cottage) and within close proximity to the Loughborough Church gate conservation area. The site itself is largely made up of car parking and business units with limited architectural value. However, the frontage to the site does contribute to the street character, and its loss could potentially be detrimental. The site also contains the locally listed factory at 28-30 Meadow Lane as well as its associated car parking. The building is in a good state of repair and positively contributes to the character of the local area; loss of the façade could lead to negative effects (potentially significant without suitable mitigation).
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM211
Charnwood Site ID:	PSH174
Settlement Location:	Shepshed
Site Address:	Land at Oakley Road
Site Area (ha):	7.41

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Potential Site     Other Potential Sites

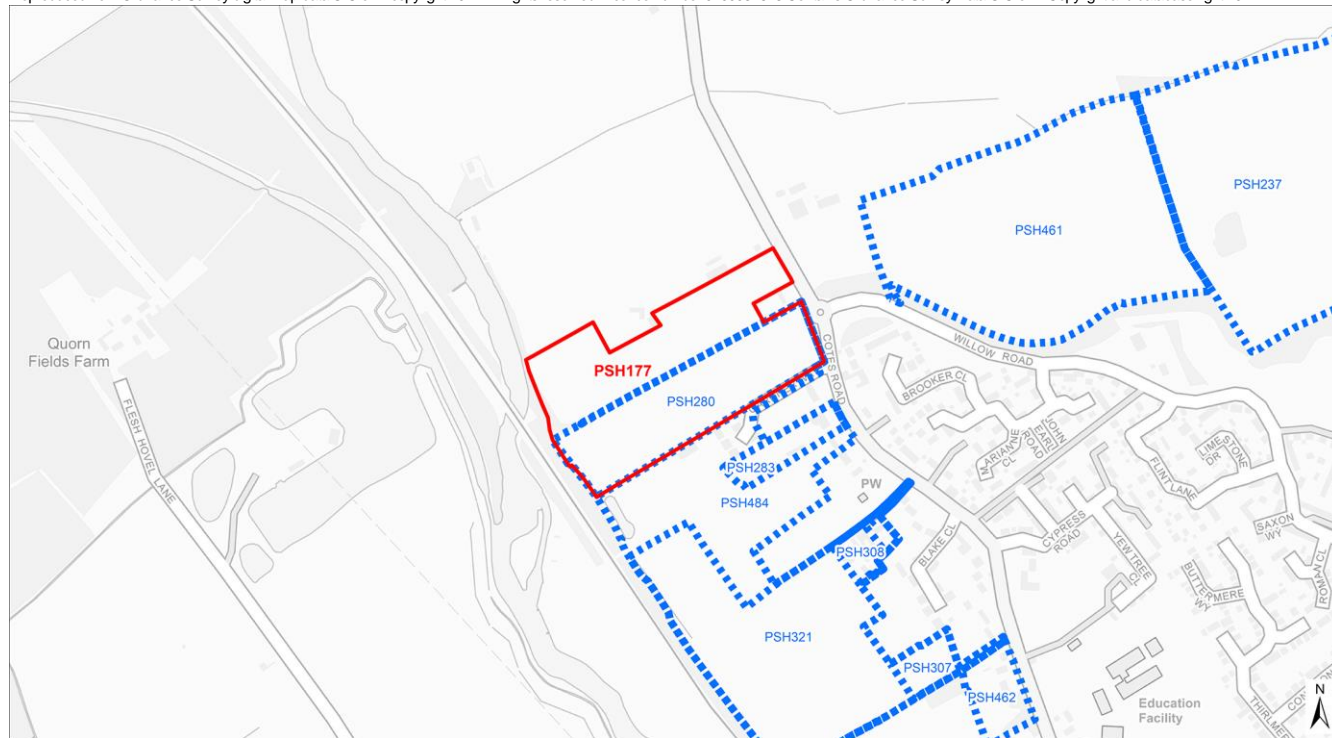


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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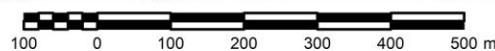
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	Acceptable in principle as the site has planning permission.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 6.9ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps / adjacent with site
Historic Environment:	The site is 98m from a listed building (Pied Bull Public House) but the heritage asset is integrated into the built townscape and a significant effect is unlikely. The site is also over 1200m from the Circular Enclosure north east of Forest Field Schedule Monument. This is partially screened by a row of woodland along Hallamford Road to the east of the site. An effect on its setting is also unlikely. There are no other heritage assets within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM002
Charnwood Site ID:	PSH177
Settlement Location:	Barrow upon Soar
Site Address:	Cotes Road, Barrow upon Soar
Site Area (ha):	6.63

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Potential Site
  Other Potential Sites

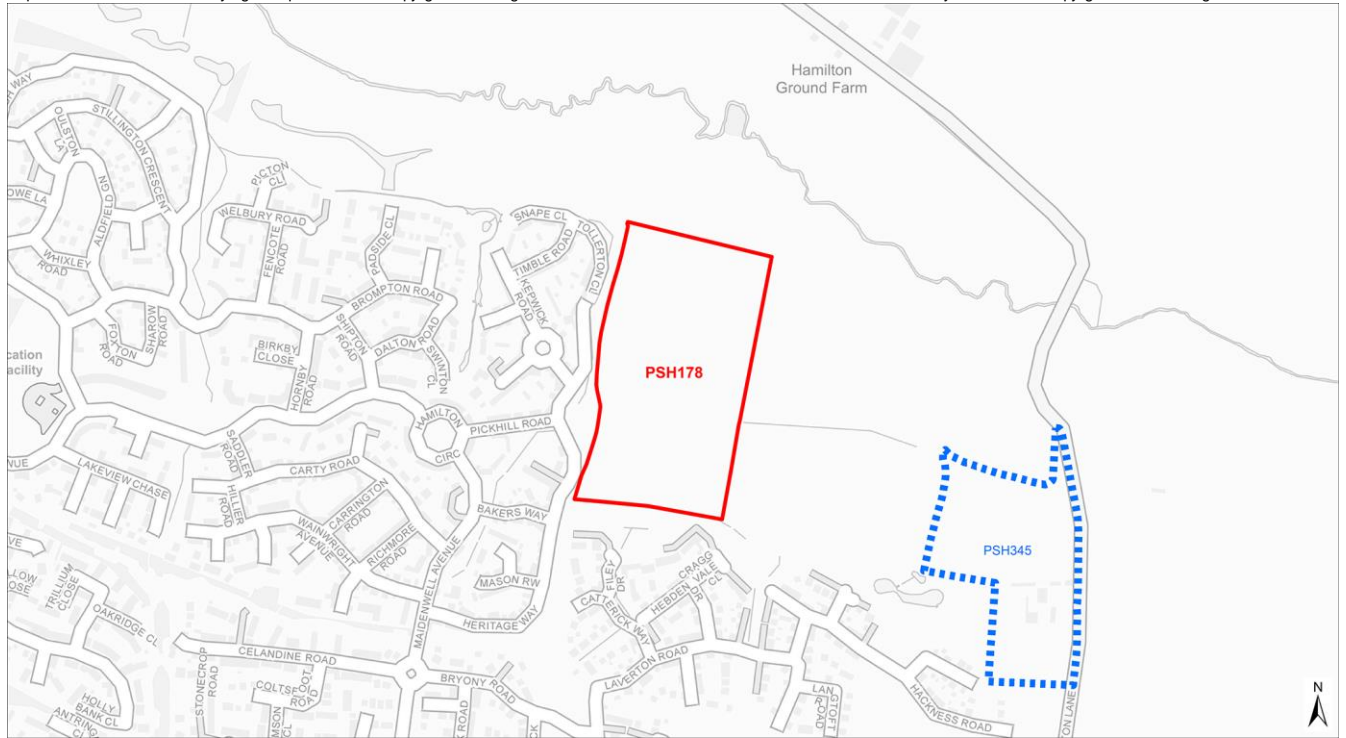


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site is adjacent to Brook corridor and contains a dwelling and brownfield land with development causing potential harm to bat roost and the loss of urban habitat.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 5.40ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	Site is within 200m of a good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is at the edge of an urban built-up area and there are no designated or locally important heritage assets within close proximity or visibility. Locally listed site is 182m away but is separated by trees and topography of site means that it is not especially exposed.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM125
Charnwood Site ID:	PSH178
Settlement Location:	Barkby
Site Address:	Land off Hamilton lane, Barkby Thorpe
Site Area (ha):	7.49

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Potential Site     Other Potential Sites

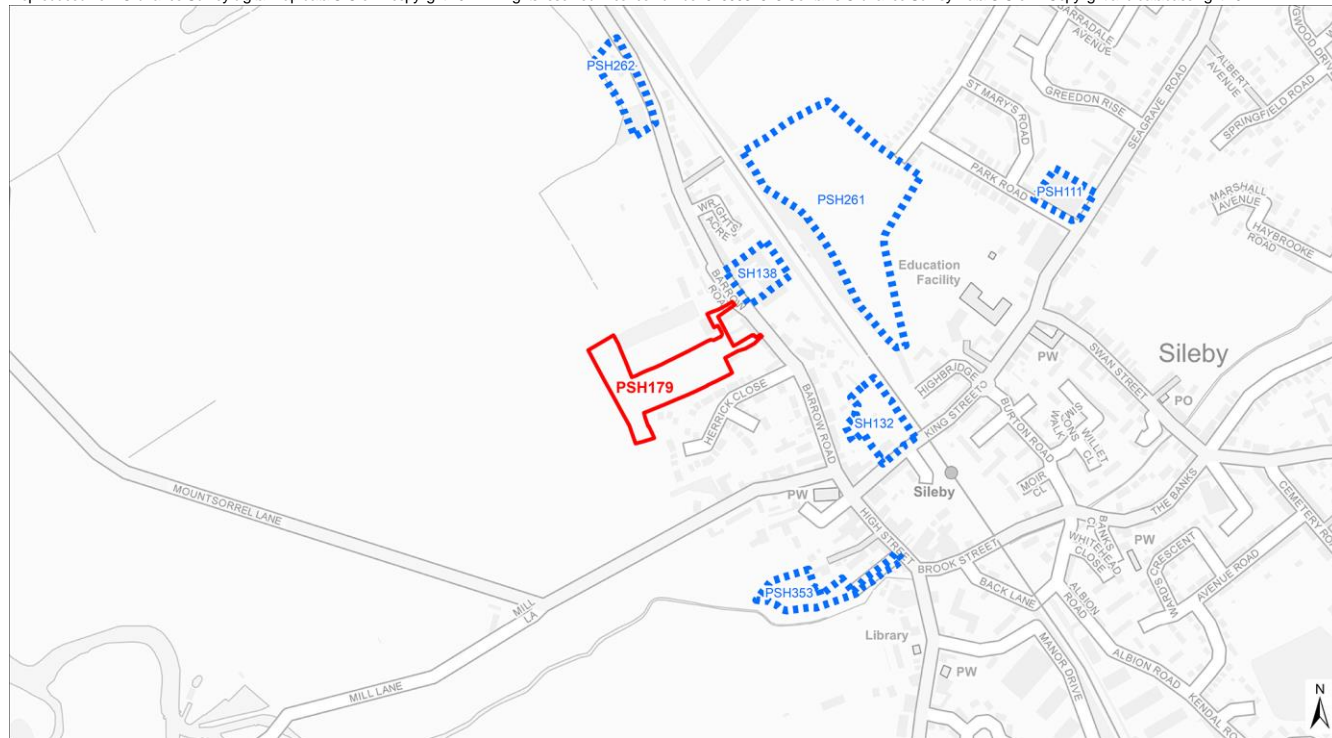


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value. However, potential to cause the isolation of a habitat (new pond and public open space) which can undermine ecological connectivity in the area.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 7.49ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with low frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 134m from a scheduled monument (Deserted medieval village of Hamilton). Development in this area could further erode the setting of the monument given that there is already development to the south. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	<800m to a Public Transport Stop, and less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Within 800m of a Primary School
Access to Secondary School:	1200m – 3600m of Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM024
Charnwood Site ID:	PSH179
Settlement Location:	Sileby
Site Address:	Rear of 41 Barrow Road, Sileby (North of Highbury)
Site Area (ha):	1.29

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Potential Site     Other Potential Sites

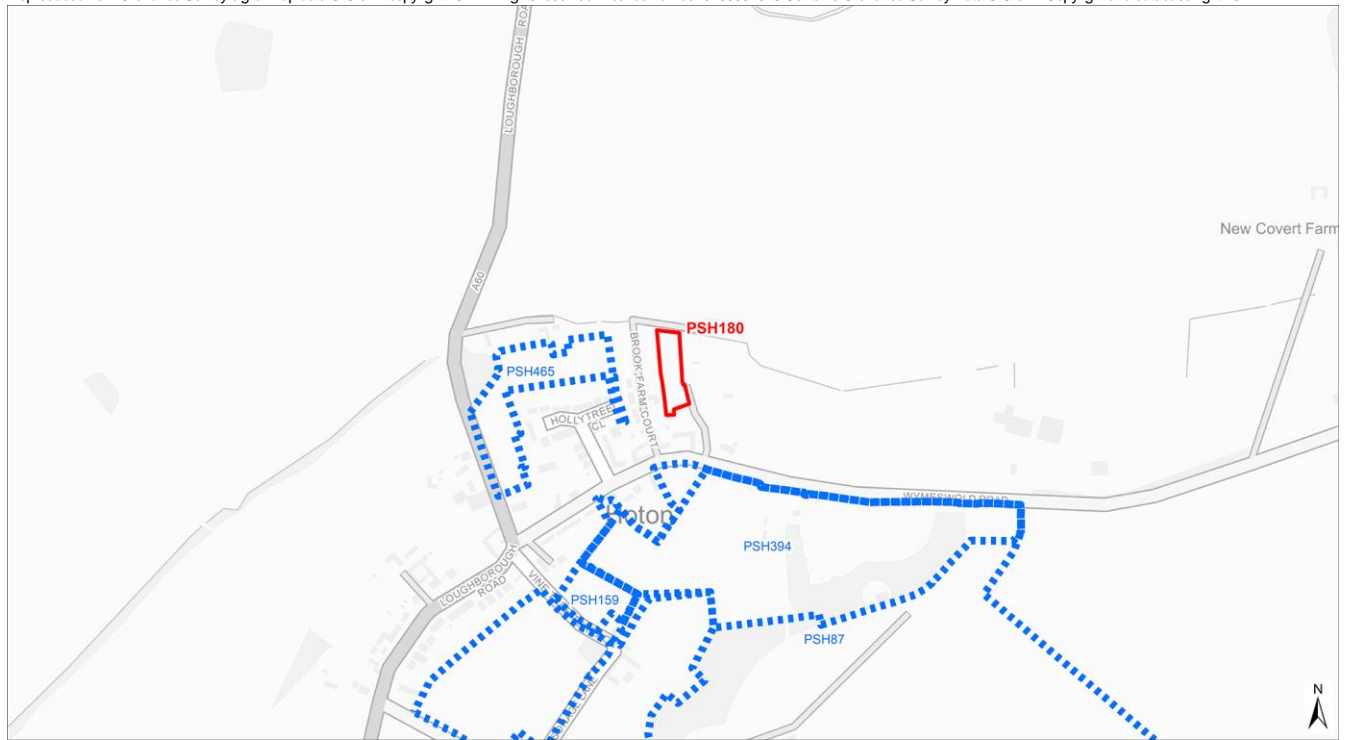


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains a mixture of grassland shrubs and tall ruderal habitats which are likely to be of some ecological value. Mitigation by on site enhancements may be unrealistic.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Mostly greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 112m from the nearest listed building (13 and 15 Burrow Road). The site is on the edge of an urban area and offset from the main road. A combination of buildings and trees obstruct views between the site and the conservation area. The site falls within an archaeological alert area.. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM054
Charnwood Site ID:	PSH180
Settlement Location:	Hoton
Site Address:	Land at The Dutch Barn, 27A Wymeswold Road
Site Area (ha):	0.32

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Potential Site     Other Potential Sites



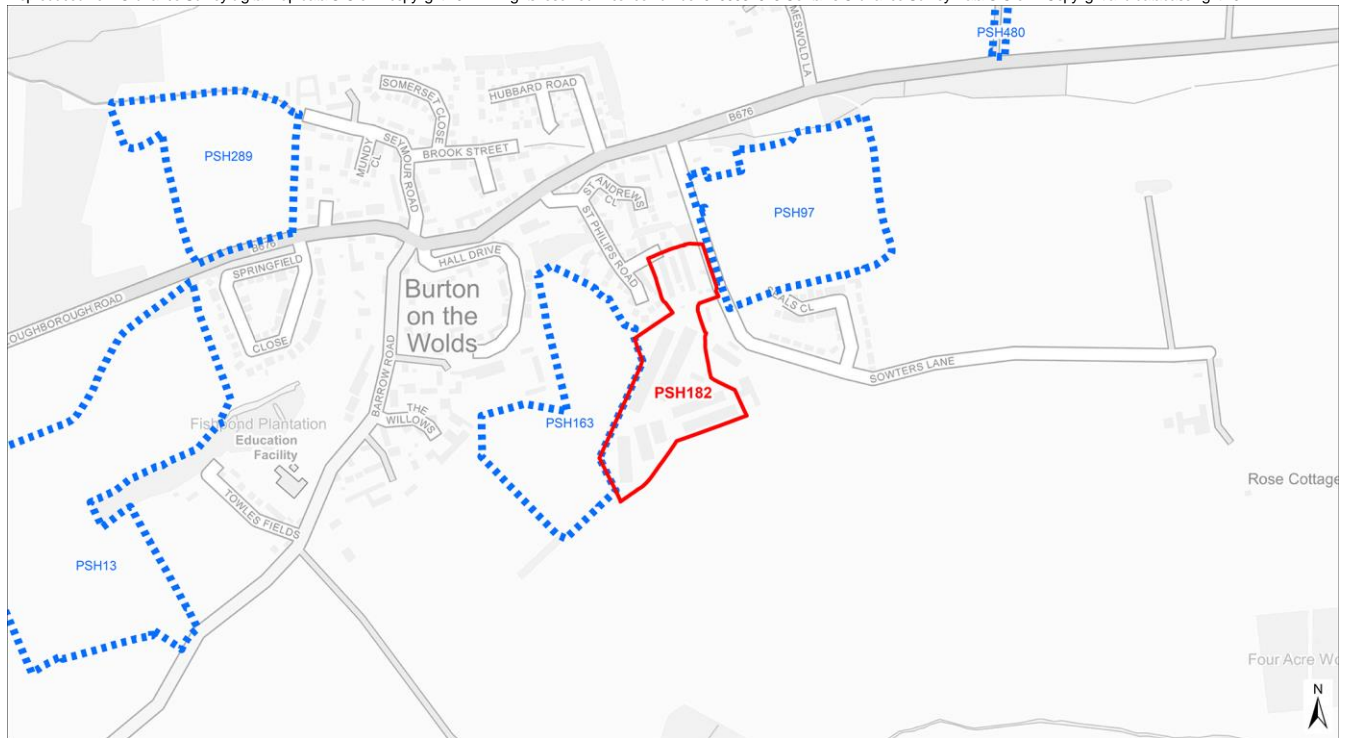
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly amenity grassland with a large hedge of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with good frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Part of the site falls within the Hoton conservation area and the site is within close proximity to a series of listed buildings along Loughborough Road. However, the site is relatively small and well screened, so effects are not likely to be significant. The site also falls within an archaeological alert area.. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM048
Charnwood Site ID:	PSH182
Settlement Location:	Burton on the Wolds
Site Address:	Sturdee Poultry Farms Site, Sowters Lane
Site Area (ha):	3.1

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Potential Site     Other Potential Sites

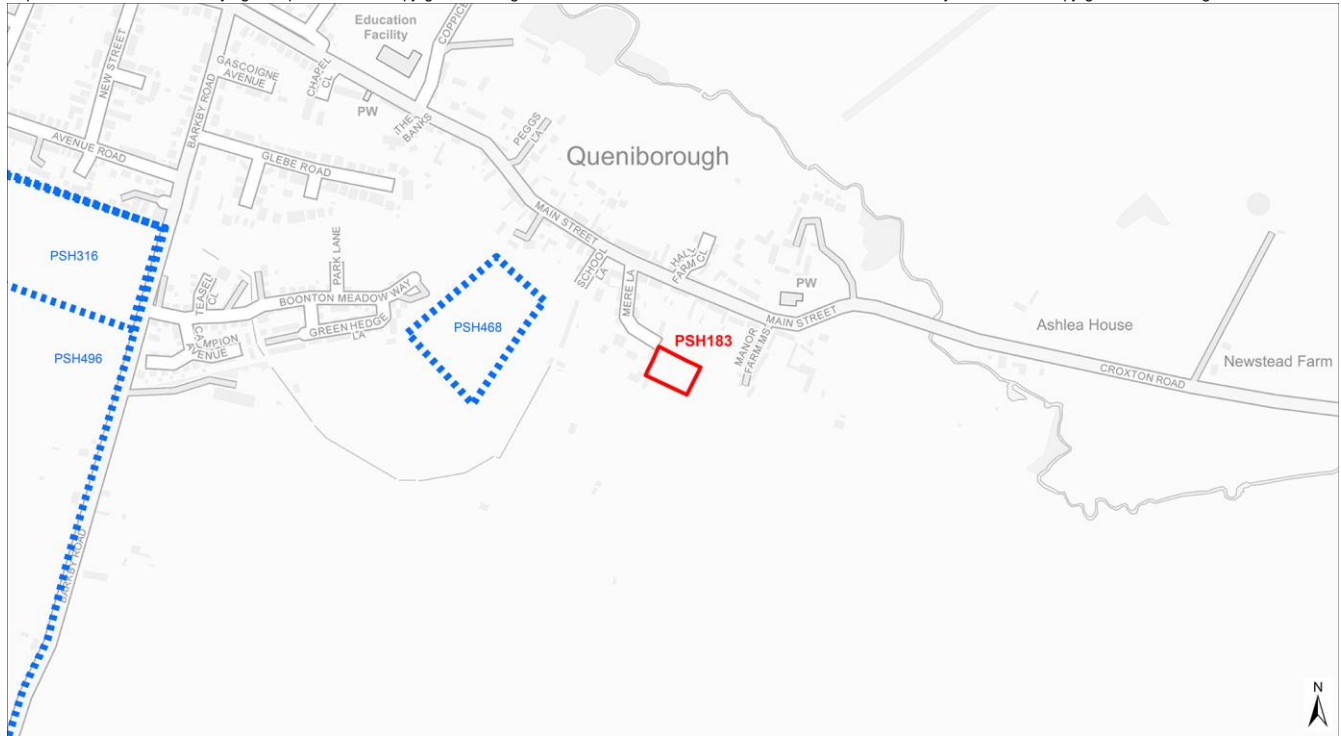


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site contains agricultural buildings and is of negligible ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 188m from the nearest listed building (Burton Hall). Whilst the site may be visible, it currently consists of poultry farm structures that are not important from a historic or cultural perspective. Site is 170m away from locally listed building. Screening masks the views from the site and current industrial use of the site does not add to the area's character in a positive way.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM185
Charnwood Site ID:	PSH183
Settlement Location:	Queniborough
Site Address:	Land at Mere Lane, Queniborough
Site Area (ha):	0.27

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D Rating
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.27ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800m - 1200m from a bus stop with very good service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The Queniborough conservation area runs alongside the northern boundary of the site and the nearest listed building is at a distance of 76m (79 Main Street). Site is also 280m from locally listed Dovecot Hall. An adverse effect on these heritage assets can be avoided through sensitive design that is in-keeping with the character of the conservation area. An effect on nearby listed buildings is unlikely due to a combination of distance, scale of development and that trees obstructing views between the heritage assets. The site is very small scale and not likely to produce a domineering development, or notable increases in traffic.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM057
Charnwood Site ID:	PSH184
Settlement Location:	Newton Linford
Site Address:	Beech Farm, 552 Bradgate Farm
Site Area (ha):	0.21

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Potential Site     Other Potential Sites

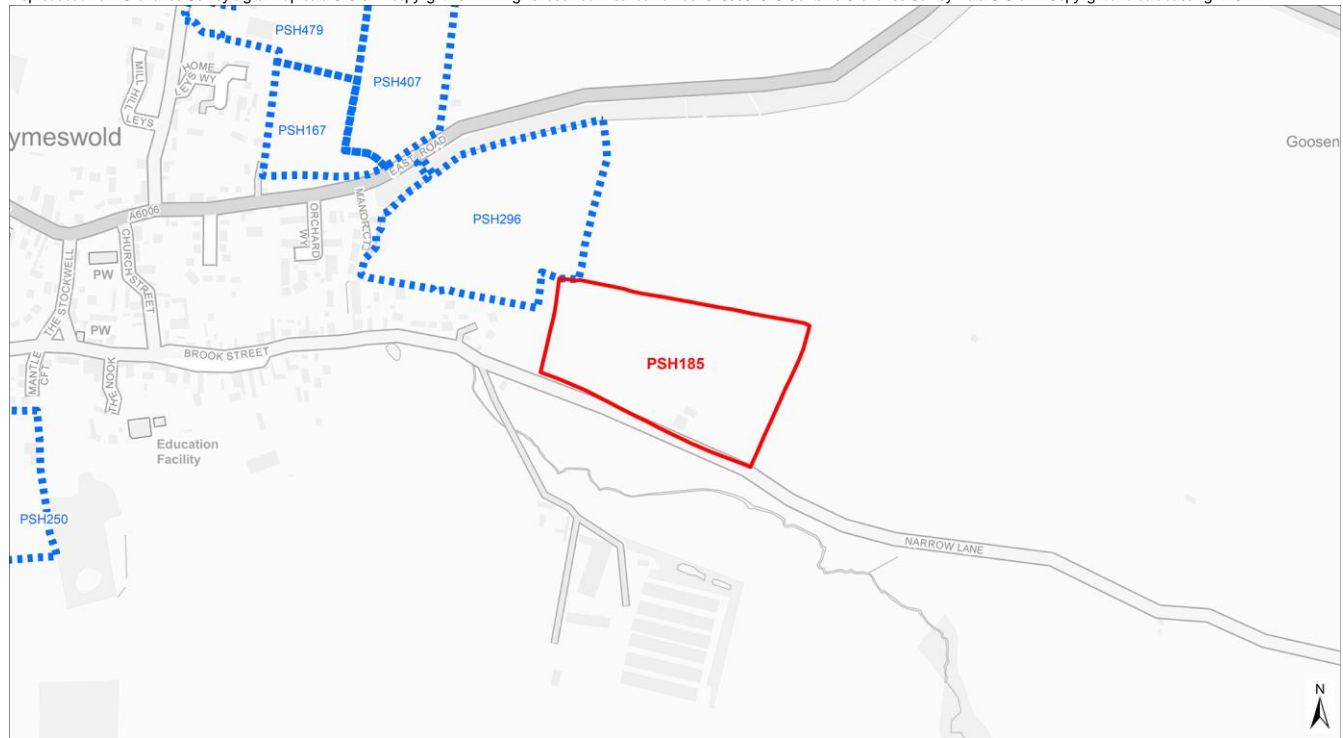


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly amenity grassland of limited biodiversity value. The site is adjacent to a LWS but there is a low risk of impact.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.10ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent (15m) to a listed building (552 Bradgate Road) and within the Newtown Linford Conservation Area. Most of the site is screened by trees along its boundary which should reduce the potential for negative effects. However, the settlement is small scale and the rural character could be affected. The site also falls within an archaeological alert area. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	280m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM068
Charnwood Site ID:	PSH185
Settlement Location:	Wymeswold
Site Address:	Narrow Lane, Wymeswold
Site Area (ha):	5.67

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Potential Site     Other Potential Sites

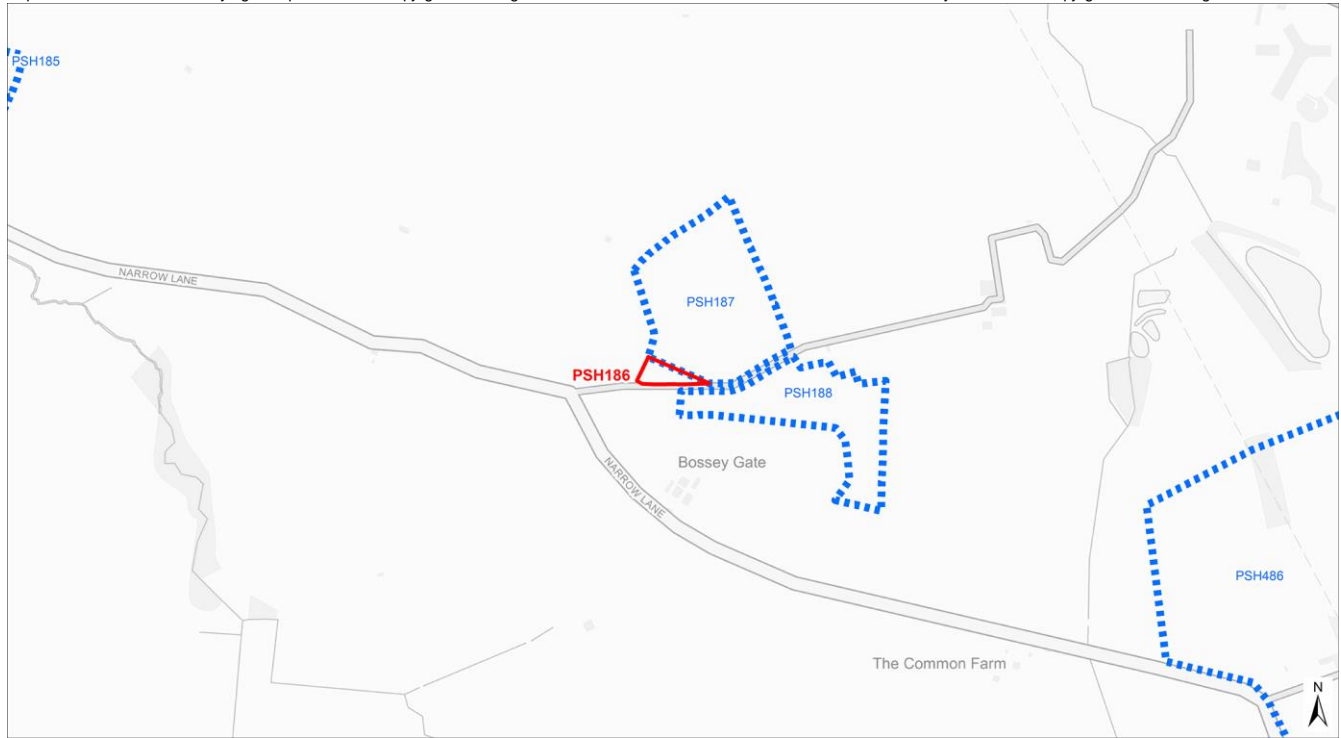


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site is a combination of buildings, hardstanding and improved grassland of limited biodiversity value. However, it is opposite a LRWT reserve and LWS (Wymeswold meadows), upon which increased recreational disturbance is likely.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 5.67ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is in excess of 1200m of a bus stop with a limited service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is within close proximity to the Wymeswold conservation area and 102m from a listed building (Rose Cottage). There is potential for development on the site to result in harm to the character of the conservation area. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM071
Charnwood Site ID:	PSH186
Settlement Location:	Wymeswold
Site Address:	Land at Narrow Lane
Site Area (ha):	0.19

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Potential Site     Other Potential Sites

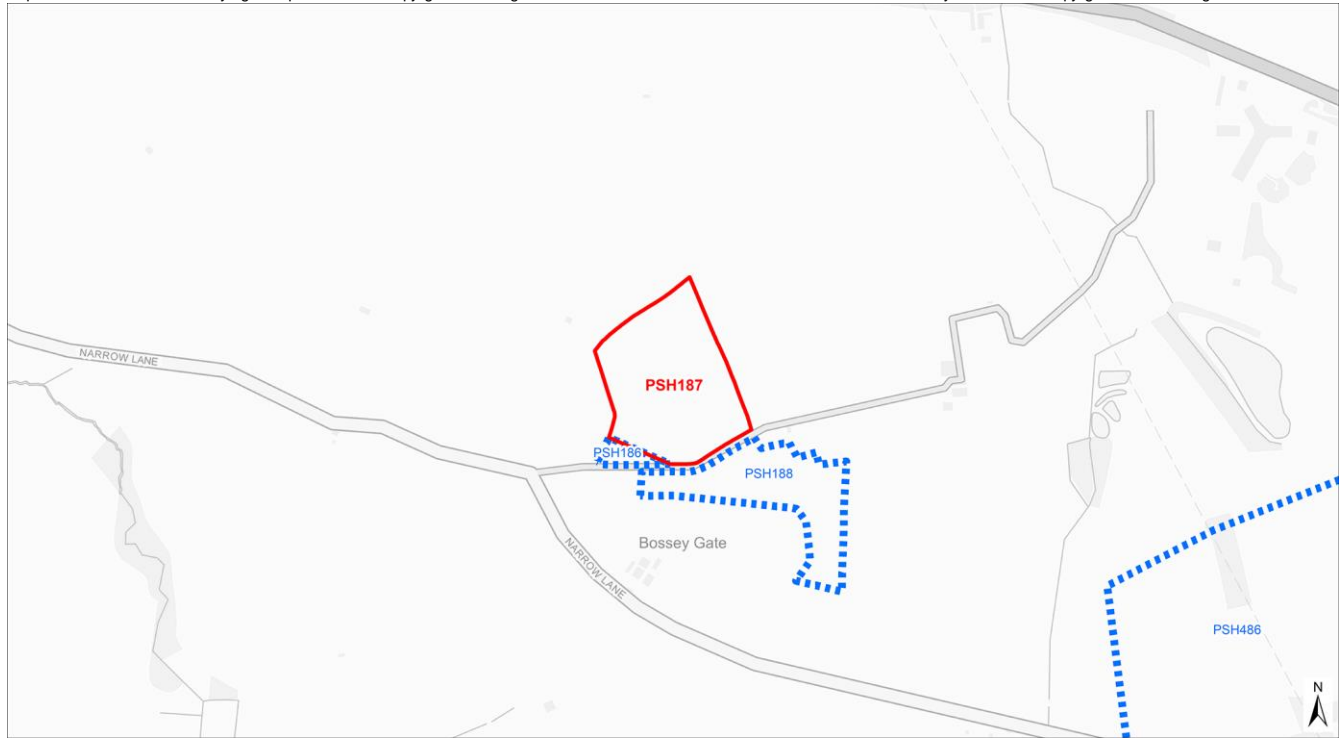


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly species poor semi improved grassland of limited biodiversity value with boundary hedgerows. Potential impact on hedgerows due to small size of site.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.19ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is in excess of 1200m of a bus stop.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within 400m or in the wider area that are likely to be affected given the small scale of development that would be involved. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 2000m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM069
Charnwood Site ID:	PSH187
Settlement Location:	Wymeswold
Site Address:	Land at Bakers Lane, Wymeswold
Site Area (ha):	3.4

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

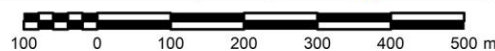
Landscape Sensitivity:	
Biodiversity and Nature Conservation:	B rating. Mainly species poor semi improved grassland, within close proximity to LRWT reserve (Wymeswold Meadows), upon which increased recreational disturbance is likely.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 3.40ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is in excess of 1200m of a bus stop
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no designated heritage assets (national or local) within 400m or in the wider area that are likely to be affected.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 2000m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM067
Charnwood Site ID:	PSH188
Settlement Location:	Wymeswold
Site Address:	Narrow Lane/Bakers Lane, Wymeswold
Site Area (ha):	2.23

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Potential Site     Other Potential Sites

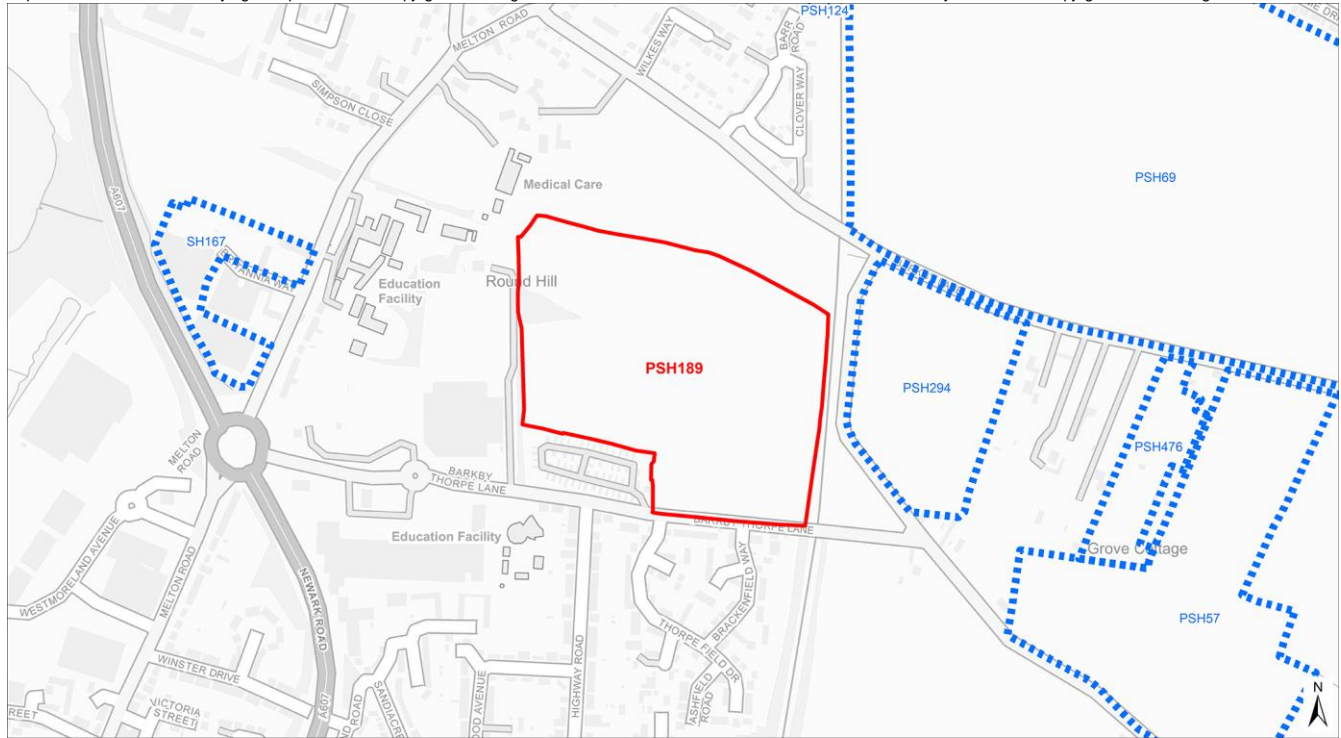


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly species poor semi improved grassland with a pond, within close proximity to LRWT reserve (Wymeswold Meadows). Potential for impacts on Great Crested Newts and recreational disturbances of LRWT reserve.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.23ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is in excess of 1200m of a bus stop.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no designated heritage assets (national or local) within 400m or in the wider area that are likely to be affected.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 2000m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM091
Charnwood Site ID:	PSH189
Settlement Location:	Thurmaston
Site Address:	Land off Barkby Thorpe Lane, Thurmaston
Site Area (ha):	13

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Potential Site     Other Potential Sites



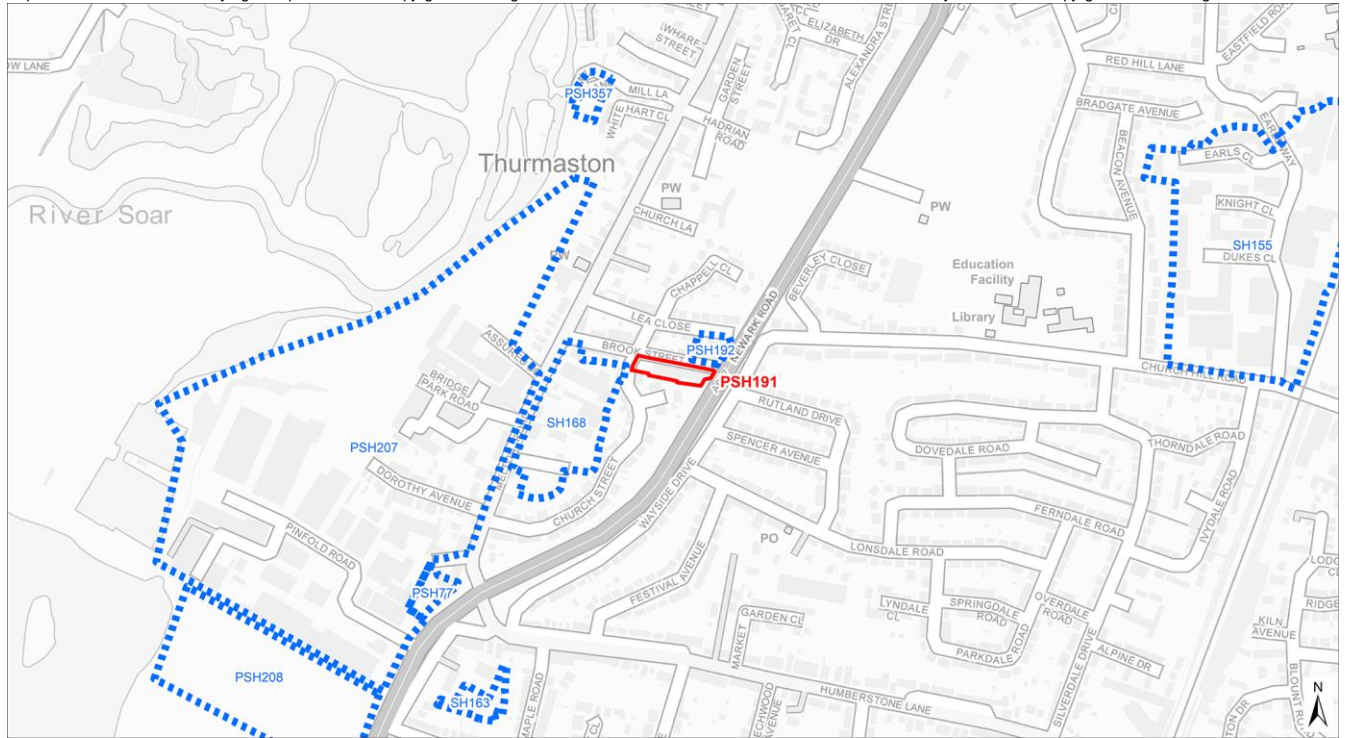
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value, adjacent to a railway corridor that can be adequately buffered.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 9.76ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 399m from the nearest listed building (Eastfield Primary School). Though a large area would be affected, it is adjacent to industrial uses, suburban housing estates and a railway line, all of which are relatively insensitive to further development. The site falls within an area of archaeological interest. Site is 375m from locally listed primary school, effects are expected to be minimal as the sites are fully screened from one another.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs



AECOM Site ID:	AECOM158
Charnwood Site ID:	PSH191
Settlement Location:	Thurmaston
Site Address:	Works opposite 46 Brook Street
Site Area (ha):	0.24

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Potential Site     Other Potential Sites

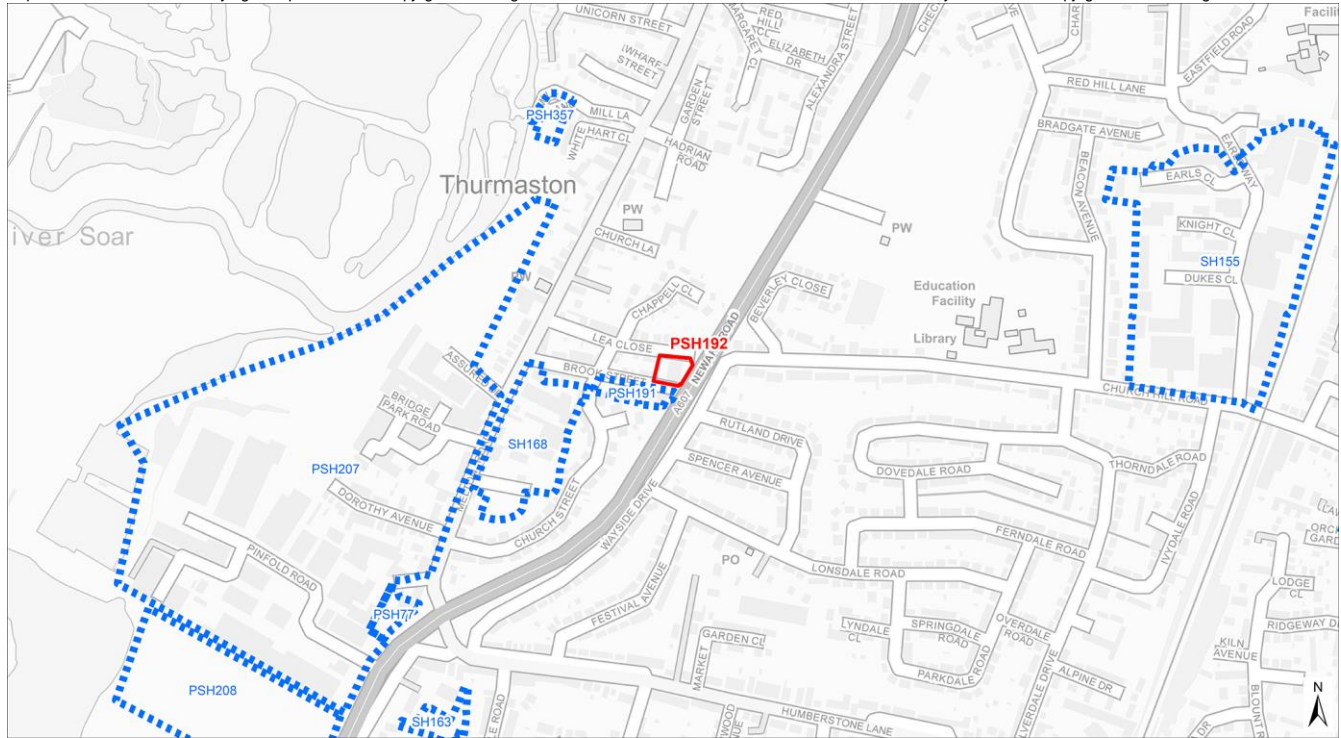


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains built development with negligible bat potential and ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with excellent service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 148m from the nearest listed heritage asset (Thurmaston War Memorial). An adverse effect is unlikely as the site is in an urban area, is a relatively modern business unit and buildings obstruct views between the site and the heritage asset. Site is 195m from locally listed community centre building and full screening from multiple rows of buildings means that effects on the locally listed asset are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM159
Charnwood Site ID:	PSH192
Settlement Location:	Thurmaston
Site Address:	Works adjacent 46 Brook Street
Site Area (ha):	0.16

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Potential Site     Other Potential Sites

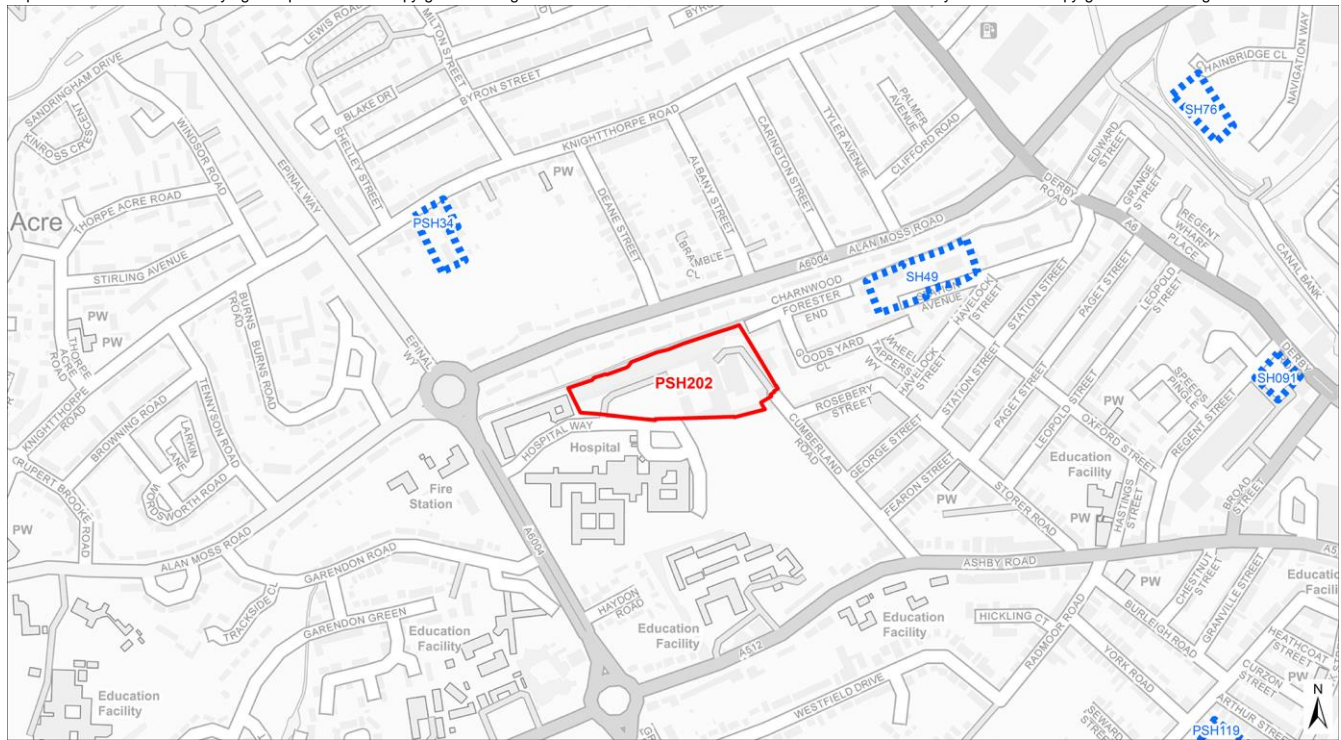


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains built development with negligible bat potential and ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with excellent service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 171m from the nearest listed heritage asset (Church of St Michael). An adverse effect is unlikely as the site is in an urban area and buildings obstruct views between the site and the heritage asset. Site is 195m from locally listed community centre building and full screening from multiple rows of buildings means that effects on the locally listed asset are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM133
Charnwood Site ID:	PSH202
Settlement Location:	Loughborough
Site Address:	Hospital Way, Cumberland Trading Estate, Cumberland Road
Site Area (ha):	2.28

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Potential Site     Other Potential Sites

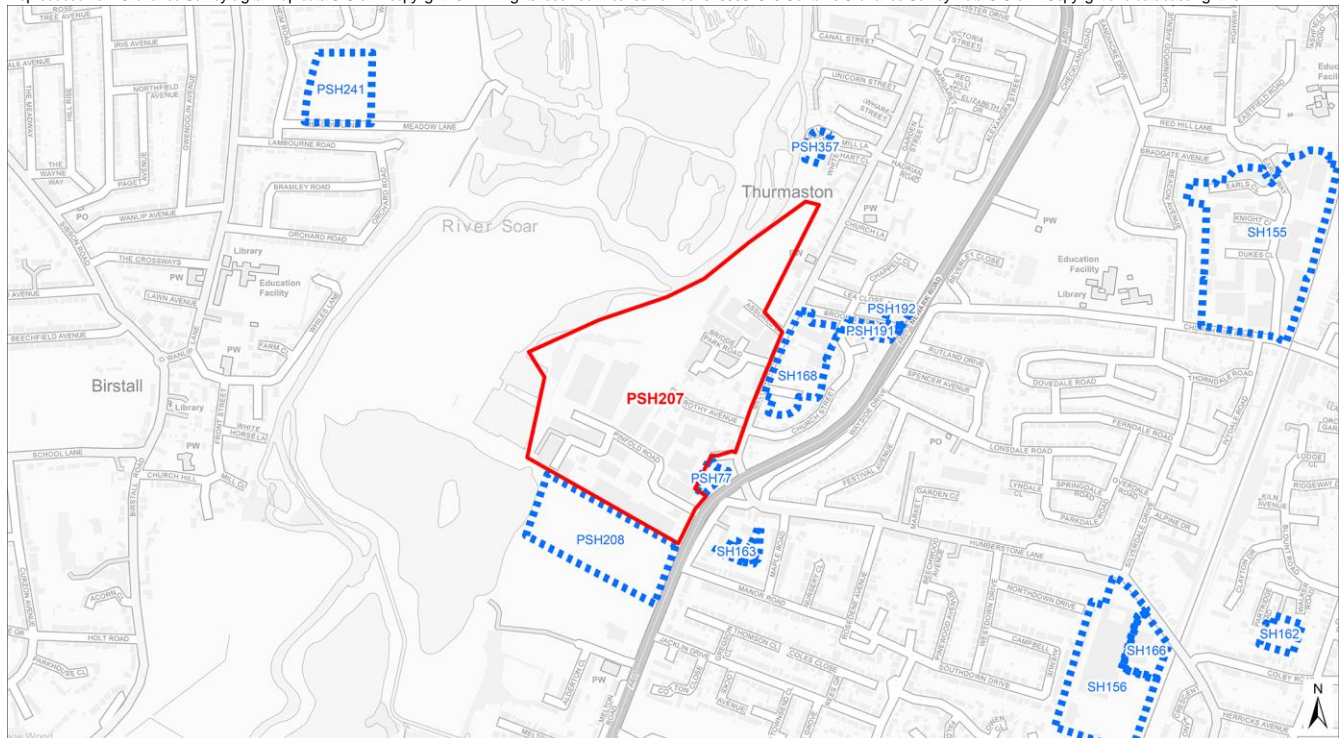


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site contains built development and is of limited biodiversity value, with the exception of Wood Brook which forms the northern boundary.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m of a bus stop with excellent frequency bus service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site falls within the Ashby Road Conservation Area and there is potential for harm to the character of the conservation area, if existing buildings are lost and replaced with less complementary development. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Within 400m distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM160
Charnwood Site ID:	PSH207
Settlement Location:	Thurmaston
Site Address:	West Thurmaston
Site Area (ha):	19.33

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Potential Site     Other Potential Sites

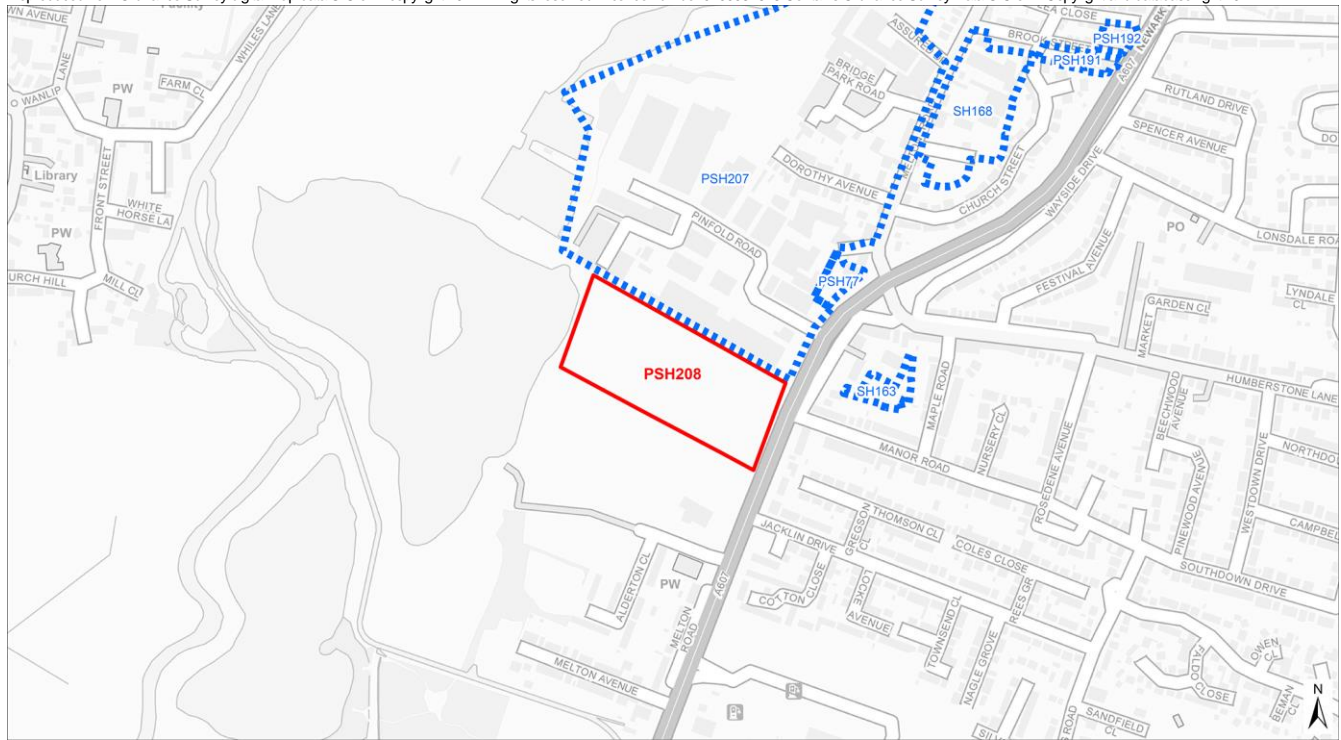


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site is industrial in nature with areas of amenity grass, rank grassland and tall ruderal and thus of some biodiversity value. The site is also adjacent and there is potential for development to impact the River Soar corridor and LWS.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Part brownfield and part greenfield land of limited agricultural value.
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 48m from the nearest listed building (Thurmaston War Memorial) and 93m from the listed Church of St Michael. An adverse effect is unlikely as the site is in an urban area, heavily industrialised and a combination of buildings and trees obstruct views between the site and the heritage assets. The site falls within an archaeological alert area and an archaeological interest area. The large site is also directly visible and adjacent to the grounds associated with the locally listed community centre.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	450m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM196
Charnwood Site ID:	PSH208
Settlement Location:	Thurmaston
Site Address:	West Thurmaston
Site Area (ha):	3.85

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Potential Site     Other Potential Sites

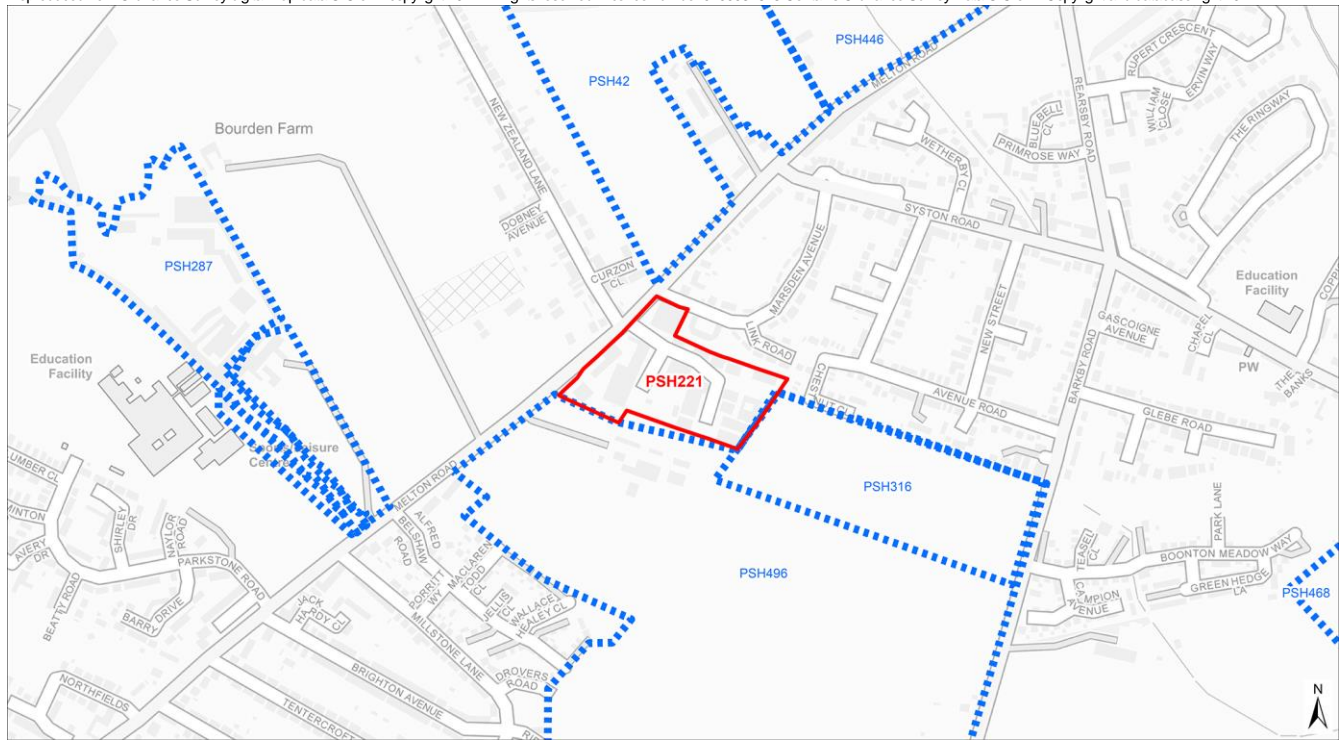


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Mainly species poor rank grassland but provides supporting habitat to Watermead and River Soar corridor. Potential for loss of habitat and negative effects on local ecological connectivity and strategic corridor.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site Entirely within Flood Zone 2 or 3
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no heritage assets (locally or nationally designated) within close proximity of the site.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	400m – 800m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM059
Charnwood Site ID:	PSH221
Settlement Location:	Queniborough
Site Address:	Melton Road, Queniborough
Site Area (ha):	3.1

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Potential Site
  Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

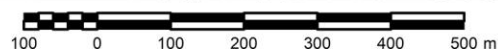
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with Very good service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 192m from the nearest listed heritage asset (Milestone). An adverse effect is unlikely as development would be unlikely to alter the setting of the asset (i.e. the road). Site is 330m from locally listed building which is thoroughly screened by housing. A locally listed college building which has very distinctive architectural style. The local topography being flat could lead to impacted views, however the area is of mixed character and effects are predicted to be neutral.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM145
Charnwood Site ID:	PSH233
Settlement Location:	Mountsorrel
Site Address:	Disused Nursery r/o 263 Loughborough Road
Site Area (ha):	0.51

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Potential Site     Other Potential Sites

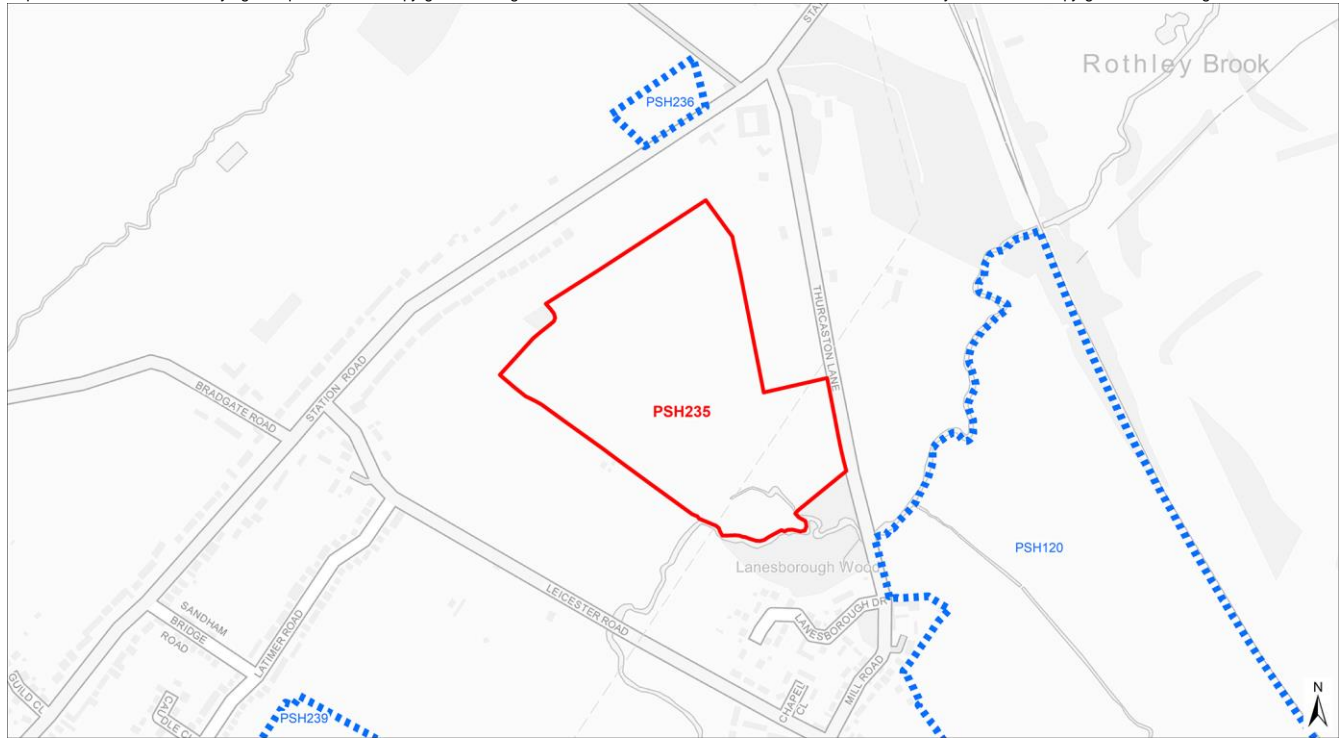


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. Site includes overgrown garden space and with ecological linkages to the linear woodland along Granite way. Overall, it is of low ecological importance.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Brownfield land and greenfield land of limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Site is 160m from locally listed cemetery chapels and the site's derelict and poorly kept character means that impacts would not be likely to significantly effects the locally listed asset.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	1380m from a GP and 200m from a high frequency bus stop
Loss of Employment Land:	Former site for rural business
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM076
Charnwood Site ID:	PSH235
Settlement Location:	Thurcaston
Site Address:	Land off Thurcaston Lane
Site Area (ha):	11.31

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Potential Site     Other Potential Sites



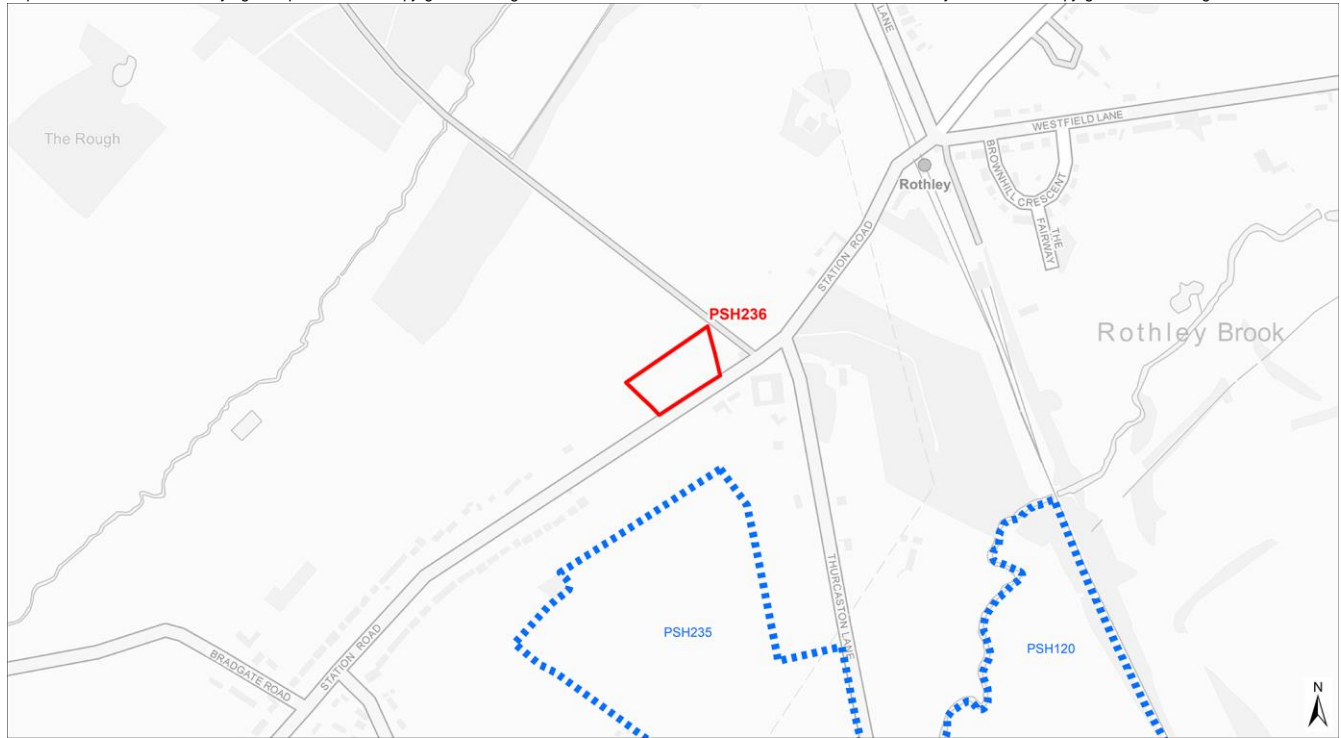
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with areas of rank grassland and the Rothley Brook LWS to the south. However, the site is sufficiently large to avoid any adverse effects.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 11.31ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with low frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 160m from the nearest listed buildings (No 222 and Gatepiers). Though a combination of buildings and trees obstruct views between the site and heritage assets, development could substantially reduce the openness of land between Thurcaston and Station Road. This could potentially affect the setting of these assets. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA



AECOM Site ID:	AECOM078
Charnwood Site ID:	PSH236
Settlement Location:	Cropston
Site Address:	Land off Station Road
Site Area (ha):	0.75

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Potential Site
  Other Potential Sites

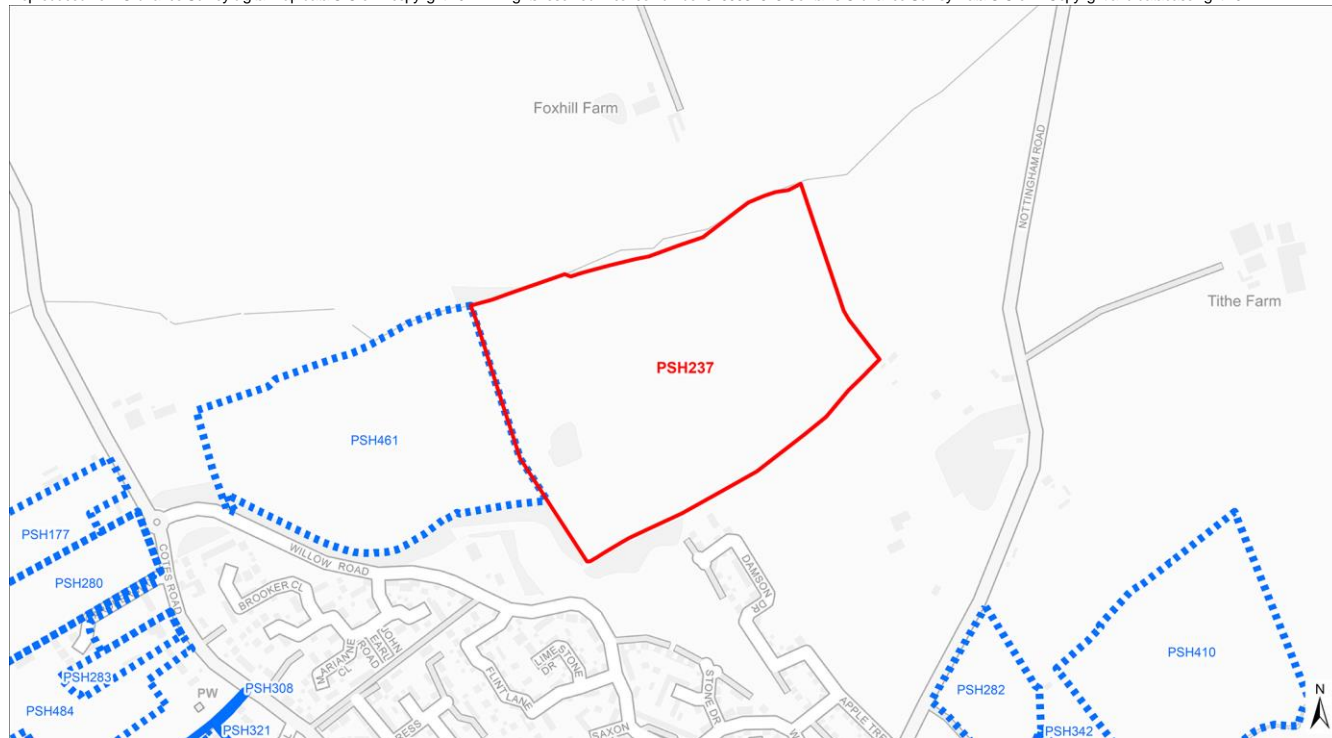


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable land of limited biodiversity value with tree line along western boundary which connects to the LWS. Potential impact on ecological connectivity to and from the LWS and the wider area.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.75ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with low frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 41m from the nearest listed buildings (No 222 and Gatepiers). An adverse effect is possible, as development will permanently alter the agricultural nature of land on the approach to these buildings. Significant effects are unlikely though as trees partially obstruct views between the site and the heritage assets and some open land could remain. There is also potential for development to be delivered sensitively. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM047
Charnwood Site ID:	PSH237
Settlement Location:	Barrow upon Soar
Site Address:	Land at Strancliffe Lane
Site Area (ha):	16.1

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Potential Site     Other Potential Sites

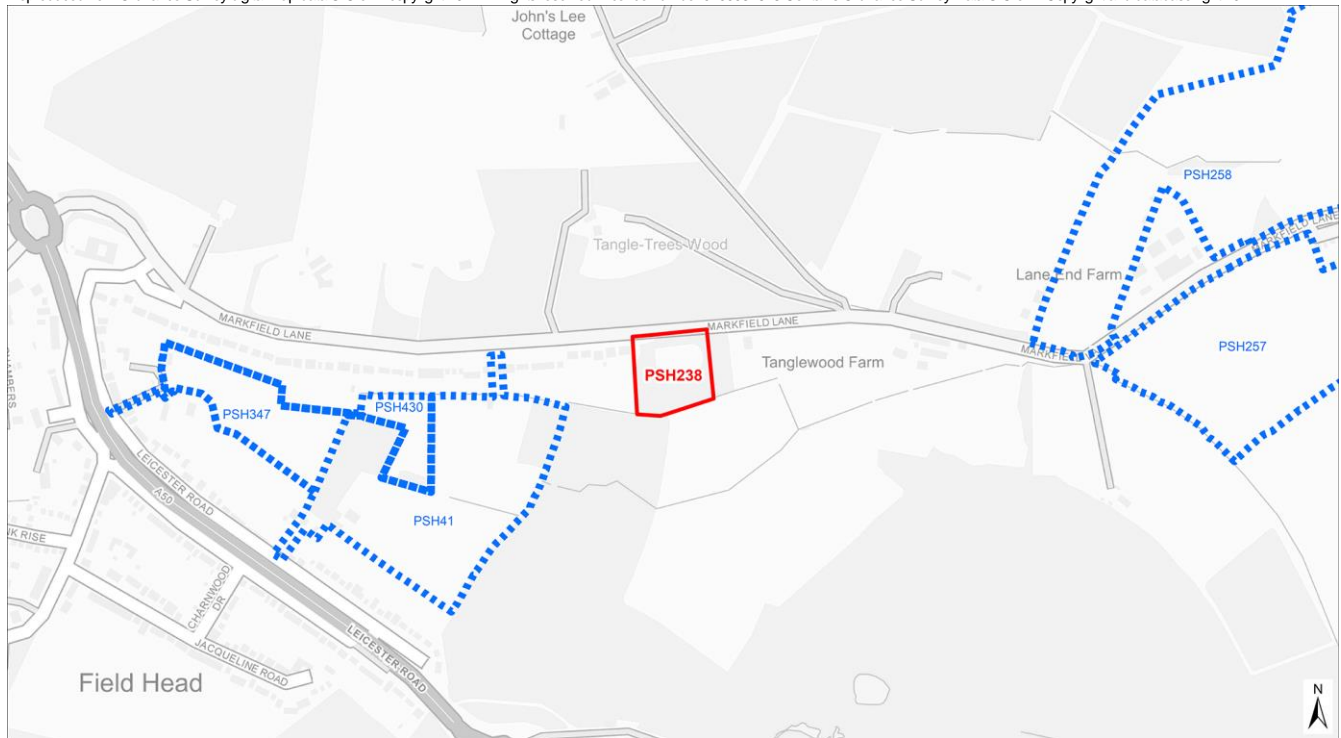


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C/D rating. Mainly mesotrophic grassland and some dense scrub of high ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 16.10ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with low frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 321m from the nearest listed building (Strancliffe Hall). An adverse effect is unlikely as the heritage asset is in an urban area and a combination of buildings and trees obstruct views between the site and the heritage asset. The site is in an isolated location away from the settlement boundary of Barrow-Upon-Soar. However, it is not in a sensitive location with regards to heritage. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	850m to a Secondary School
Access to Convenience Store:	1150m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM181
Charnwood Site ID:	PSH238
Settlement Location:	Newton Linford
Site Address:	Land between 151 and 185 Markfield Lane
Site Area (ha):	1.09

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Potential Site     Other Potential Sites

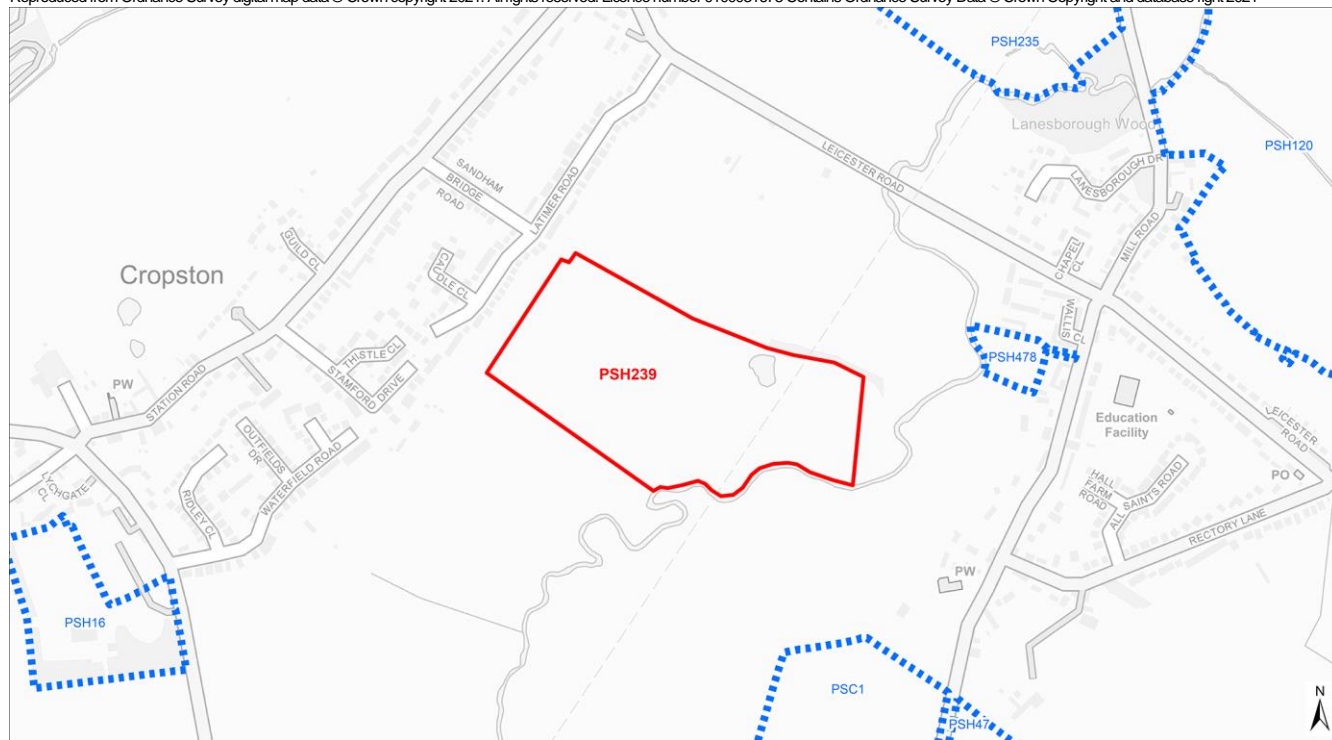


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains semi mature broad-leaved woodland with conifers, a central clearing with birch regeneration and rank grass/tall herbs and some wetter areas with rush and iris. Development would result in habitat loss with little prospect of achieving adequate mitigation on site.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets (local or nationally designated) within close proximity and the small-scale nature of development means that effects are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	<800m to a Public Transport and less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM079
Charnwood Site ID:	PSH239
Settlement Location:	Cropston
Site Address:	Pastureland off Latimer Road
Site Area (ha):	9.69

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Potential Site     Other Potential Sites

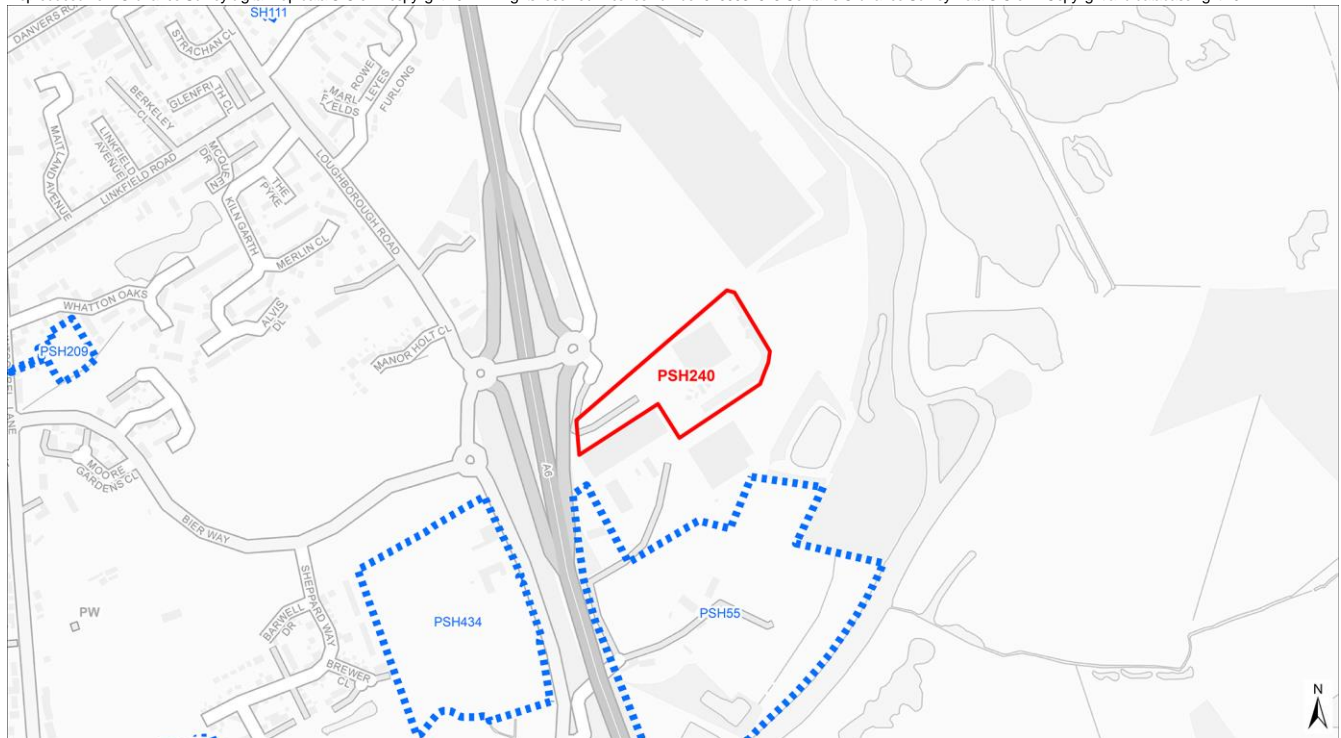


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly recently ploughed arable land of low biodiversity value with the Rotherly Brook to the south east. Potential for impacts on ecological connectivity between the brook corridor and the wider area.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 9.69ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Overlap with area potentially suitable for wind generation.
Historic Environment:	The site is 59m from the nearest listed heritage asset (Sandham Bridge) and within close proximity to the Thurcaston Conservation Area. The bridge and Conservation Area are screened by hedges and trees, and there is open land in all directions. However, a large development would create a considerable strip of development between Cropston and Thurcaston, which would affect their form, and views to and from these areas. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	3500m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM297
Charnwood Site ID:	PSH240
Settlement Location:	Rothley
Site Address:	Wyevale Garden Centre, Rothley
Site Area (ha):	2.57

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Potential Site
  Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low to medium sensitivity
Biodiversity and Nature Conservation:	B rating.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	1127m from less accessible bus stop.
Climate Change Mitigation:	Within 250m of area potentially suitable for wind energy
Historic Environment:	There are no nationally or locally listed heritage assets nearby, nor are there archaeological interest areas. Unlikely to have effects.
Regeneration:	Reuse of brownfield land
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1037m from a healthcare facility and 1127m from a less accessible bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	1941m
Access to Secondary School:	4490m
Access to Convenience Store:	1210 Coop Rothley
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM050
Charnwood Site ID:	PSH241
Settlement Location:	Birstall
Site Address:	Land off Meadow Lane
Site Area (ha):	1.82

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.
Biodiversity and Nature Conservation:	B rating. Mainly amenity grassland of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets within close proximity and the small-scale nature of development means that effects are unlikely. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM126
Charnwood Site ID:	PSH242
Settlement Location:	Barrow upon Soar
Site Address:	Land adjoining 84 Melton Road
Site Area (ha):	0.74

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site consists of dog kennels, dwelling and amenity grassland of negligible biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are heritage assets (nationally or locally designated) within close proximity. Neutral effects are likely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM031
Charnwood Site ID:	PSH245
Settlement Location:	Loughborough
Site Address:	Carillon Court Shopping Centre Derby Square
Site Area (ha):	0.22

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Potential Site
  Other Potential Sites



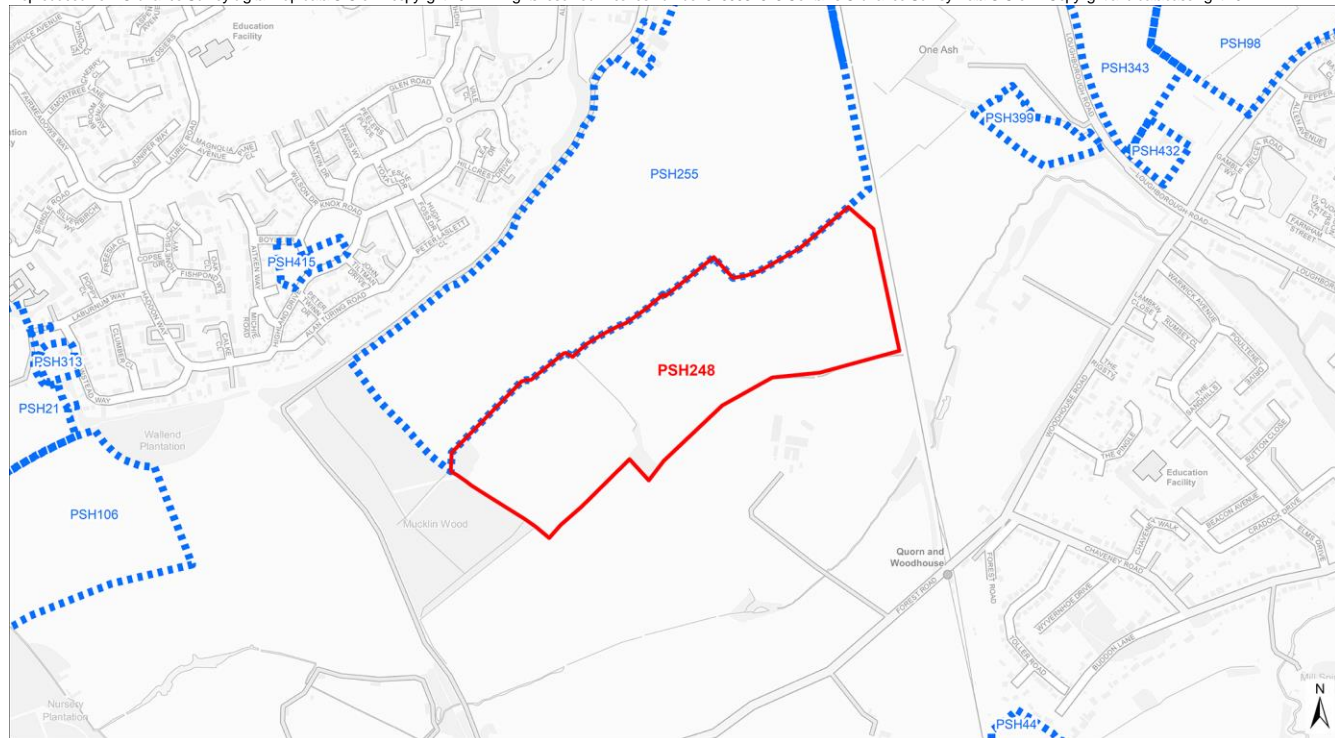
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site is commercial in nature and of negligible ecological value.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site Entirely within Flood Zone 2 or 3
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 31m from the nearest listed building (Loughborough Masonic Hall). The heritage asset is partially screened by a row of buildings along Derby Square. The site also falls within an archaeological alert area. Very close proximity/adjacent to locally listed buildings along Market Street and an old industrial building further away, but in sight. The site is of low quality, and therefore negative effects are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM202
Charnwood Site ID:	PSH248
Settlement Location:	Loughborough
Site Address:	Land South of Woodthorpe and off the A6004
Site Area (ha):	24.53

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Potential Site     Other Potential Sites

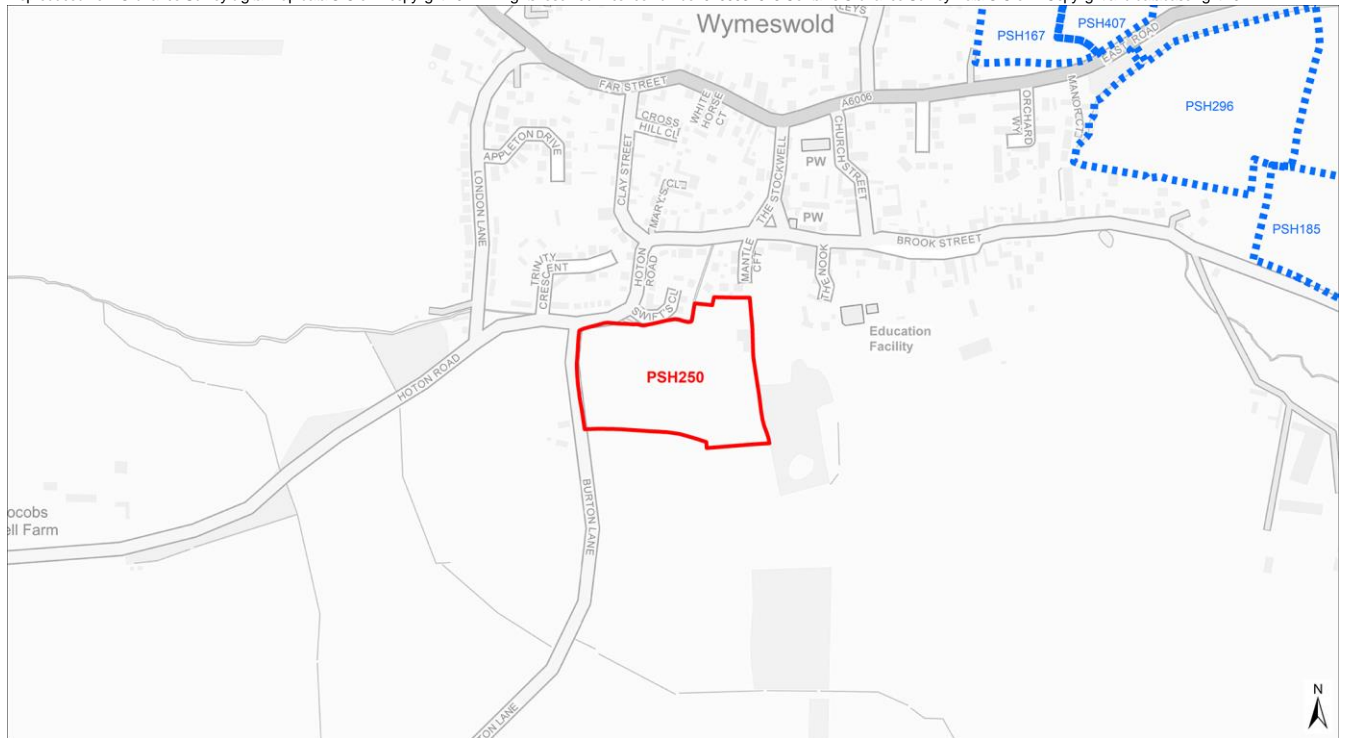


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable land with some woodland cover but adjacent to a LWS (Mucklin Wood) and within the corridor between Loughborough and Quorn (near the River Soar strategic corridor). Potential for development to result in the loss of habitat, impact upon the LWS and ecological connectivity through the River Soar corridor.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 24.53ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 800 - 1200m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 368m from the nearest listed building (One Ash). A direct adverse effect is unlikely as trees obstruct views between the site and the heritage asset and substantial areas of open land would remain (though this site would create a large development and increase overall traffic). Site is 360m from locally listed manor house hotel building. Views are mostly screened and the site is separated by a railway line.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 1200m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 1200m of 1 facility
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM189
Charnwood Site ID:	PSH250
Settlement Location:	Wymeswold
Site Address:	Land off Hoton Road
Site Area (ha):	4

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Potential Site     Other Potential Sites

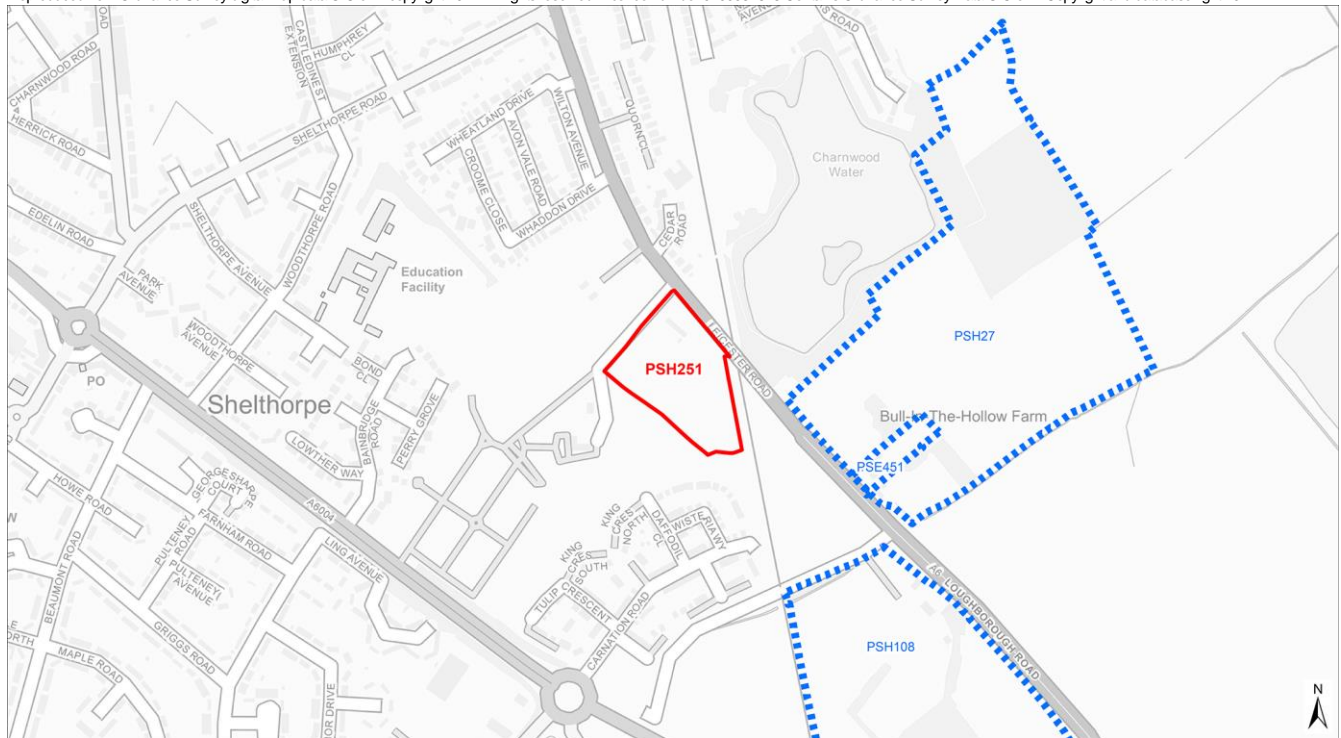


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with area of tall ruderal of limited biodiversity value. River Mantle runs along northern boundary and there is a woodland adjacent with GCN potential in pond. Effects on these habitats can be avoided through adequate buffering.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 4ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is within close proximity to the Wymeswold conservation area and fairly close to several listed buildings. There is potential for development on the site to result in harm to the character of the conservation area but this can possibly be avoided through sensitive design. No locally listed buildings within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM140
Charnwood Site ID:	PSH251
Settlement Location:	Loughborough
Site Address:	Sports Ground off Leicester Road
Site Area (ha):	2.22

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Potential Site     Other Potential Sites

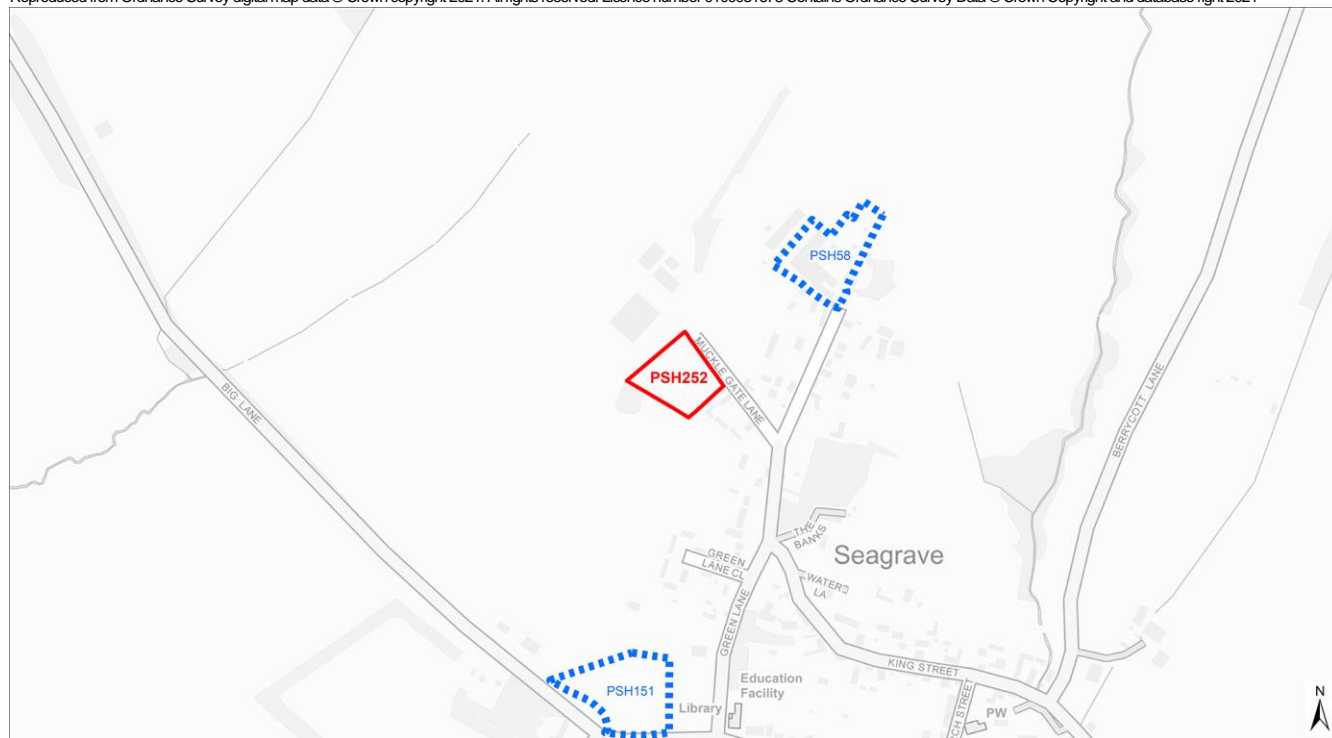


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

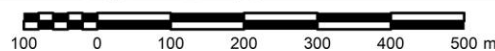
Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site consists of sports pitches and is adjacent to GCR habitat corridor and LWS of ecological connectivity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Part brownfield but mainly playing fields
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Loughborough Cemetery and associated listed chapel, gates and railings. An adverse effect is unlikely as the cemetery is well screened by trees along its boundary and the development site itself does not contribute significantly to the setting of the cemetery. Site is 320m from locally listed school/college building and no significant effect are predicted due to substantial screening by trees.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m – 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM207
Charnwood Site ID:	PSH252
Settlement Location:	Seagrave
Site Address:	Land adjacent Rose Farm Mucklegate Lane
Site Area (ha):	0.77

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Potential Site     Other Potential Sites

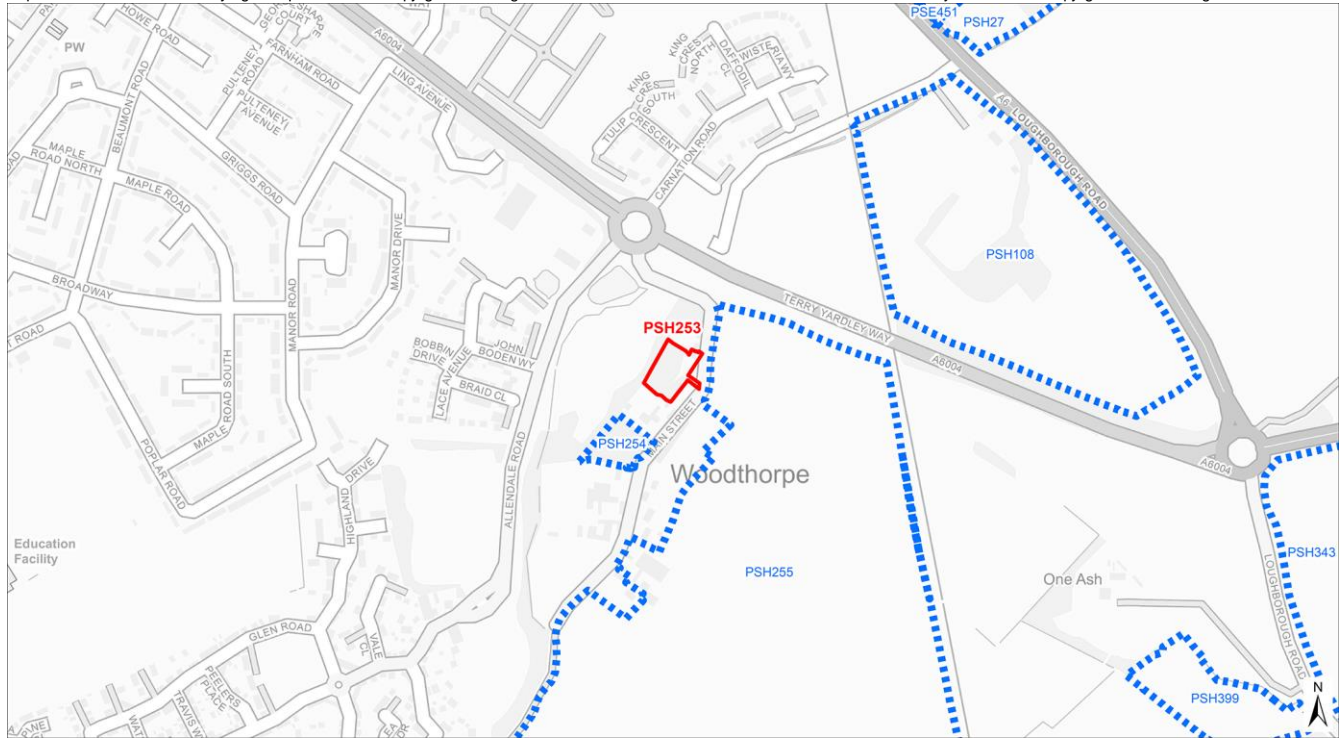


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Mainly semi improved neutral grassland but with an unusual species mix (including agrimony - an axiophyte of old grassland) of local rarity and biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 0.77ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with low frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Seagrave conservation area and its development would reduce the openness of this part of the settlement. However, development would be small scale, and unlikely to have direct impacts. No locally listed buildings are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM224
Charnwood Site ID:	PSH253
Settlement Location:	Woodthorpe
Site Address:	Land adjacent 43 Main Street
Site Area (ha):	0.36

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Potential Site     Other Potential Sites

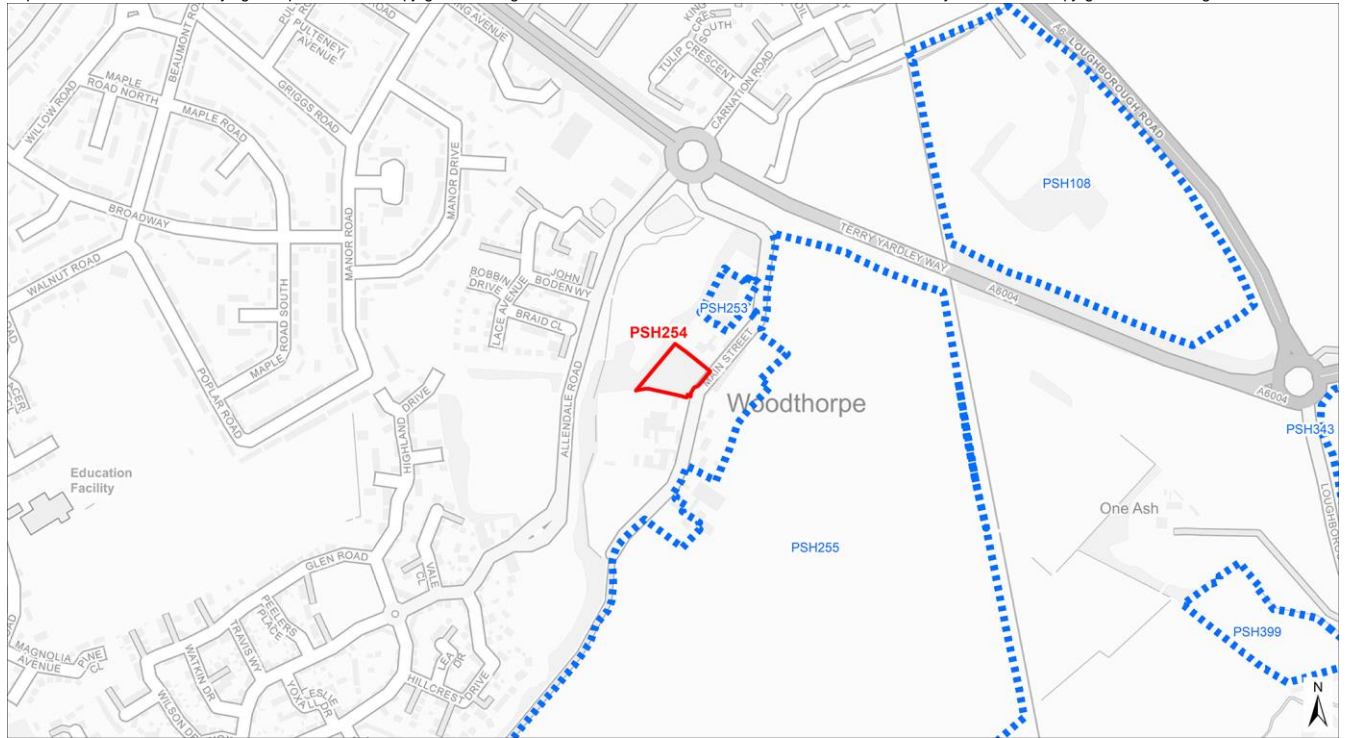


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains scrub with ruderal vegetation and is adjacent to a linear broadleaved plantation. Potential of loss of woody vegetation of some ecological value in a poorly wooded area.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 242m from the nearest listed building (Reynall's). However, it is well screened and unlikely to have significant effects given the small scale nature of the site. No locally listed buildings are nearby.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre and within 800m of an excellent frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1020m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 800m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM223
Charnwood Site ID:	PSH254
Settlement Location:	Woodthorpe
Site Address:	Land adjacent 63 Main Street
Site Area (ha):	0.38

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Potential Site
  Other Potential Sites

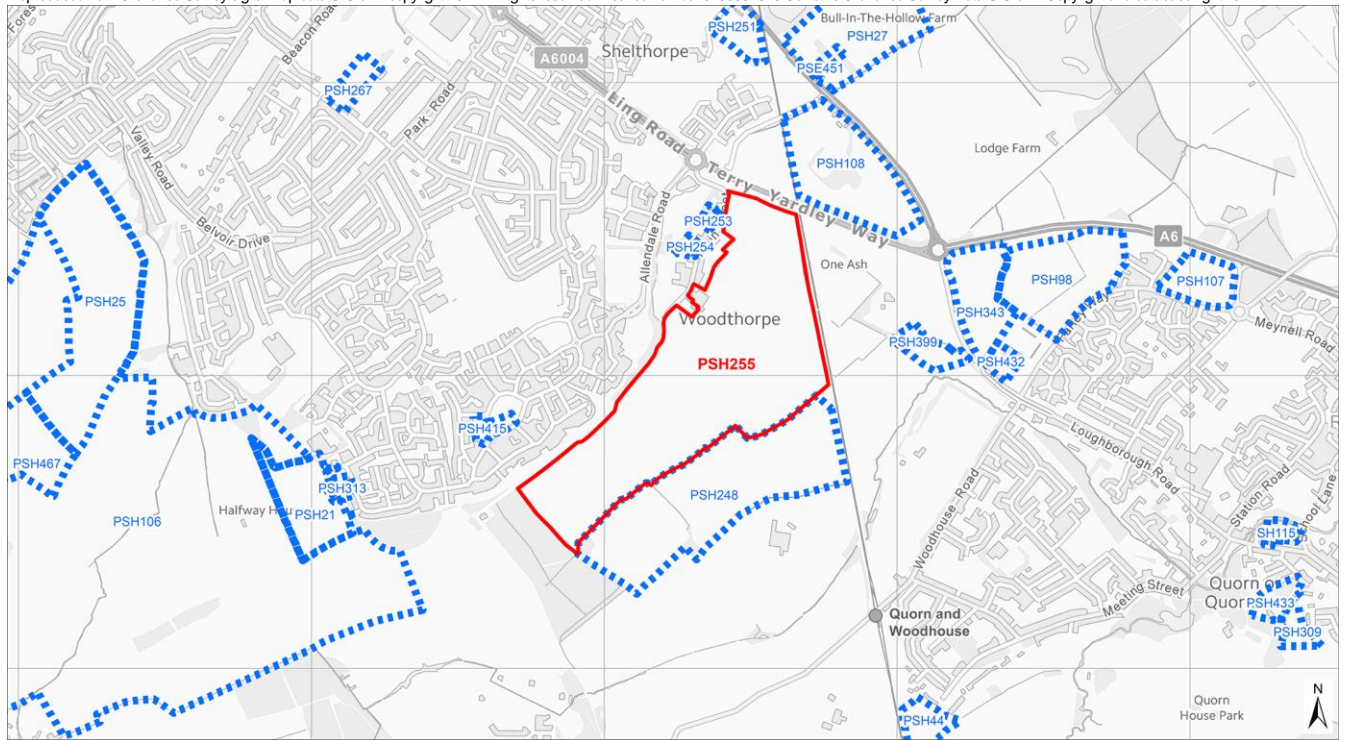


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

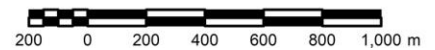
Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains scrub with ruderal vegetation and is adjacent to a linear broadleaved plantation. Potential of loss of woody vegetation of some ecological value in a poorly wooded area.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800 - 1200m from a bus stop with excellent frequency services.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 242m from the nearest listed building (Reynall's). However, it is well screened and unlikely to have significant effects given the small scale nature of the site. The site falls within an archaeological alert area. There are no locally listed buildings nearby.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1100m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	480m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 800m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM115
Charnwood Site ID:	PSH255
Settlement Location:	Loughborough
Site Address:	Land at Woodthorpe, East & West of A6004 Epinal Way
Site Area (ha):	48.75

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable land with a dry pond and small woodland plantation. Collectively of low biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of over 20ha of Grade 1 and 2 land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 400 - 800m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent to a listed building (Reynall's). The development would be very large scale and would erode the rural nature of the built environment in this location. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Within 400m to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM183
Charnwood Site ID:	PSH257
Settlement Location:	Newton Linford
Site Address:	Land South of Markfield Lane
Site Area (ha):	10.36

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Potential Site     Other Potential Sites



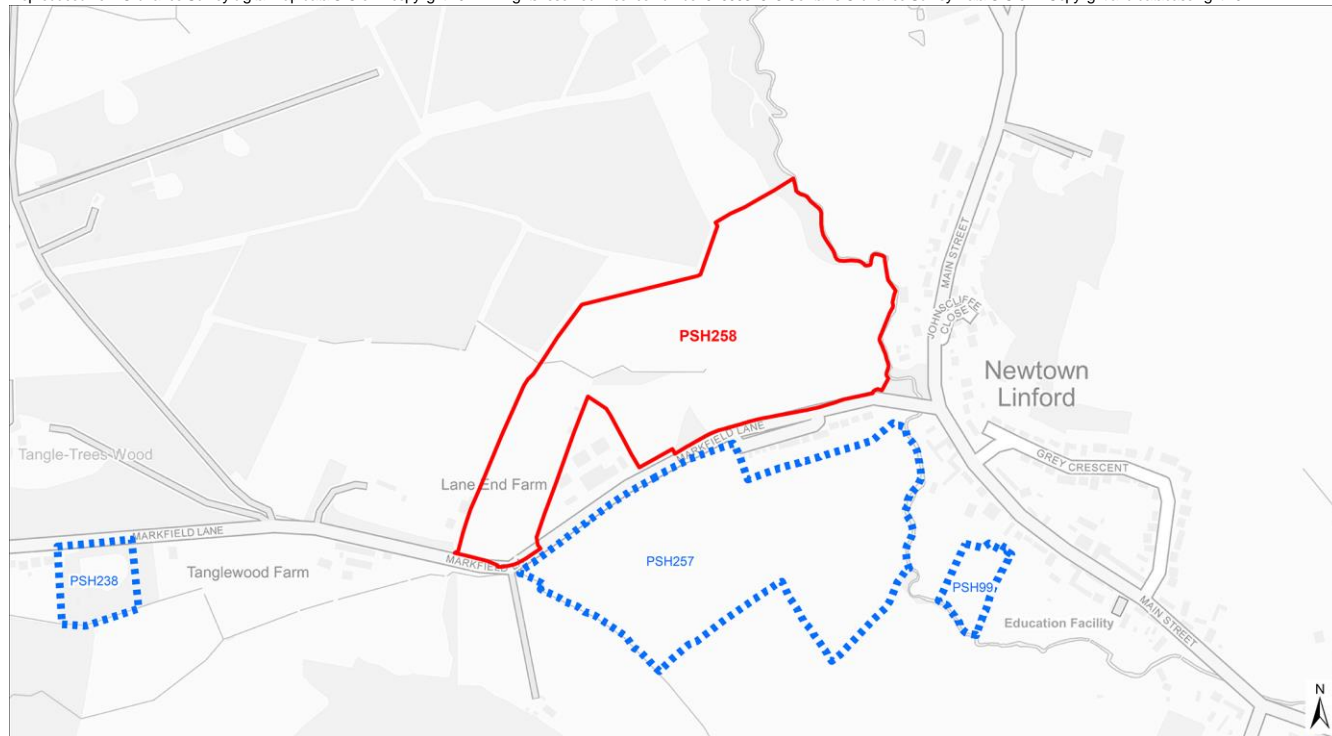
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable fields and species poor semi improved grassland. A brook runs along the eastern boundary which forms part of a LWS upstream and thus of ecological connectivity importance. The site also provides ecological connectivity between LWS and Bradgate Park nearby. Potential for impact on ecological connectivity.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 9.48ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no locally designated assets. However, the site is 26m from the nearest listed building (78 Main Street) and adjacent to the Newtown Linford Conservation Area. The scale of the site could lead to significant impacts on the surrounding countryside and the historic form of the settlement.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	350m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs



AECOM Site ID:	AECOM184
Charnwood Site ID:	PSH258
Settlement Location:	Newton Linford
Site Address:	Land North of Markfield Lane
Site Area (ha):	12.61

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Potential Site     Other Potential Sites

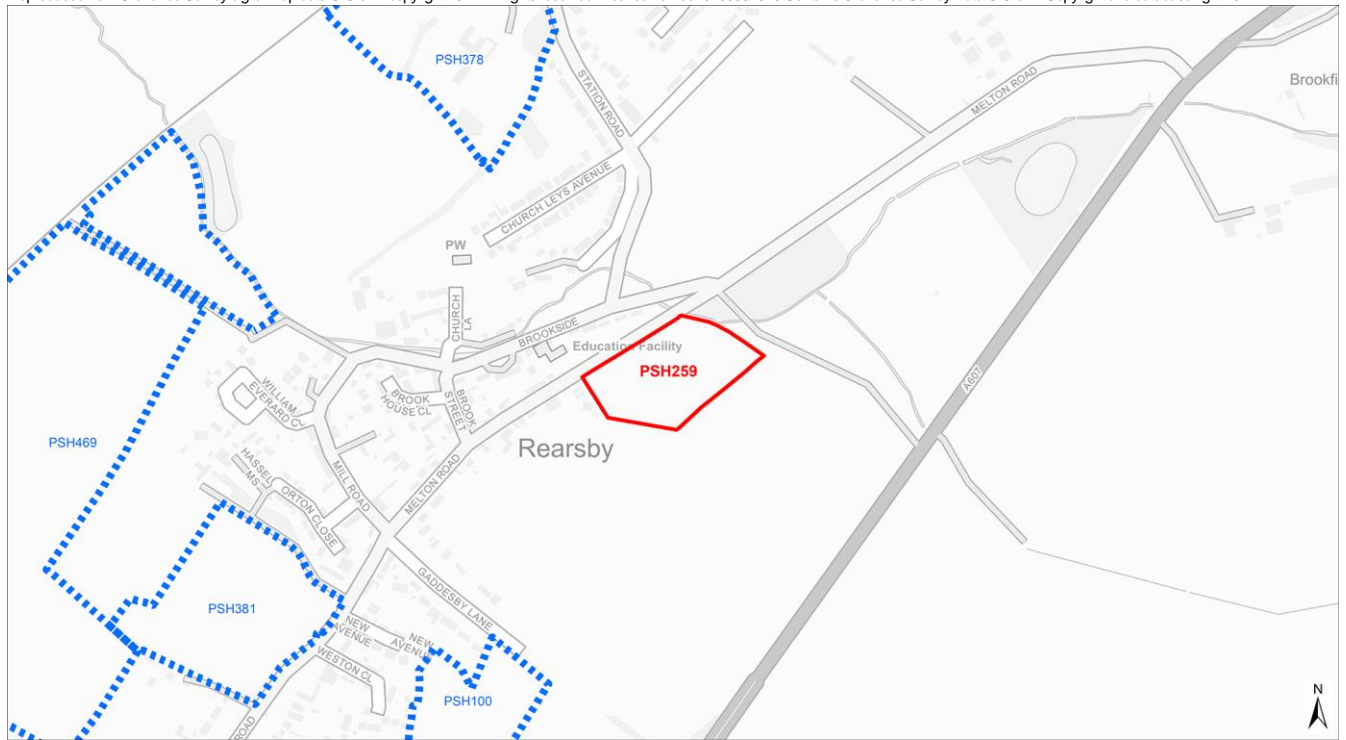


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly improved grassland with smaller areas of Broadleaved Woodland and wooded stream corridor through centre of site. The Wooded stream is designated as a LWS to the north east boundary of the site. There is potential for impact on the stream corridor, the grassland (loss of permanent pasture) and nearby LWS.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 7.99ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	Site is 285m from locally listed mill building, but direct effects are unlikely. However, the site is just 14m from the nearest listed building (92 and 94 Main Street) and adjacent to the Newtown Linford Conservation Area. The site is screened by trees along its boundary which should reduce the potential for impacts. However, the scale of the site could have significant impacts on the surrounding countryside and the historic form of the settlement. Part of the site falls within an archaeological alert area.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	360m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM065
Charnwood Site ID:	PSH259
Settlement Location:	Rearsby
Site Address:	Land off Melton Road, Rearsby
Site Area (ha):	2.21

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Potential Site     Other Potential Sites

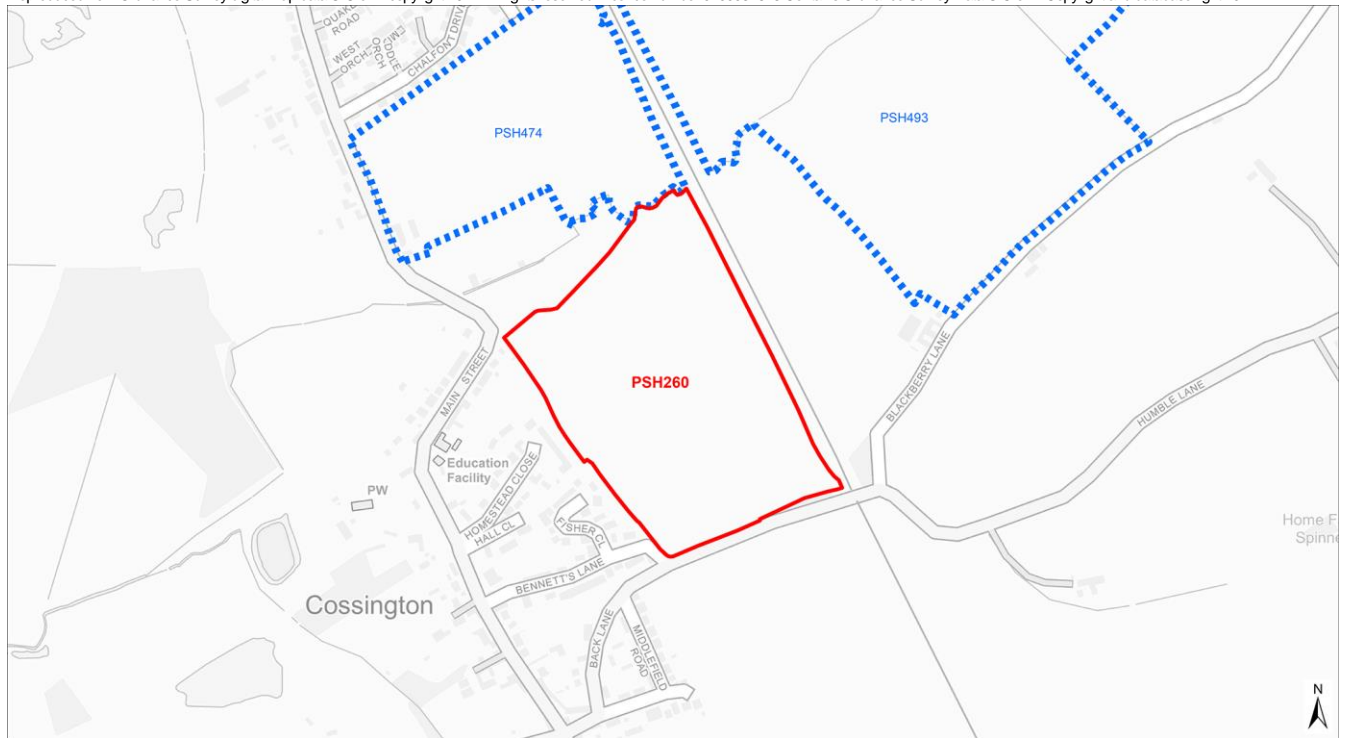


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value. However, adjacent to the Rearsby Willows LWS.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of 2.21ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 175m from the nearest listed building (Bridge at Rearsby) and adjacent to the Rearsby Conservation Area. Development of this scale would likely affect the relatively open / rural nature of the approach into Rearsby along Melton Road. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM113
Charnwood Site ID:	PSH260
Settlement Location:	Cossington
Site Address:	Land to rear of Derry's Garden Centre
Site Area (ha):	11.97

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Potential Site     Other Potential Sites

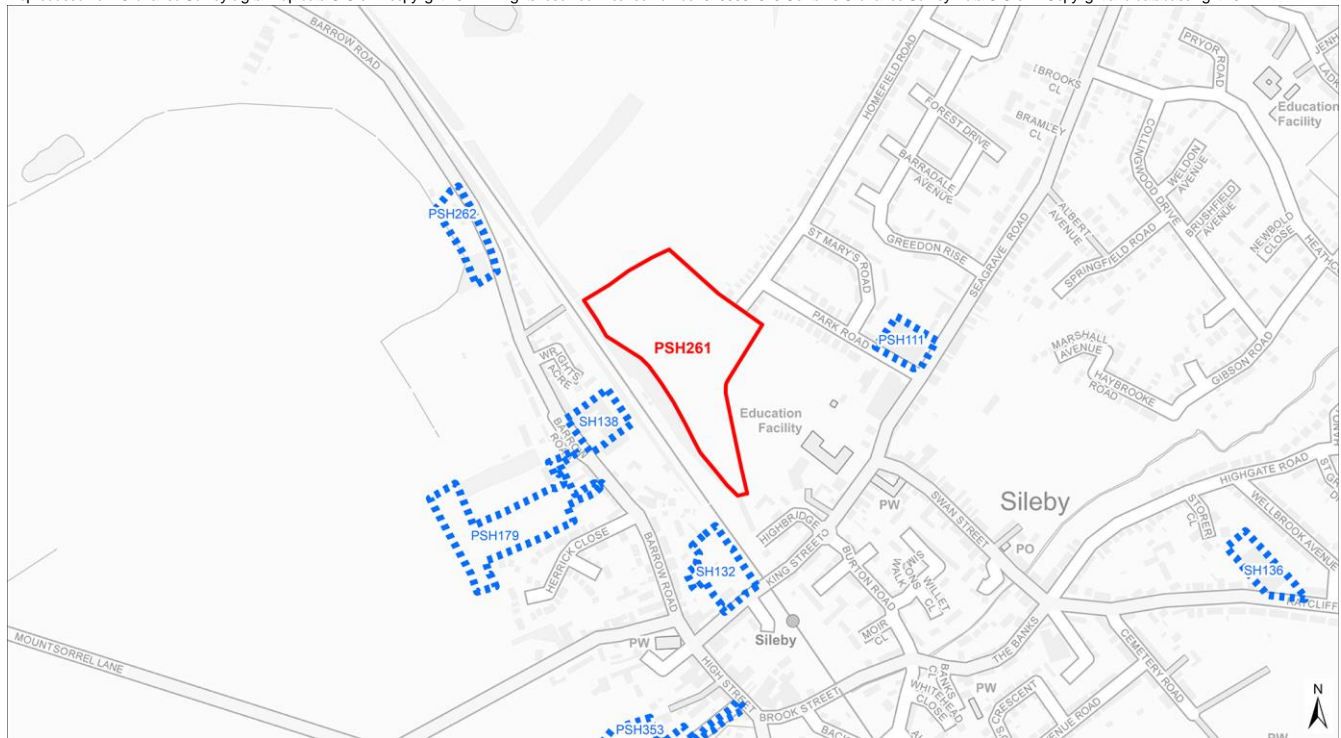


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value with a small area of broadleaved woodland to the south east and unnamed tributary of Soar forms part of the northern boundary.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 11.97ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200m - 400m from a bus stop with good frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is nearby (88m from) the Cossington conservation area but existing built development between the site and the conservation would screen development somewhat. However, the substantial scale of development would alter the form of the settlement and would also totally change the view towards the village from the railway lines (reducing the villages rural appearance). The site is also in very close proximity to a locally listed building (45m) and views and local character which add to the significance of the locally listed site could potentially be affected.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM016
Charnwood Site ID:	PSH261
Settlement Location:	Sileby
Site Address:	Land off Holmefield Road
Site Area (ha):	3.45

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Potential Site
  Other Potential Sites

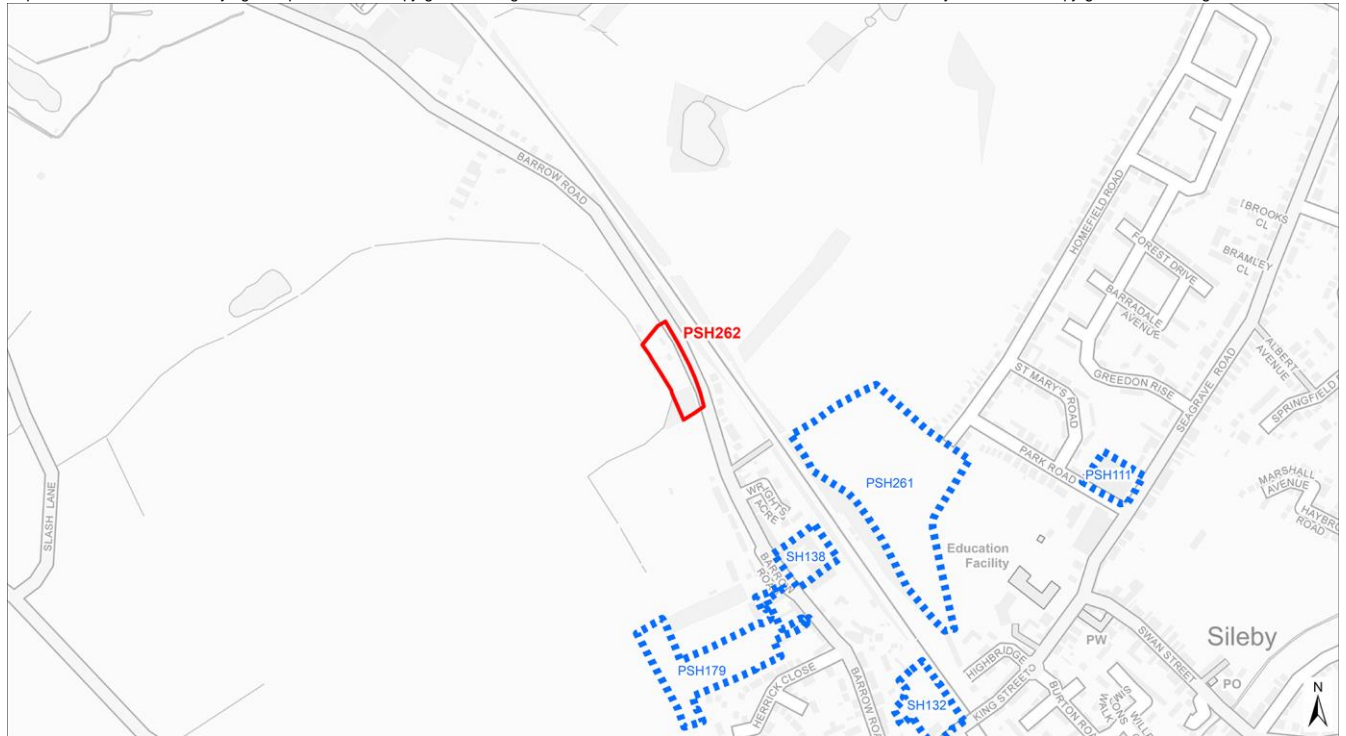


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly permanent pasture of limited biodiversity value and hedgerow.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 3.45ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 148m from the nearest listed building (7 King Street). An adverse effect is unlikely as the site is on the edge of an urban area and a combination of buildings and trees obstruct views between the site and the heritage asset. The site is also 45m from the Sileby conservation area but an adverse effect is unlikely as it is screened by trees along its boundary and development can be delivered to be in-keeping with the character of the designated area. The site falls within an archaeological alert area. Site is nearly 400m away from locally listed church and separated by extensive residential housing and streets.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM151
Charnwood Site ID:	PSH262
Settlement Location:	Sileby
Site Address:	Land off 115 Barrow Road
Site Area (ha):	0.48

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Potential Site     Other Potential Sites

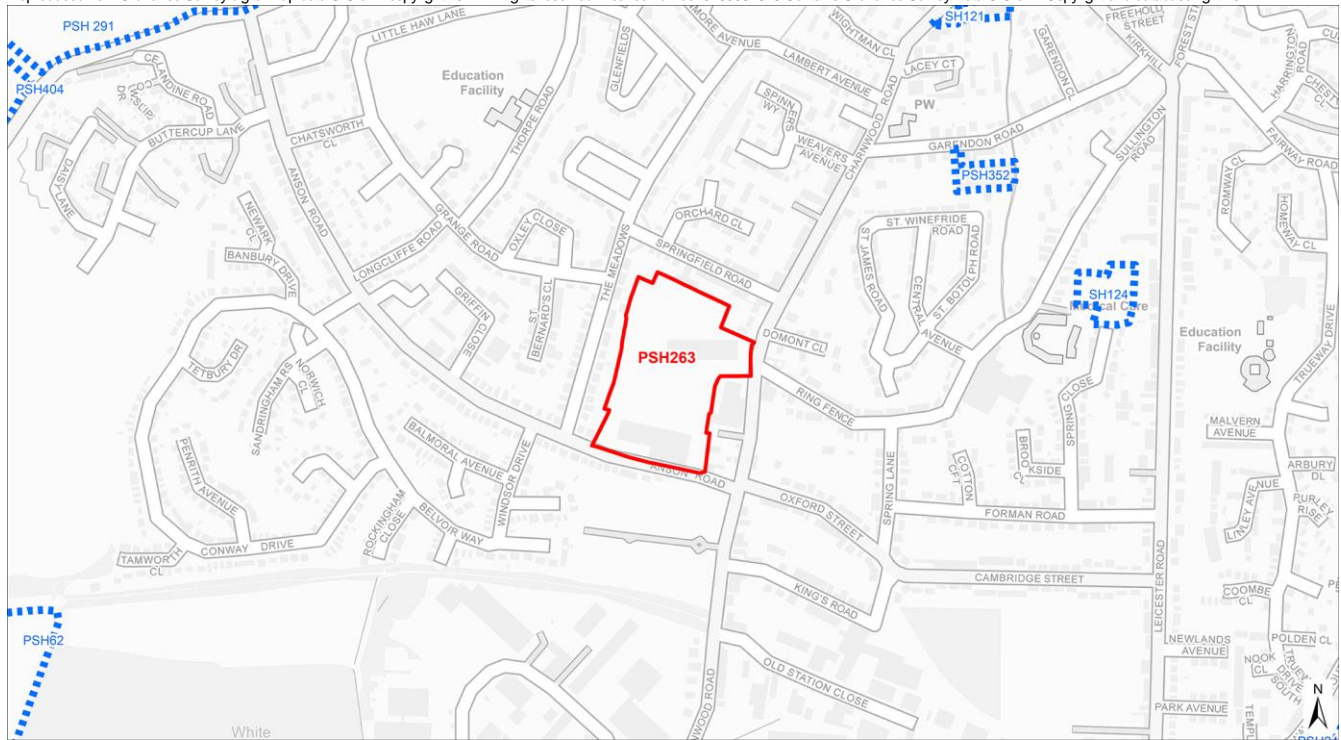


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly built development with amenity grassland of low biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Part brownfield and part greenfield land of limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets (national or locally designated) within close proximity and the small scale nature of development means that effects are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	580m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM039
Charnwood Site ID:	PSH263
Settlement Location:	Shepshed
Site Address:	Manheim Auctions Charnwood Road
Site Area (ha):	3.6

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Potential Site     Other Potential Sites

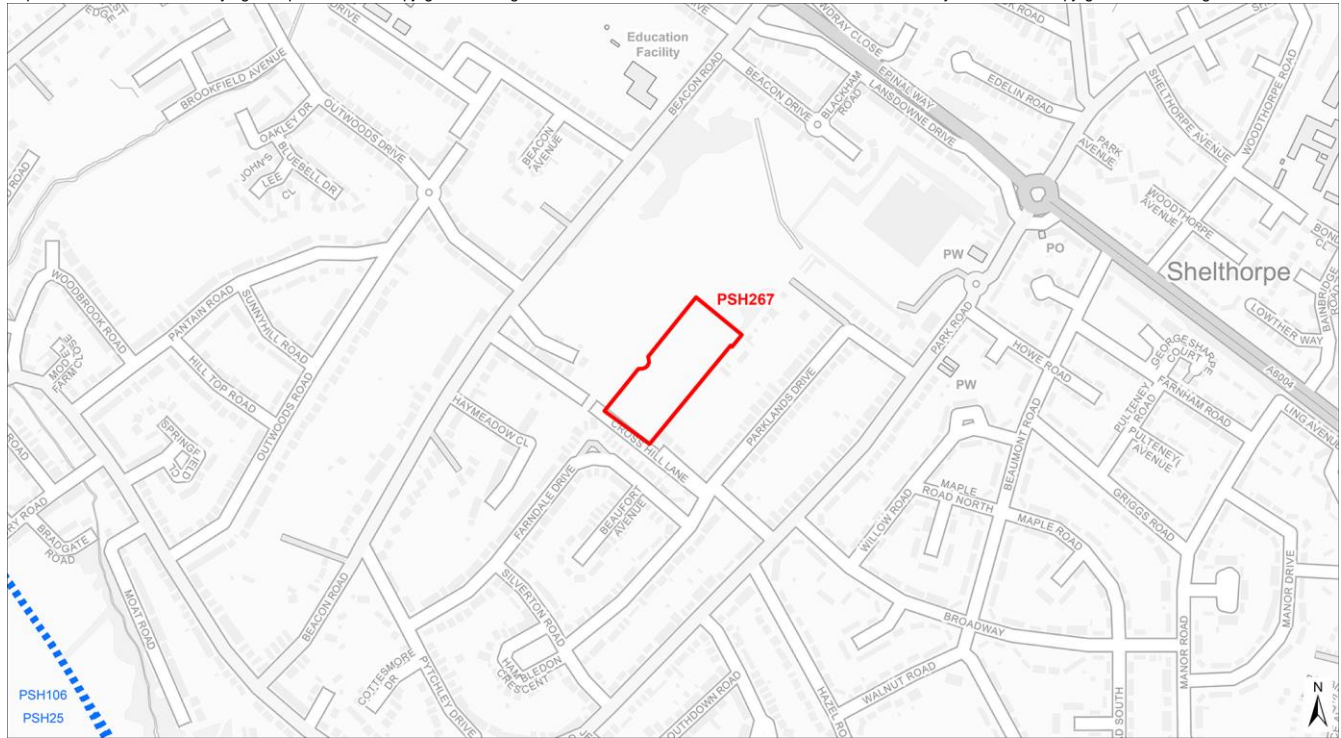


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is adjacent to a bus stop with excellent frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is within an urban built-up area and there are no heritage assets within close proximity. Site is 320m away from locally listed building but is screened by landscape features and roads.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM144
Charnwood Site ID:	PSH267
Settlement Location:	Loughborough
Site Address:	Land off Beacon Road
Site Area (ha):	1.52

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Potential Site
  Other Potential Sites

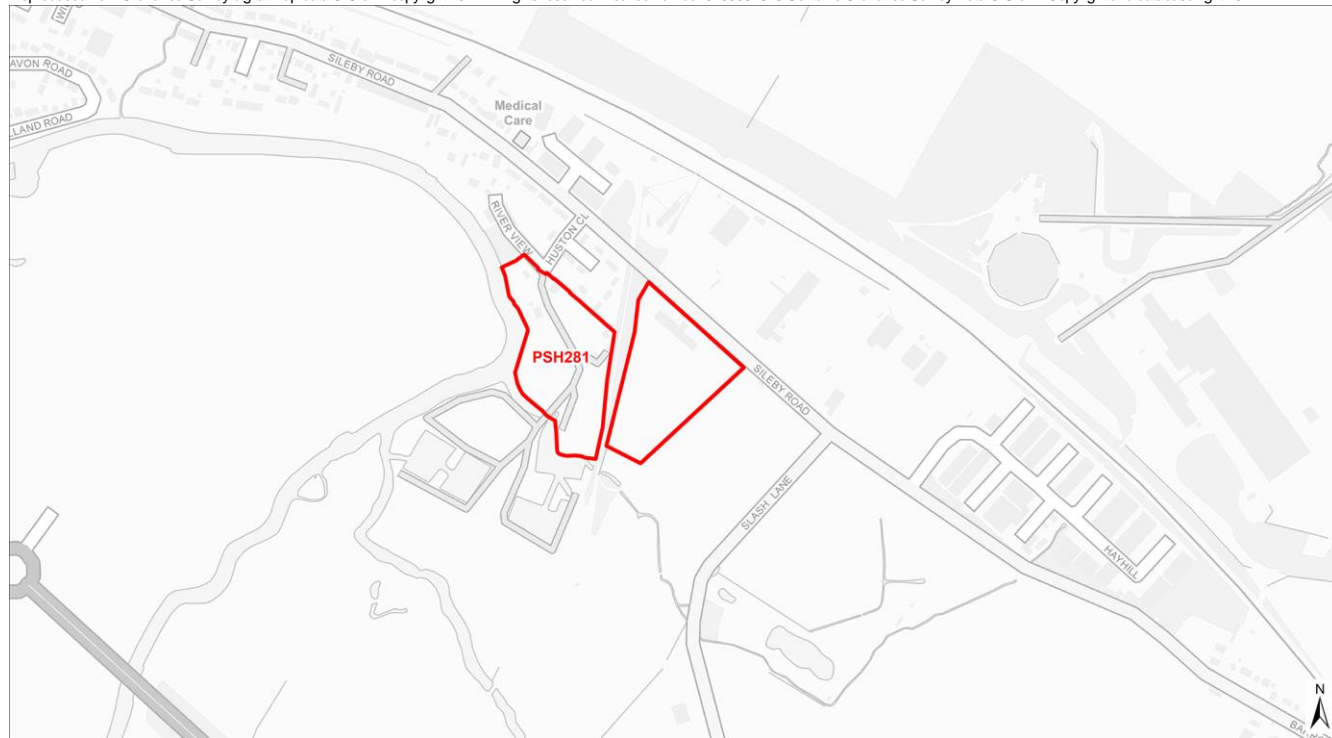


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. Mainly horse grazed species poor semi improved grassland. The wider site contains badger setts and the site has ecological connectivity value for badger movement.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets (locally or nationally designated) within close proximity, and the scale and location of development is unlikely to lead to adverse effects.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM292
Charnwood Site ID:	PSH281
Settlement Location:	Barrow Upon Soar
Site Address:	Huston Close/River View
Site Area (ha):	2.31

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Potential Site     Other Potential Sites



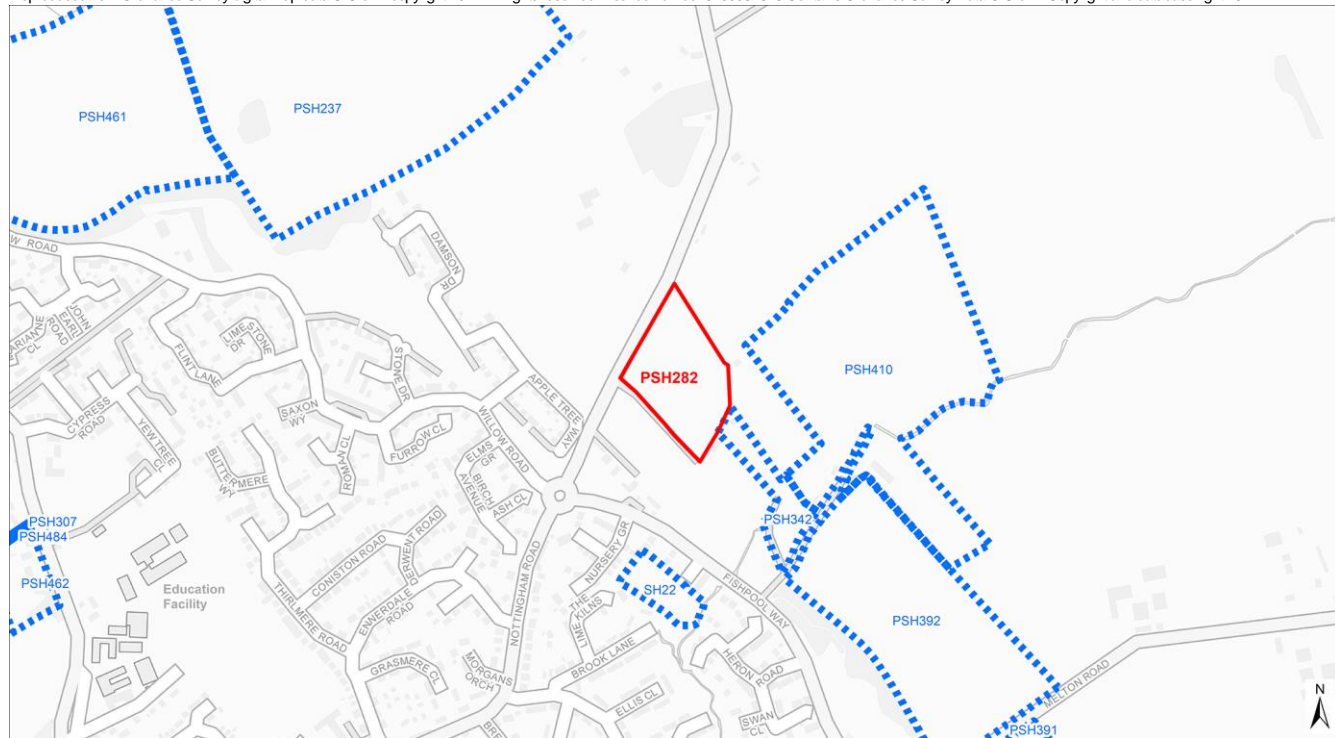
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low to medium sensitivity
Biodiversity and Nature Conservation:	B Rating
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of Greenfield Land with Limited Agricultural Value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	160m from a bus stop with a good service
Climate Change Mitigation:	Within 250m of area potentially suitable for wind energy
Historic Environment:	There are no nearby heritage assets (national or local) that would be impacted by development on site. Two nearby archaeological interest areas but not directly on site.
Regeneration:	Reuse of brownfield land
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	1430m from a healthcare facility and 160m from a bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/a
Access to Primary School:	1590m from a primary school
Access to Secondary School:	2200m from a secondary school
Access to Convenience Store:	1500m from a convenience store
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA



AECOM Site ID:	AECOM127
Charnwood Site ID:	PSH282
Settlement Location:	Barrow upon Soar
Site Address:	Land off Nottingham Road
Site Area (ha):	1.93

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Potential Site     Other Potential Sites

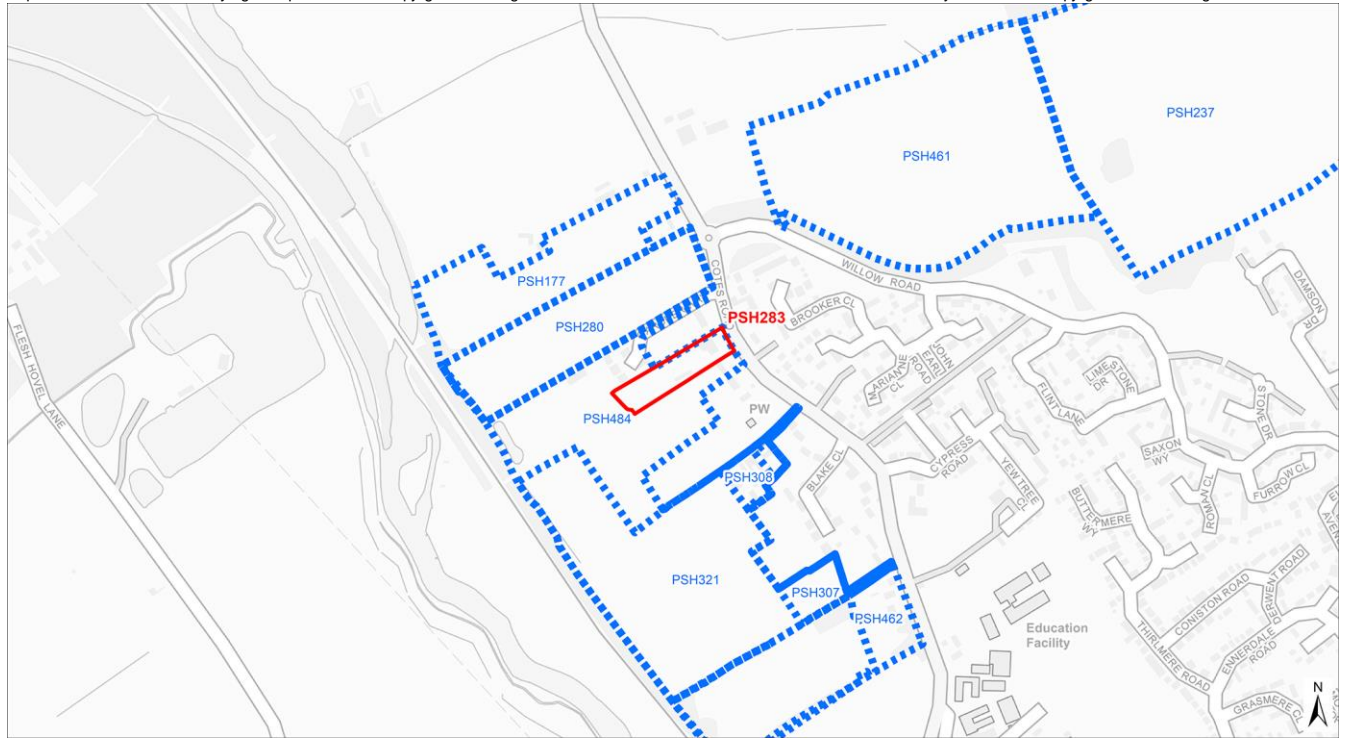


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly rank semi improved neutral grassland and allotments of moderate biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 1.93ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are heritage assets (nationally or locally designated) within close proximity. Neutral effects are likely.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM239
Charnwood Site ID:	PSH283
Settlement Location:	Barrow upon Soar
Site Address:	123 Cotes Road
Site Area (ha):	0.65

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Potential Site     Other Potential Sites

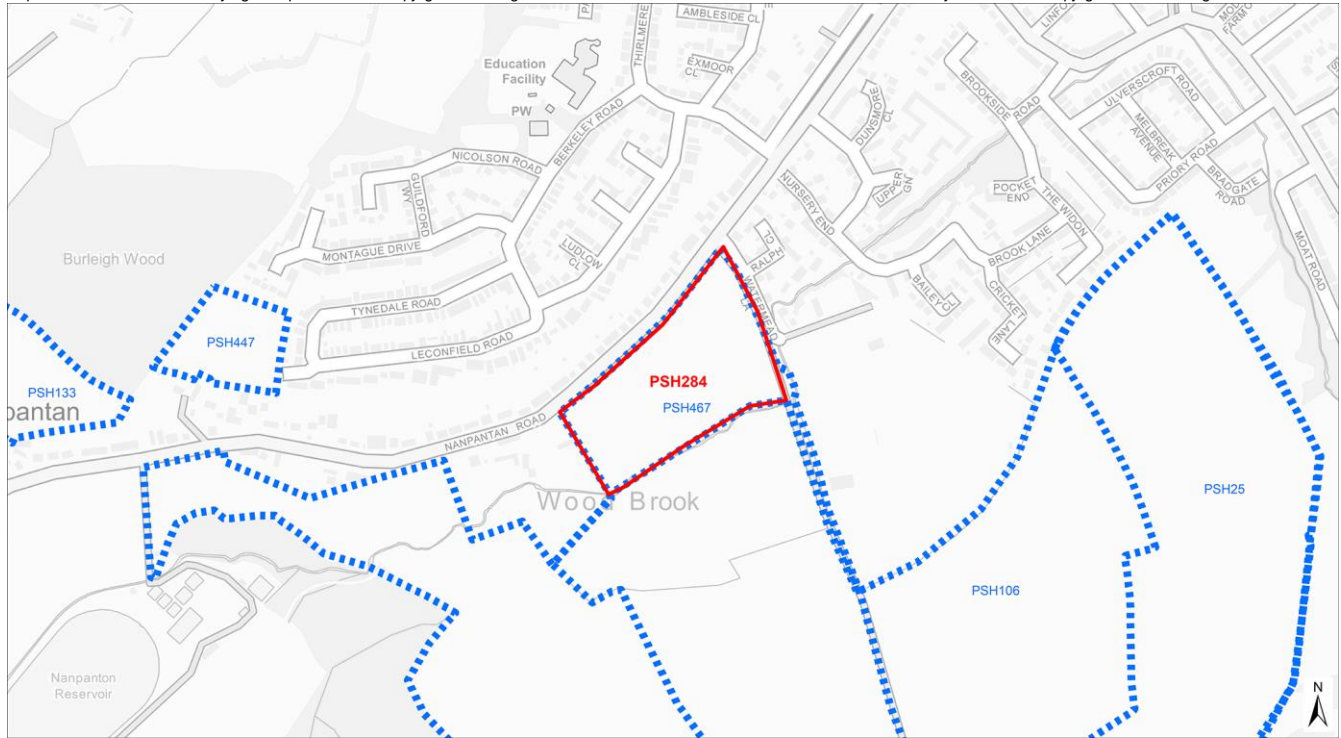


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site consists of a dwelling with domestic garden and amenity grassland south west of a LWS. There is potential for disturbances to the LWS and effects on ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is small scale and at the edge of an urban built-up area and the closest nationally listed building is at a distance of 400m. The relatively small site is 91m from a locally listed chapel and cemetery, but is unlikely to intrude and trees provide partial screening.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre and less than 200m from a bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM178
Charnwood Site ID:	PSH284
Settlement Location:	Loughborough
Site Address:	Land south of Nanpantan Road
Site Area (ha):	4.7

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Potential Site     Other Potential Sites

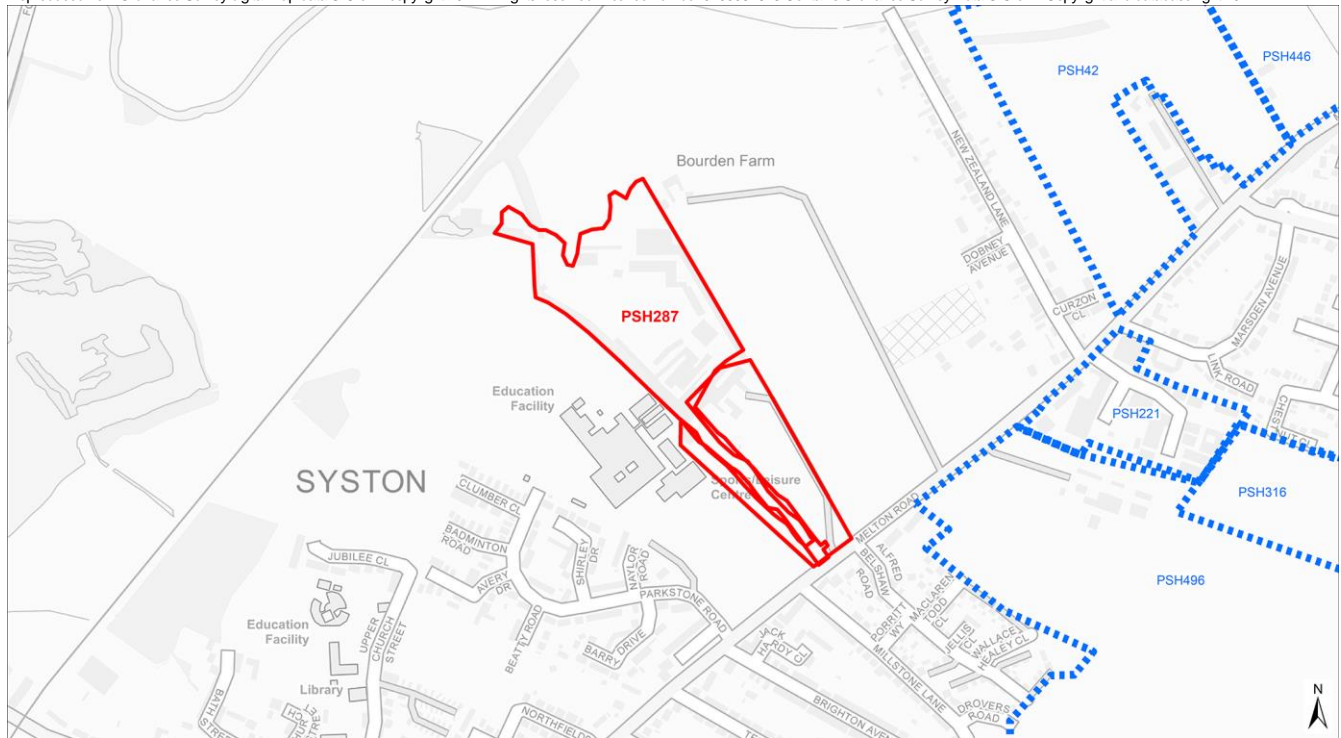


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable fields with hedgerows of limited biodiversity value.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.44ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no listed buildings (local or nationally designated) within 400m. There are also no other heritage assets within close proximity and no significant effects are likely overall.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	370m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM209
Charnwood Site ID:	PSH287
Settlement Location:	Queniborough
Site Address:	Queniborough Lodge
Site Area (ha):	7.51

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Potential Site     Other Potential Sites

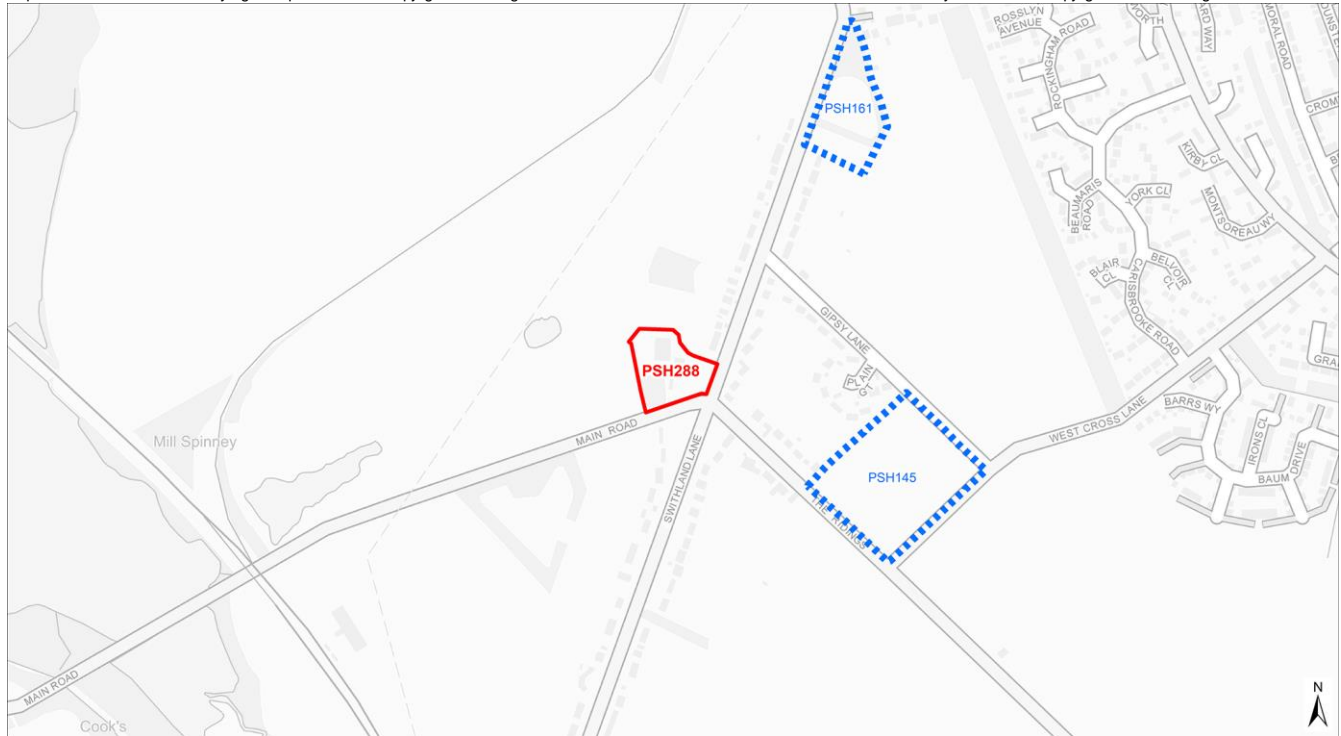


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains buildings, hardstanding, gardens, species poor semi improved grassland woodland ponds and ditches, an area of LWS and Great Crested Newts. The site is also within close proximity to river Wreake LWS and Syston Marsh LWS and thus of ecological connectivity importance.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Part Brownfield and Part Greenfield land.
Air Quality:	Residential development within AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 76m from the nearest listed building (nationally and locally listed) (Wreake Valley Academy) and includes a small area of archaeological interest. The current buildings and structures on the site are not particularly complementary to the listed building, and so negative effects are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	Within 500m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM101
Charnwood Site ID:	PSH288
Settlement Location:	Rothley
Site Address:	Brickyard Farm Rothley
Site Area (ha):	0.86

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Potential Site     Other Potential Sites

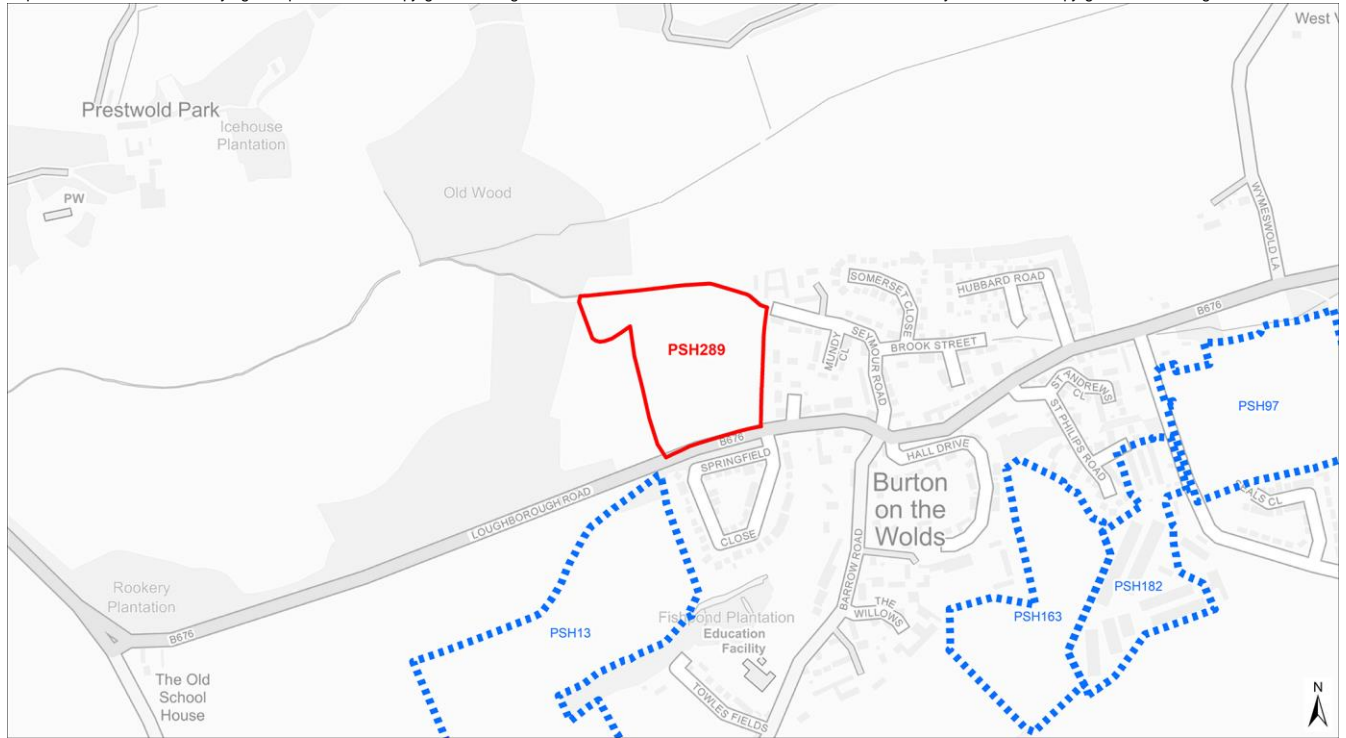


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains a derelict building of low bat potential and tall ruderal / scrub surrounds of limited biodiversity value. Scrub can potentially be preserved through development but there is potential for the loss of other onsite habitats.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800 - 1200m from a bus stop with limited frequency services.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is adjacent to a conservation area (Rothley Ridgeway conservation area). Though there are no designated heritage assets nearby, the openness of the conservation area could be affected by development. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 1200m from a GP or Health Centre
Loss of Employment Land:	Rural business
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 1200m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM218
Charnwood Site ID:	PSH289
Settlement Location:	Burton on the Wolds
Site Address:	Land off Loughborough Road
Site Area (ha):	3.86

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Potential Site     Other Potential Sites

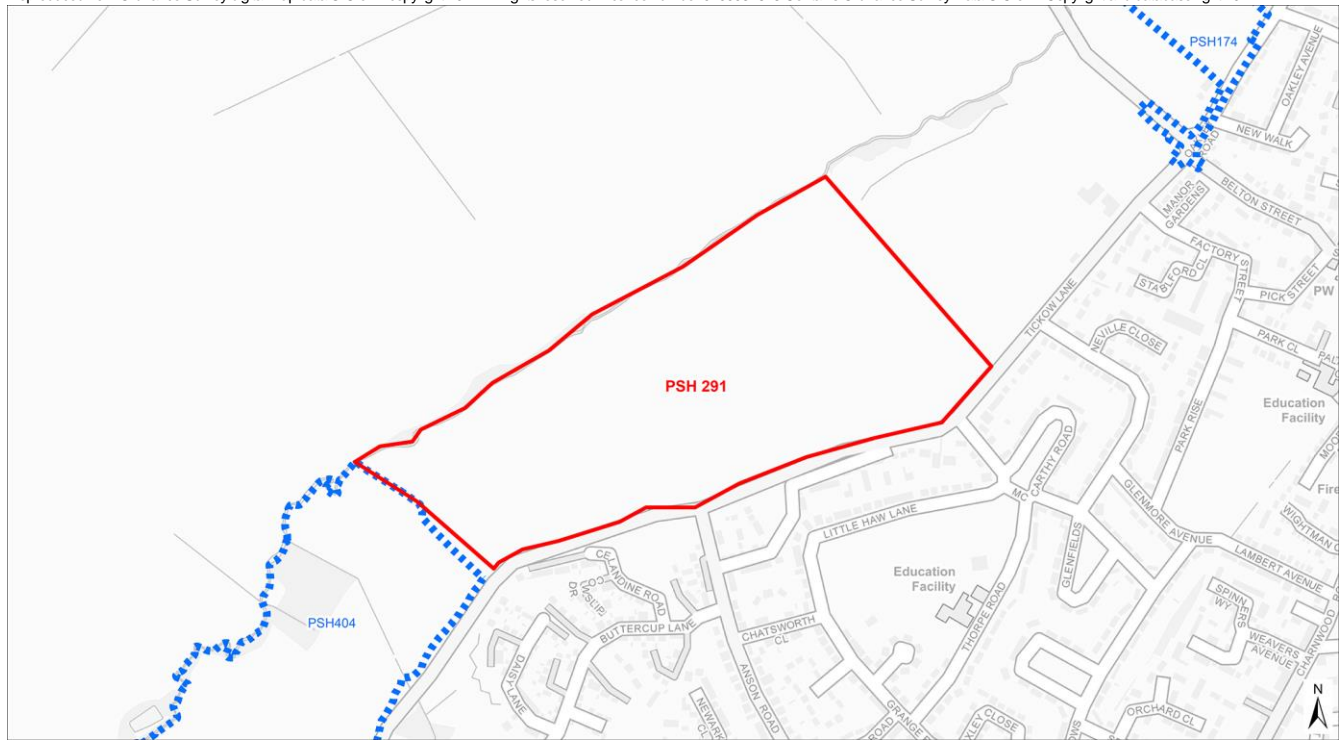


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value with broadleaved woodland to the west that can be adversely affected.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 3.86ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent to the Prestwold Hall Registered Parks and Gardens site. The boundary of the heritage asset includes dense tall woodland that is likely to avoid any adverse effects on Prestwold Hall and its grounds. However, there is potential for development to result in minor negative effects on the character of the woodland and undermine the current openness surrounding the heritage site. The site is also adjacent to a listed building (32-34 Seymour Road) which can be adversely affected if the site is not developed sensitively. Part of the site also falls within an area of archaeological interest. There are no locally listed sites visible from the site.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM013
Charnwood Site ID:	PSH 291
Settlement Location:	Shepshed
Site Address:	Land at Tickow Lane (Phase 2), Shepshed LE12 9LY
Site Area (ha):	21.15

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Potential Site     Other Potential Sites

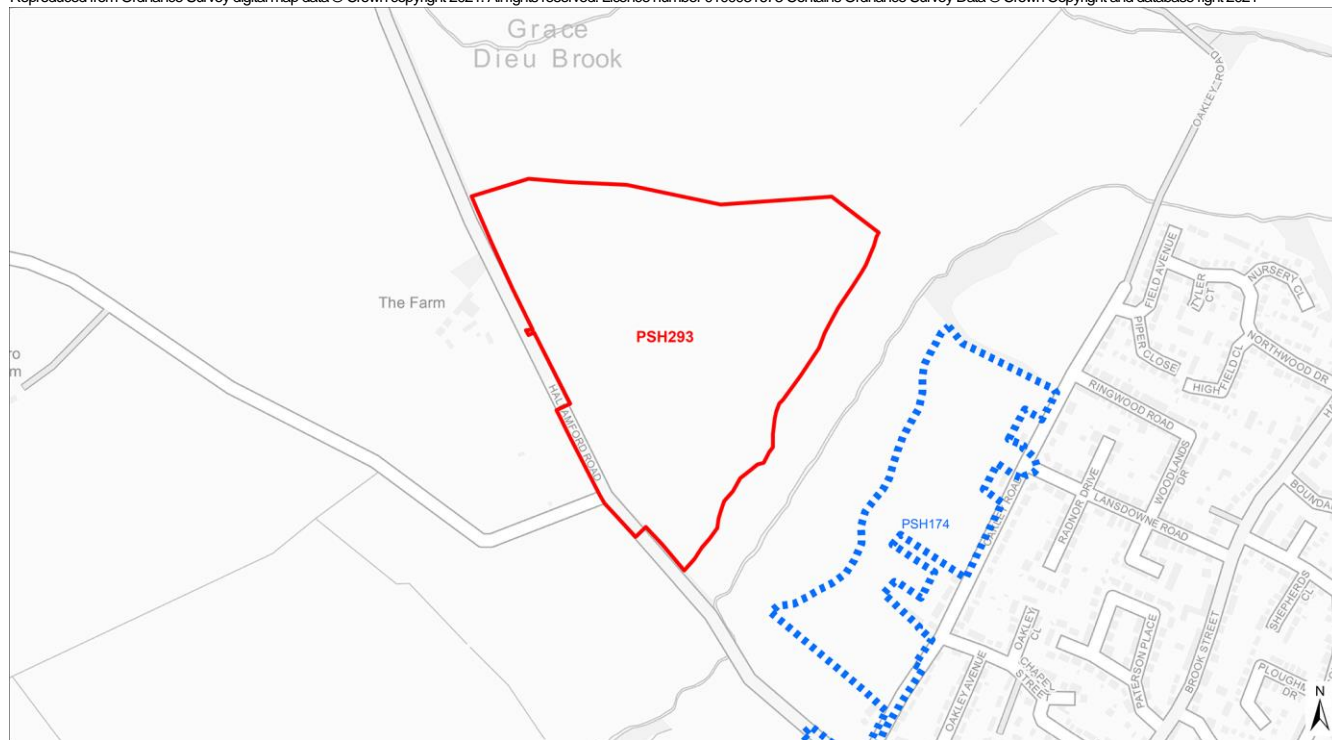


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

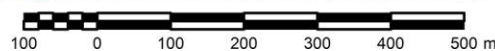
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains arable land of limited biodiversity value but is adjacent to the Blackbrook LWS.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 21.15ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no heritage assets within close proximity. Though the site is large scale, it is adjacent to suburban residential areas which do not have a strong historic or cultural quality. Therefore, neutral effects are likely. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM085
Charnwood Site ID:	PSH293
Settlement Location:	Shepshed
Site Address:	Land North of Hallamford Road / West of Shepshed
Site Area (ha):	16.7

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Potential Site     Other Potential Sites



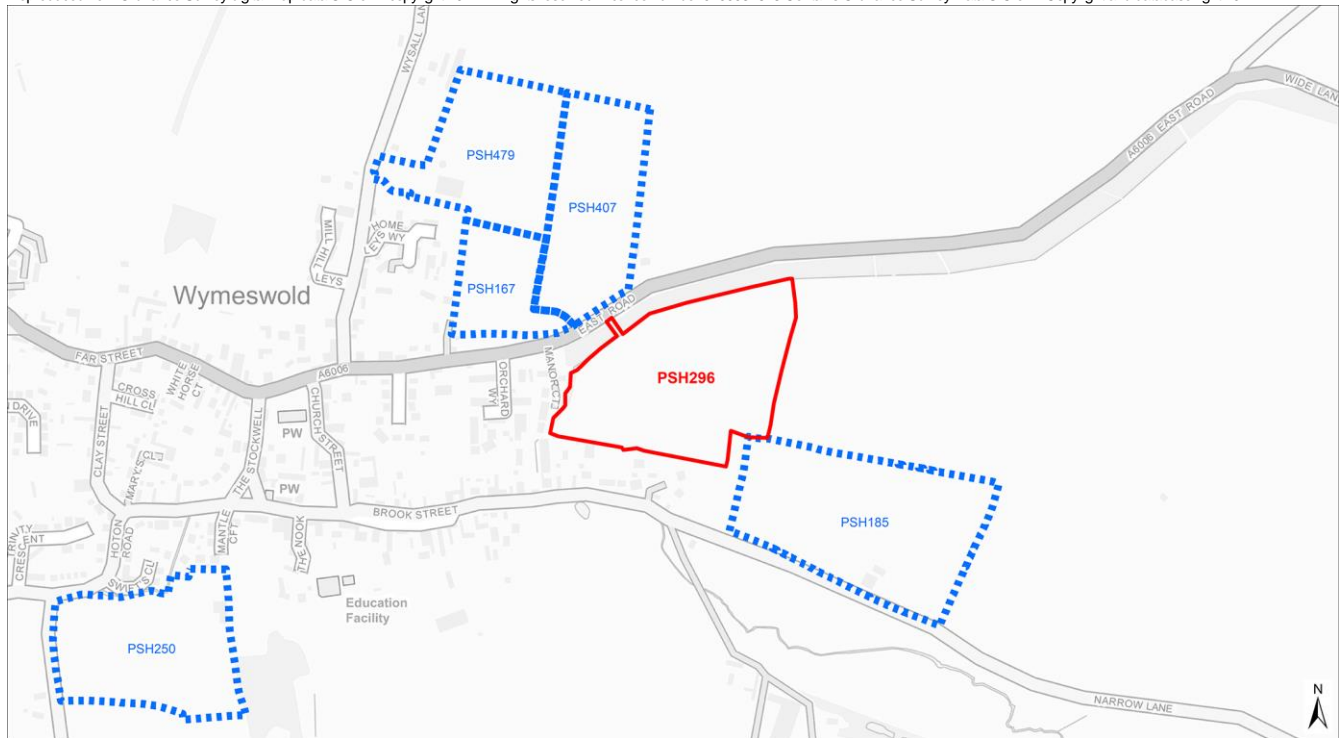
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site consists of mainly arable land but is close to Black Brook LWS and other arable land, upon which it can have an impact.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 16.70ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800m - 1200m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no listed buildings within 400m and the closest is Pied Bull Public House which is integrated into the built townscape. The site is also over 1200m from the Circular Enclosure north east of Forest Field Schedule Monument. This is partially screened by a row of woodland along the eastern boundary of the site. An effect on its setting is also unlikely. There are no other heritage assets within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs



AECOM Site ID:	AECOM070
Charnwood Site ID:	PSH296
Settlement Location:	Wymeswold
Site Address:	East Road/Narrow Lane Wymeswold
Site Area (ha):	5.5

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Potential Site     Other Potential Sites

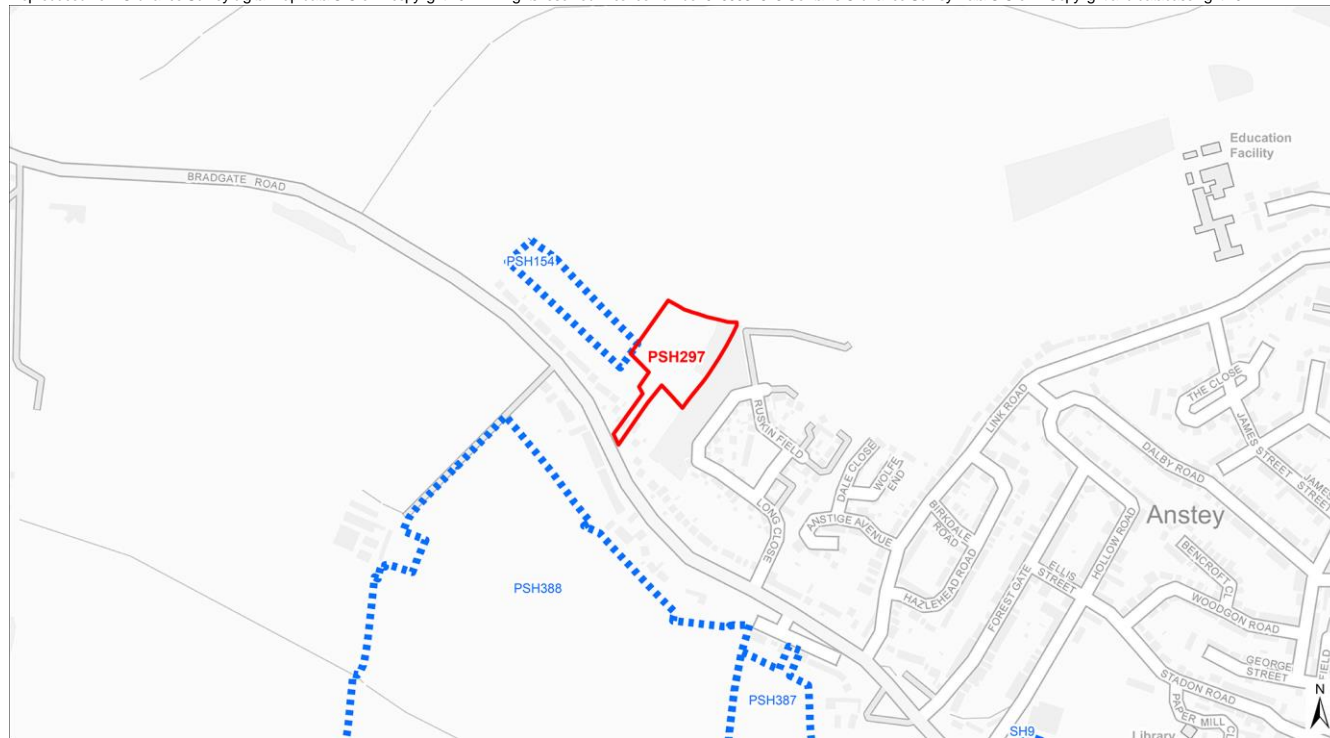


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

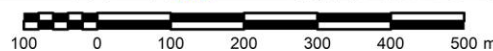
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable field with a pond of limited biodiversity value. However, access would require the breach to roadside woodland plantation adjacent to LRWT reserve and LWS (Wymeswold meadows), upon which increased recreational disturbance is likely.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 5.5ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent to the Wymeswold conservation area and close proximity to several listed buildings. There is potential for development on the site to result in harm to the character of the conservation area. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM124
Charnwood Site ID:	PSH297
Settlement Location:	Anstey
Site Address:	237 Bradgate Road
Site Area (ha):	1.27

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Potential Site     Other Potential Sites

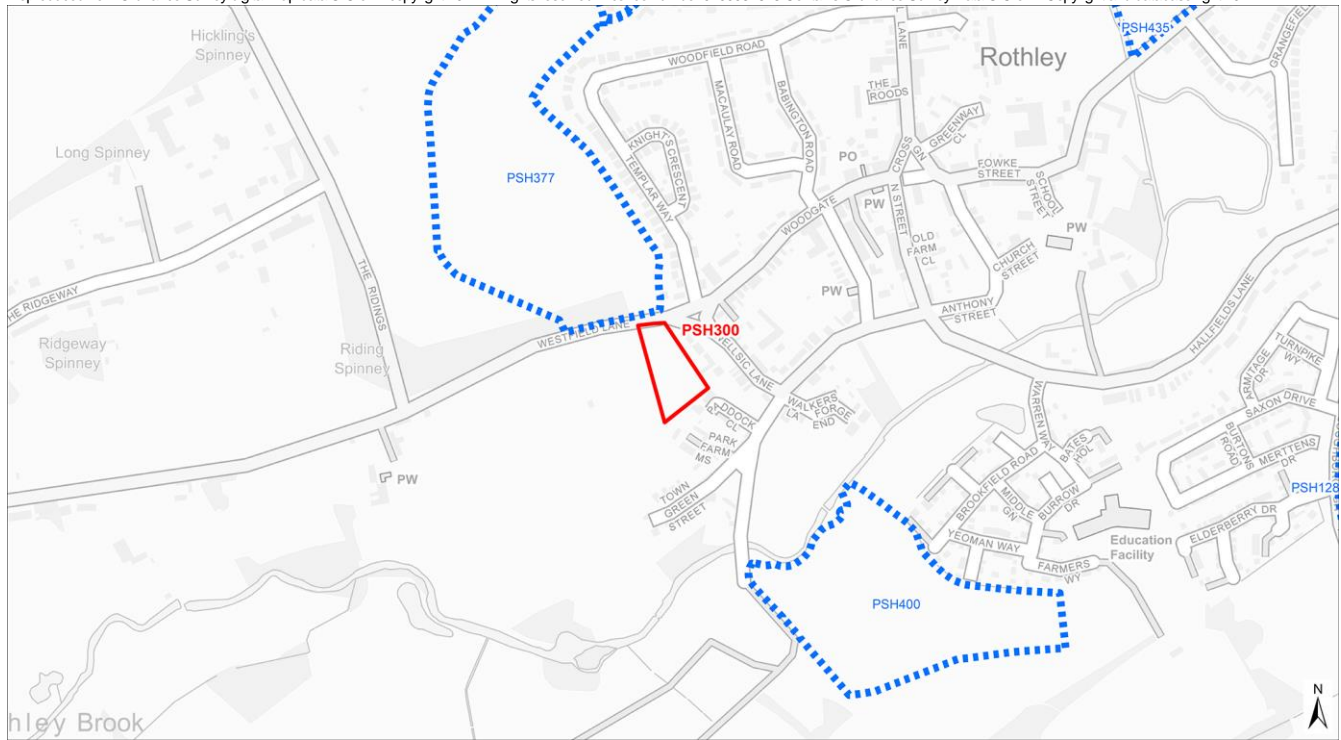


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C/D rating. The site contains mixed grassland, woodland and scrub on potential LWS and has good ecological connections to Bradgate Park. Potential for adequate mitigation is unlikely.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	A small part of the site falls within an area of archaeological interest. There are no heritage designations (local or nationally listed) within close proximity though.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM010
Charnwood Site ID:	PSH300
Settlement Location:	Rothley
Site Address:	Land off Wellsic Lane/Westfield Lane
Site Area (ha):	0.65

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Potential Site     Other Potential Sites

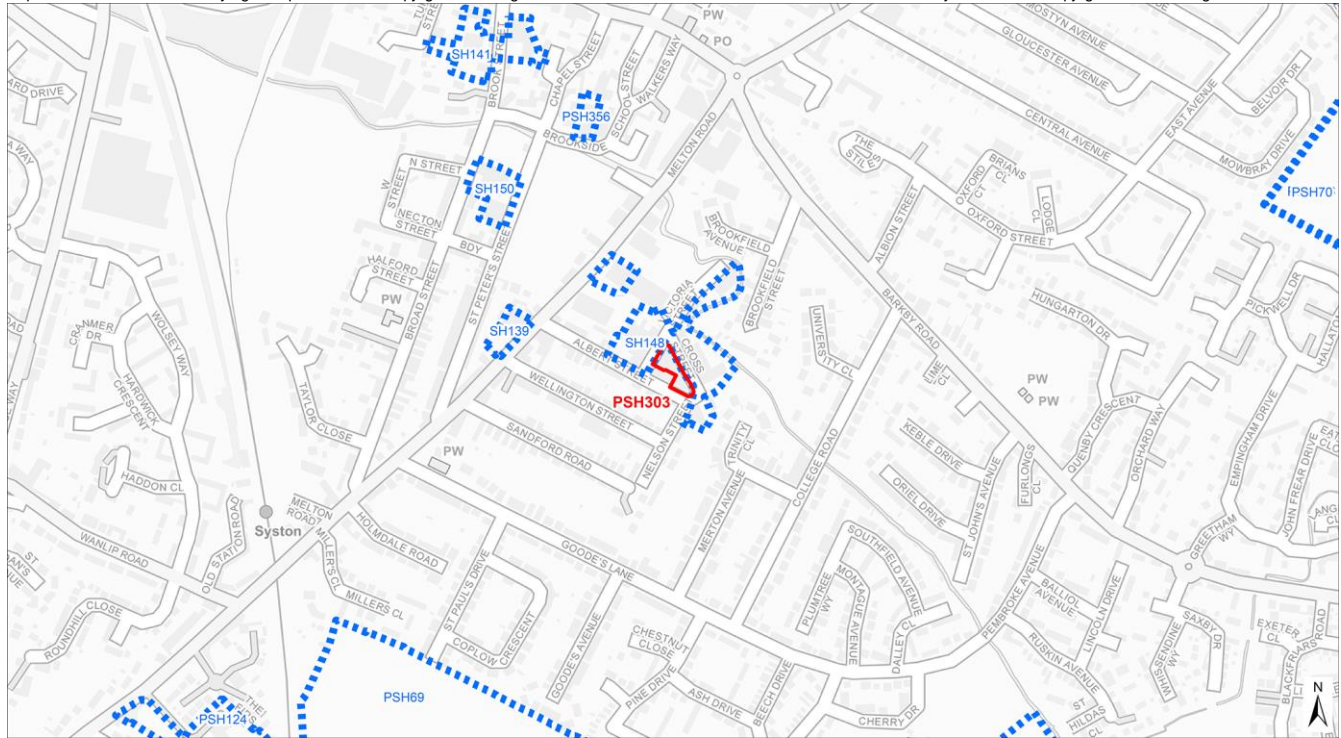


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains mature trees protected through a preservation order, thought to be of local ecological and landscape importance.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 2
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site falls within the Rothley Ridgeway conservation area and is adjacent the Rothley conservation area. A significant adverse effect should be possible to avoid through sensitive design. The site is 61m from the nearest listed building (81 & outbuildings, Town Green Street) but an adverse effect is unlikely as development would be small scale and not affect the setting of heritage assets. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM027
Charnwood Site ID:	PSH303
Settlement Location:	Syston
Site Address:	Triangle of land bounded by Albert Street, Victoria Street and Cross Street
Site Area (ha):	0.15

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Potential Site      Other Potential Sites

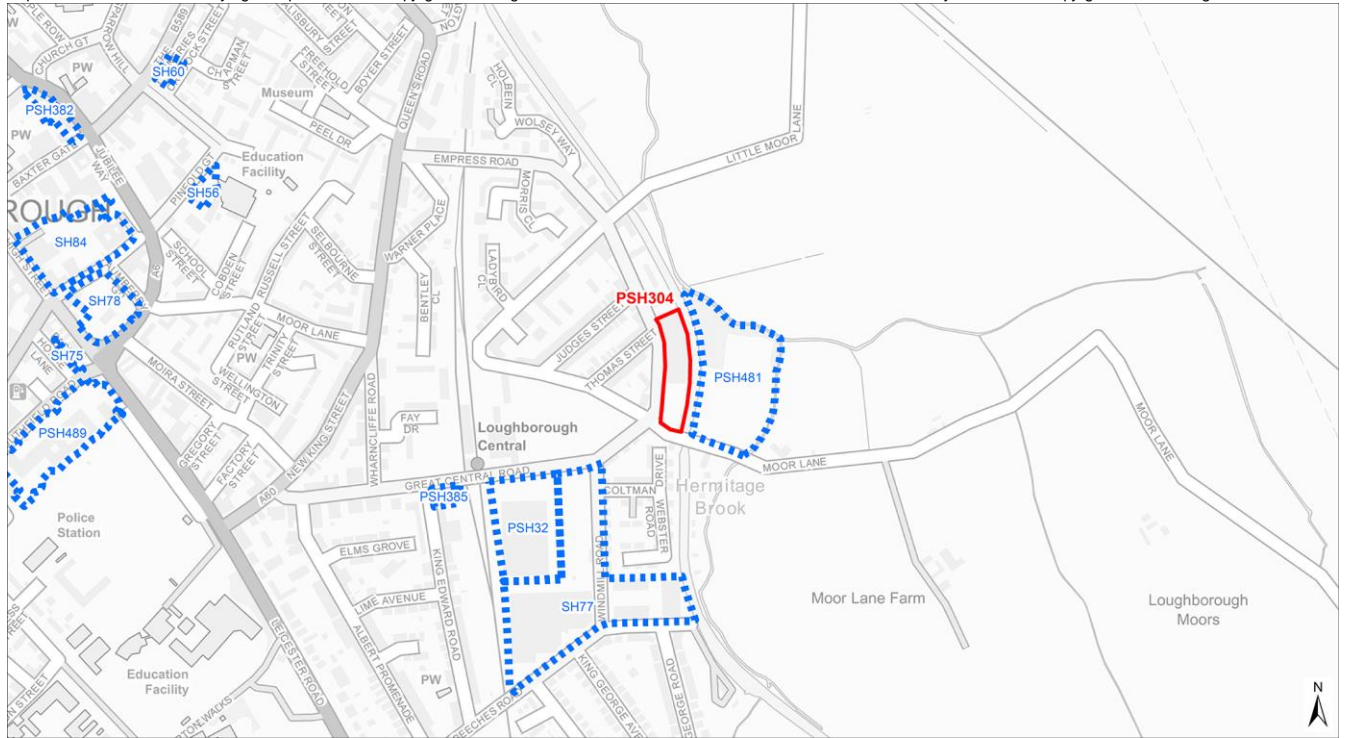


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with very good frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 177m from the nearest listed heritage asset (Syston War Memorial Clock Tower). An adverse effect is unlikely as the site is in an urban area and buildings obstruct views between the site and the heritage asset. There are also no other heritage assets within close proximity and the site does not contribute positively to the character of the built environment. Site is 350m away and out of view of the locally listed building, which is separated by multiple rows of housing and roads.
Regeneration:	Potential redevelopment on vacant site
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Vacant land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Within 800m of a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM293
Charnwood Site ID:	PSH304
Settlement Location:	Loughborough
Site Address:	Empress Road, Loughborough
Site Area (ha):	0.53

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Potential Site     Other Potential Sites

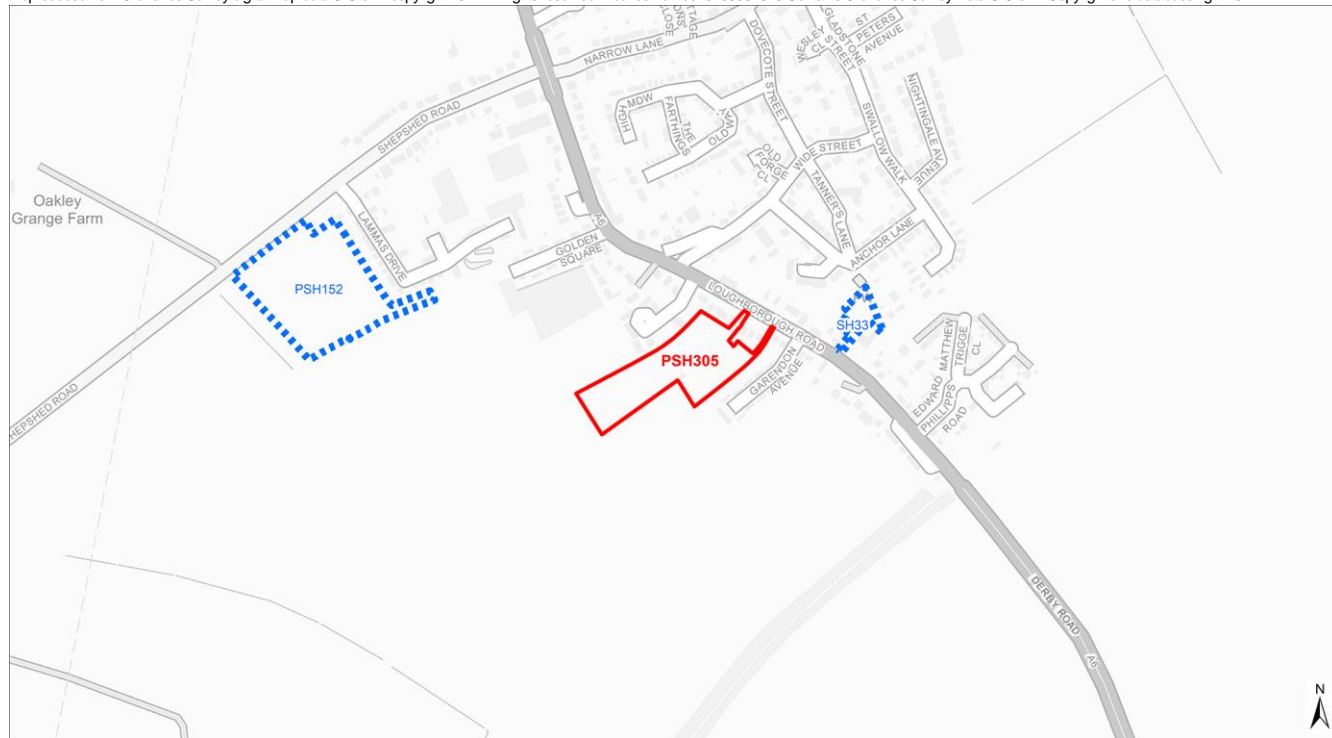


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Urban setting
Biodiversity and Nature Conservation:	B rating
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of Greenfield Land with Limited Agricultural Value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	800m from excellent service
Climate Change Mitigation:	Within 250m of area potentially suitable for wind energy
Historic Environment:	There are no nearby heritage assets (national or local) that would be impacted by development on site.
Regeneration:	Reuse of brownfield land
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	870m from a healthcare facility and 800m from an excellent frequency bus stop
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	<1000m
Access to Secondary School:	1600m
Access to Convenience Store:	1750m
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM240
Charnwood Site ID:	PSH305
Settlement Location:	Hathern
Site Address:	Land to the rear of 89 Loughborough Road
Site Area (ha):	1.67

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Potential Site     Other Potential Sites

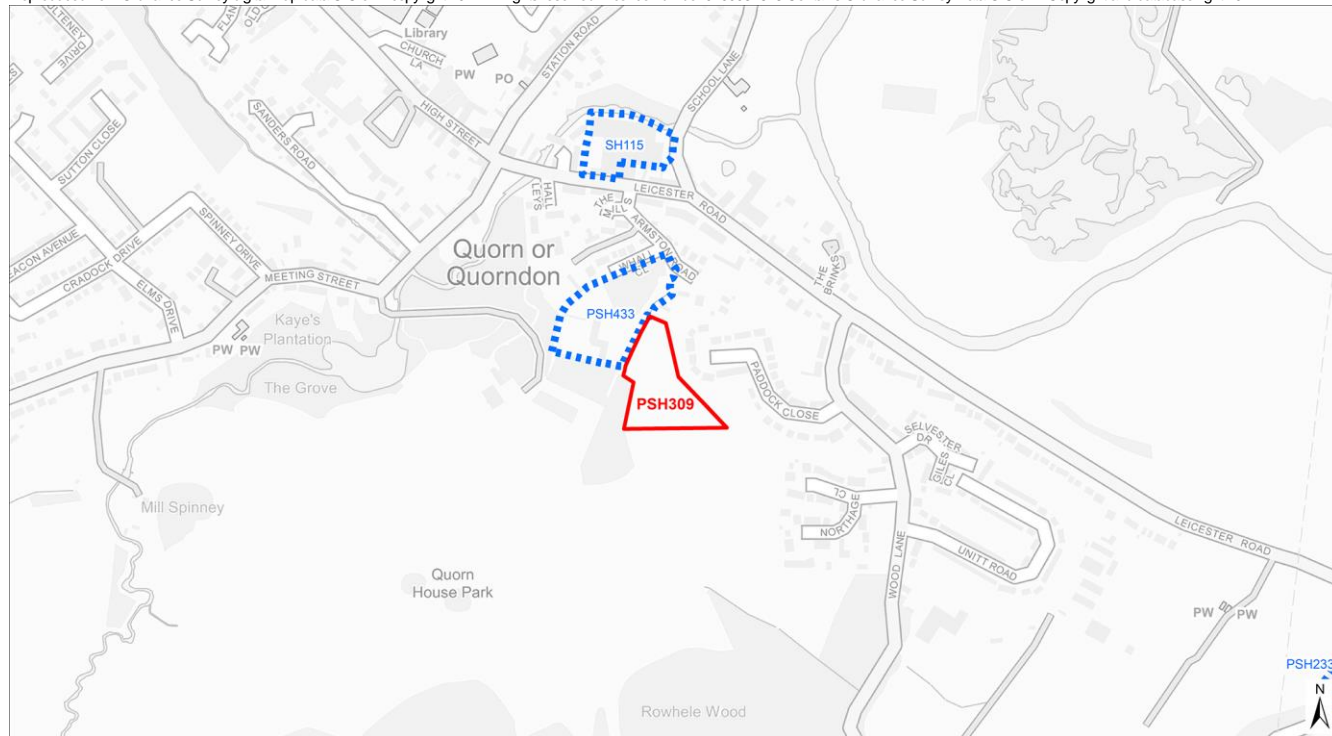


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly a species poor semi improved grassland with an old orchard area with a scrub understorey. The grassland is of local importance, as it is the last remaining grassland in a arable land area and thus of biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 1.17ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with very good service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is almost adjacent to a listed building (74 Loughborough Road) and is adjacent to the Hathern conservation area but is predominantly, with the exception of access, behind a row of housing and thus an adverse effect is unlikely. The row of housing that screens the site is also modern in design and not reflective of the character of the heritage designations. Site is 125m from locally listed baptist chapel, likewise, effects are unlikely. Development could possibly be visible from the Lodge to Garendon Park (which is a listed building), but this ought not to detract from its character given the large area of open space in between.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800m-1200m to a Primary School
Access to Secondary School:	3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM164
Charnwood Site ID:	PSH309
Settlement Location:	Quorn
Site Address:	Land off Armston Road
Site Area (ha):	1.11

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Potential Site     Other Potential Sites

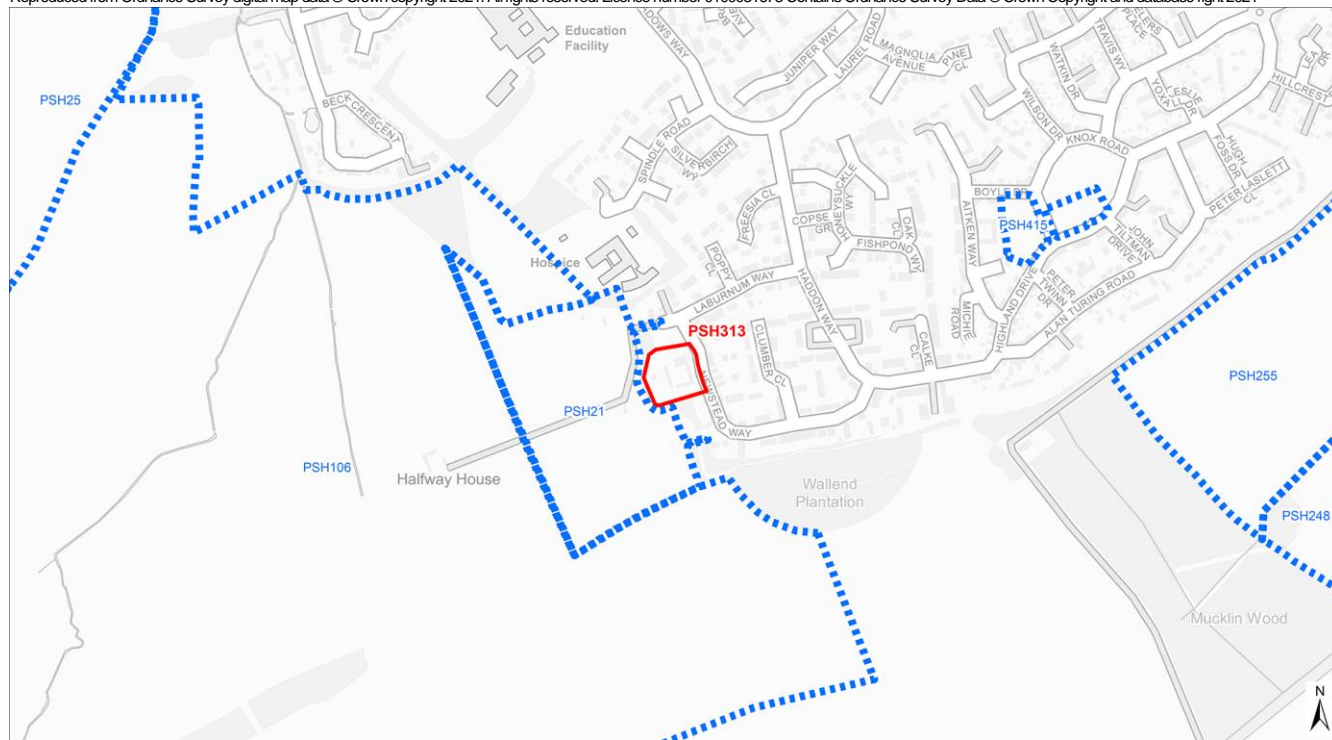


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Consisting of horse grazed rough grassland and mature trees of moderate biodiversity value. However, the loss of the habitat can be reduced through adequate buffering.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200 - 400m of a bus stop with excellent bus service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 145m from the nearest listed building (The Limes) and also within close proximity to Quorn House. An adverse effect is unlikely as trees (and buildings in the case of The Limes) obstruct views between the site and the heritage asset. However, a small part of the site falls within the Quorn Conservation Area, and the remainder lies adjacent. Access to the site would likely be required through the Conservation area.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	500m from a healthcare facility and 200-400m from a good frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1200 - 1600m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM168
Charnwood Site ID:	PSH313
Settlement Location:	Loughborough
Site Address:	Park Grange Farm, Newstead Way
Site Area (ha):	0.51

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Potential Site     Other Potential Sites



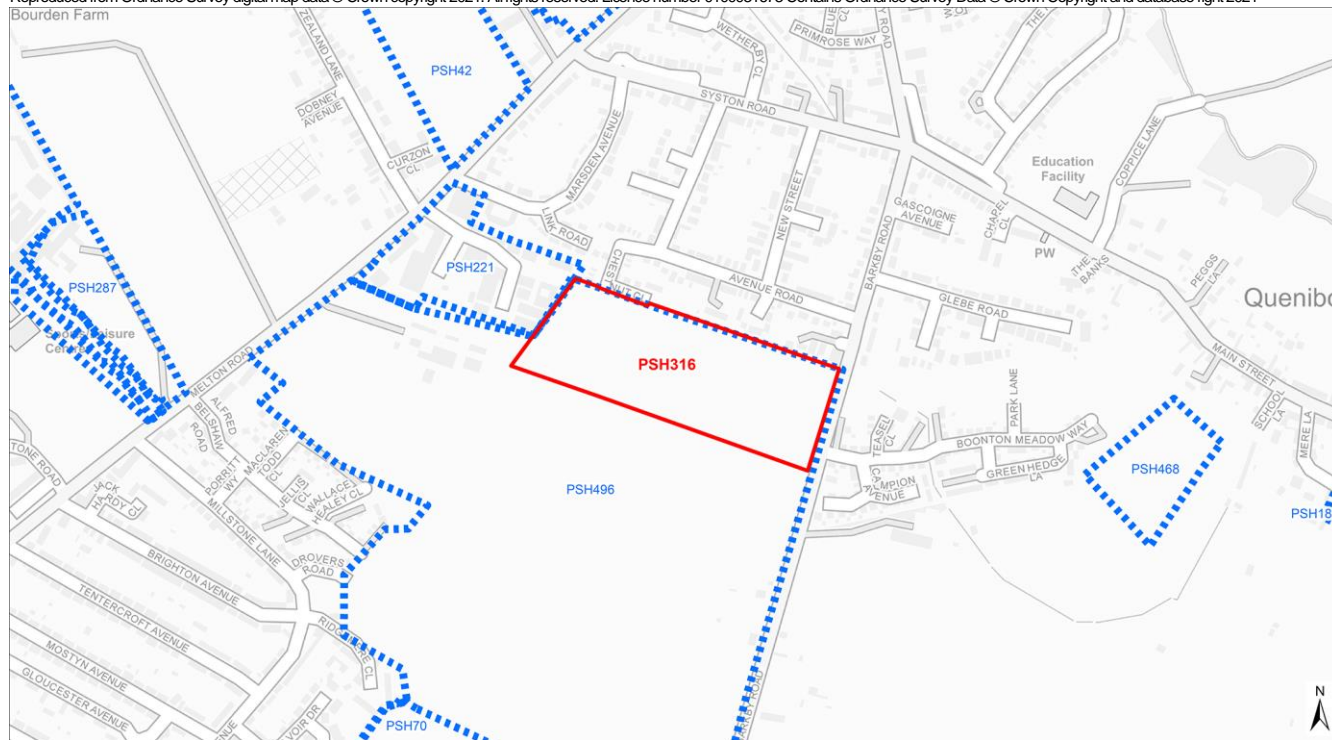
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site consists of derelict farm buildings with rank surrounds providing good quality habitat around the urban fringe. Potential for the loss of habitat of biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 400 - 800m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The development of the site could result in the loss or part loss of a Grade II listed building (Hazel Road). No locally listed buildings in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	940m to a Primary School
Access to Secondary School:	650m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM058
Charnwood Site ID:	PSH316
Settlement Location:	Queniborough
Site Address:	Land off Barkby Road Queniborough
Site Area (ha):	5.79

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Potential Site     Other Potential Sites

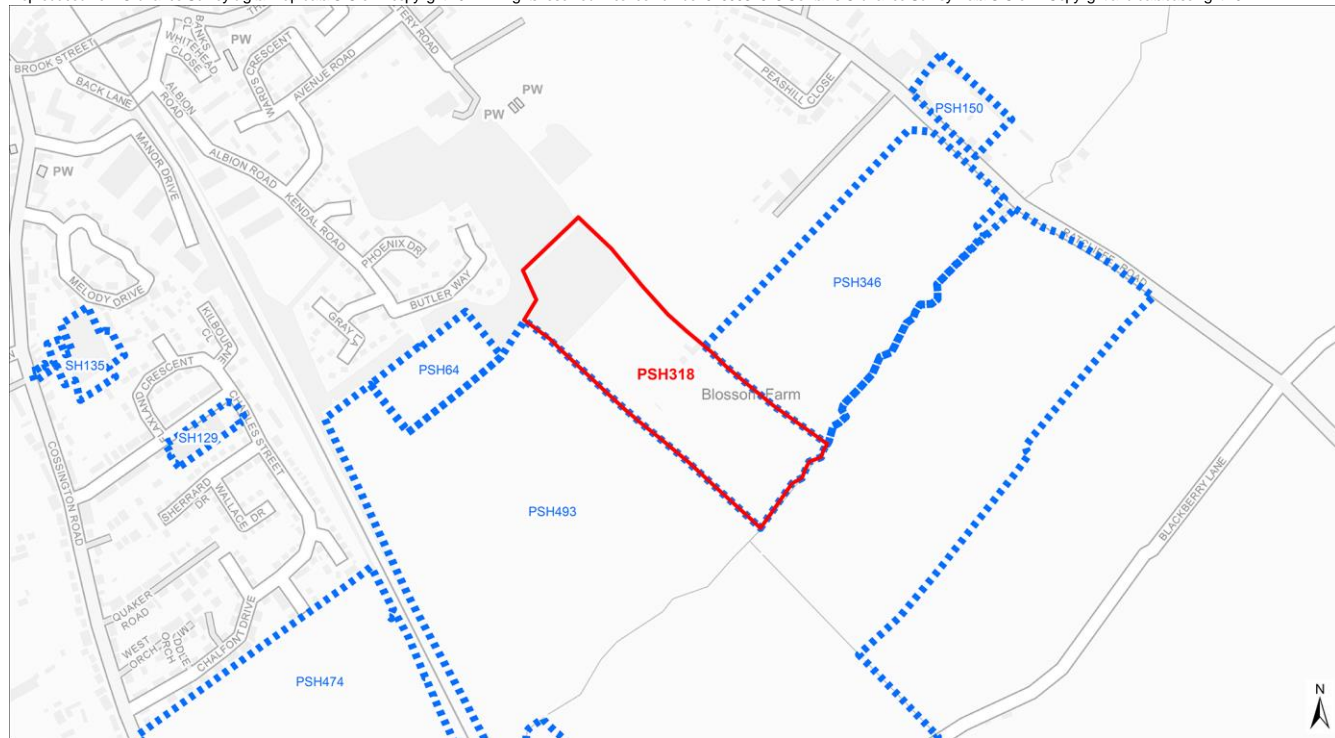


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

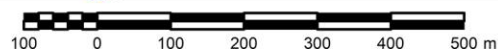
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly a combination of arable and semi improved grasslands of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 5.79ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m of a bus stop with very good frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	Though the site is relatively large, it is sandwiched in between an industrial area and new residential development. It is therefore not particularly valuable from a historic or cultural perspective. The site includes an area of archaeological interest. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	2000m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM038
Charnwood Site ID:	PSH318
Settlement Location:	Sileby
Site Address:	Blossom Farm
Site Area (ha):	6.38

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains a combination of mixed rank grassland, dense shrubs and a former orchard. There is also a habitat mosaic across the majority of the site. This is of ecological importance and will be challenging to mitigate against.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of brownfield land but Loss of 6.38ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with good frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	Though this is not a natural extension to the settlement, there are no heritage assets within close proximity. Therefore, effects on historic and cultural interests are unlikely. Site is 165m away from locally listed chapel. However, young and low-lying trees and hedgerows offer screening for the site and the area's character is mixed with some industrial usage; which do not contribute positively toward the area's character.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m to Bus stop then less than 2km to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM034
Charnwood Site ID:	PSH320
Settlement Location:	Newton Linford
Site Address:	Land off Leicester Road
Site Area (ha):	1.11

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Potential Site
  Other Potential Sites

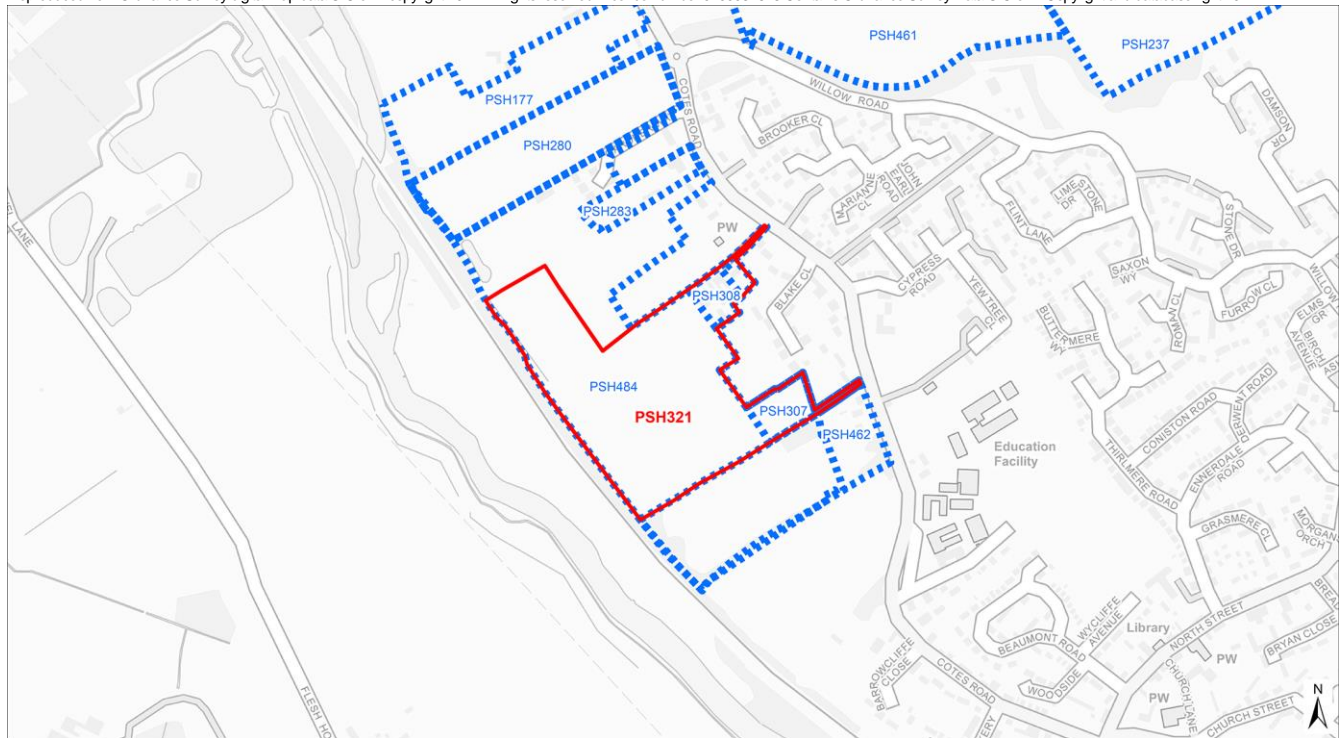


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C/D rating. The site is a combination of species poor semi improved grassland of some biodiversity value, marshy grassland and bare ground associated with menage which are of limited biodiversity value. There are onsite enhancement possibilities through the use of SUDS to expand the wet grassland area.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of brownfield land, but Loss of 1.11ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with limited frequency services.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 337m from the nearest listed building (Field Head Farmhouse). An adverse effect is unlikely as trees obstruct views between the site and the heritage asset and the setting of the asset would not be substantially affected. Locally listed farm is 370m away, separated by the A50 and extensive tree cover.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	500m to a Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Within 800m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM220
Charnwood Site ID:	PSH321
Settlement Location:	Barrow upon Soar
Site Address:	Land off Cotes Road overlaps,PSH308,PSH307
Site Area (ha):	7.44

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Potential Site     Other Potential Sites

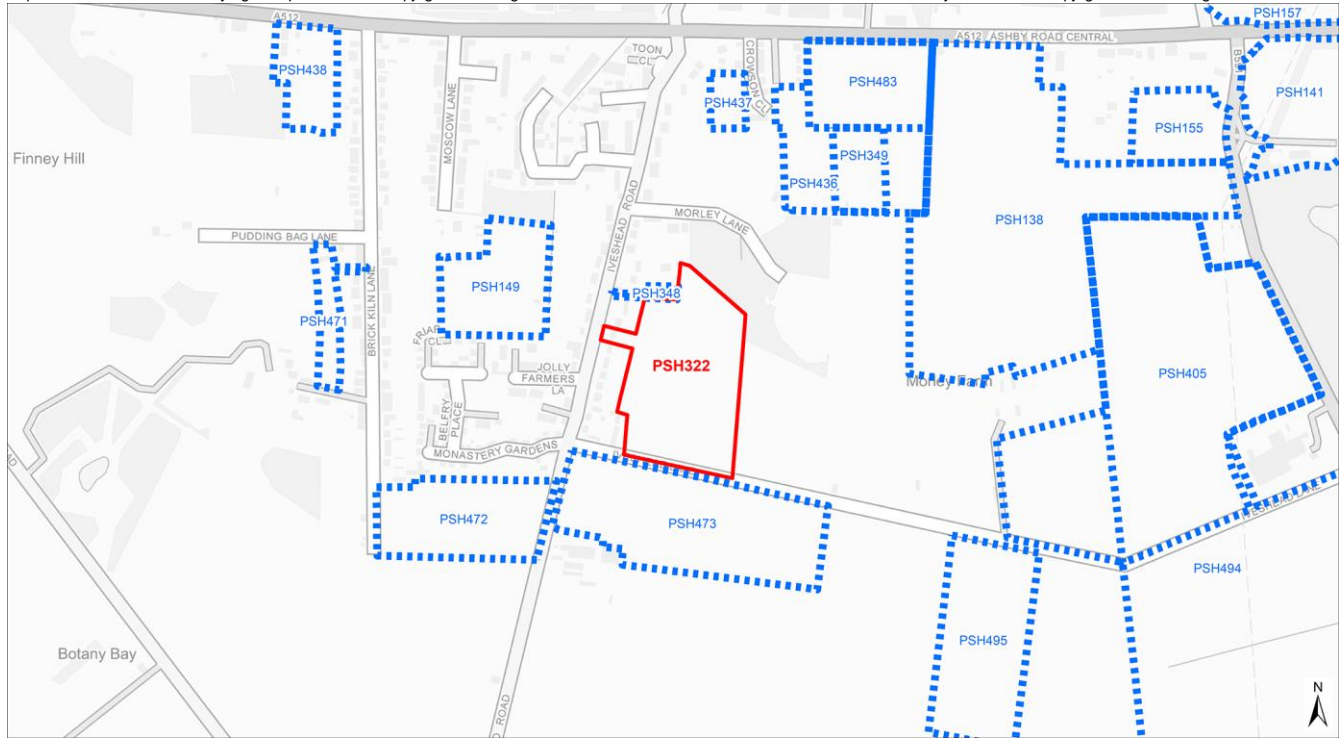


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly species poor semi improved grassland of low biodiversity value with a wet grassland LWS to the south west and several adjacent ecologically important sites including LWSs and habitat corridors. There is potential for an impact on the LWS.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 4.57ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency services.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is 159m from the nearest listed building (Strancliffe Hall). An adverse effect is unlikely as the heritage asset is in an urban area and a combination of buildings and trees obstruct views between the site and the heritage asset. However, site is 25m from locally listed chapel and adjacent to its cemetery grounds. Views are likely to be impacted and the large scale of the site would be likely to alter the local setting and experience of visitors. Hence, negative effects on the locally listed asset are possible.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1200m Walking / Cycling to a GP/Health Centre. Also within close proximity of high frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Less than 800m Distance to a Secondary School
Access to Convenience Store:	1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM210
Charnwood Site ID:	PSH322
Settlement Location:	Shepshed
Site Address:	Land rear of 62 Iveshead Road
Site Area (ha):	3.73

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Potential Site     Other Potential Sites



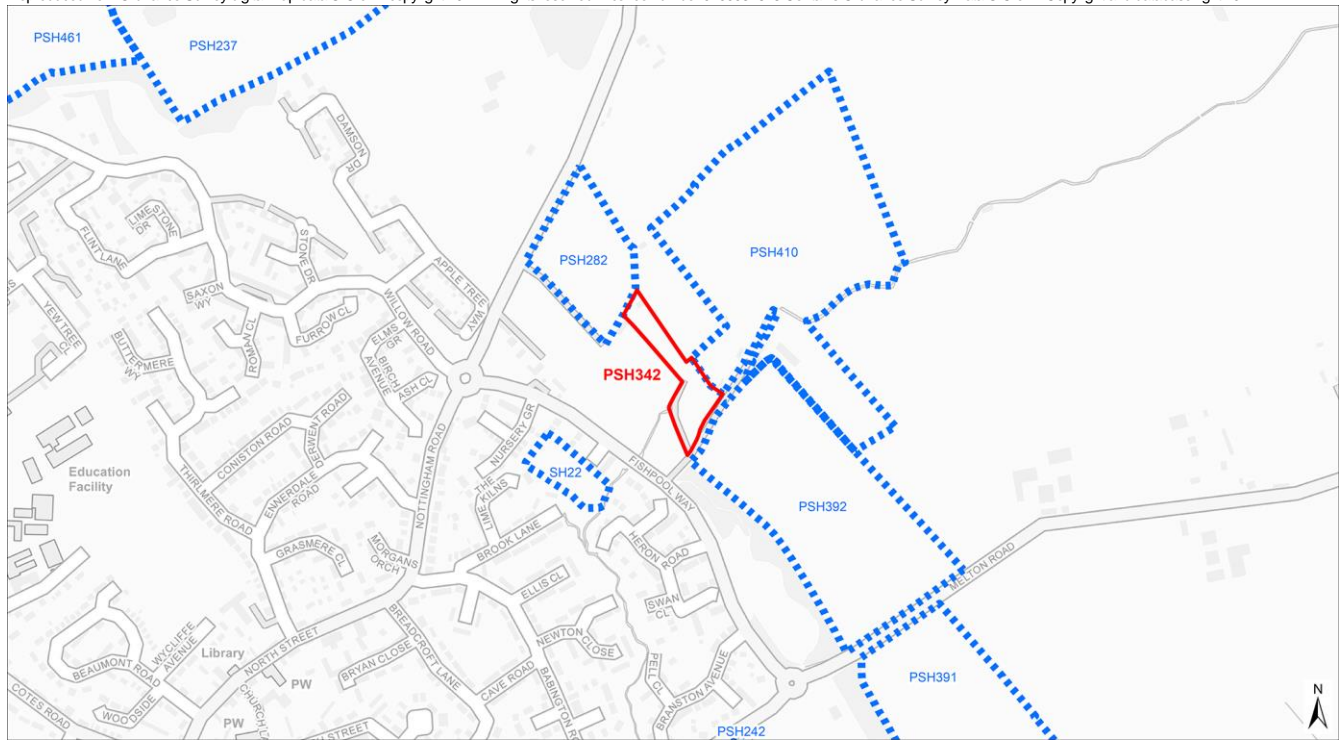
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

**Landscape Sensitivity:**

Biodiversity and Nature Conservation:	Acceptable in principle as the site has planning permission.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Mainly non agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	The site is partly brownfield but mainly greenfield land with limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no heritage assets (national or locally designated) within close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, then 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM051
Charnwood Site ID:	PSH342
Settlement Location:	Barrow upon Soar
Site Address:	Land at The Apiary, Brook Lane
Site Area (ha):	0.79

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly improved grassland with mature trees and Fishpool brook corridor. Potential for the loss of low value habitats.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400 - 800m of a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within sufficient proximity to the site or of a scale that are likely to be effected as a result of development. . No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM170
Charnwood Site ID:	PSH343
Settlement Location:	Quorn
Site Address:	East of Loughborough Road
Site Area (ha):	5.71

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Potential Site
  Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable field with area of species poor semi improved grassland of limited biodiversity value. However, development on the site will narrow the gap between Loughborough and Quorn and thus isolate the River Soar corridor, undermining ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of 4.89ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with excellent service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 231m from the nearest listed building (One Ash), and also 260m from locally listed building. An adverse effect is unlikely as trees obstruct views between the site and the heritage assets.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM040
Charnwood Site ID:	PSH345
Settlement Location:	Barkby Thorpe
Site Address:	Hamilton Grounds Farm, Hamilton Lane, Hamilton
Site Area (ha):	4.54

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Potential Site     Other Potential Sites



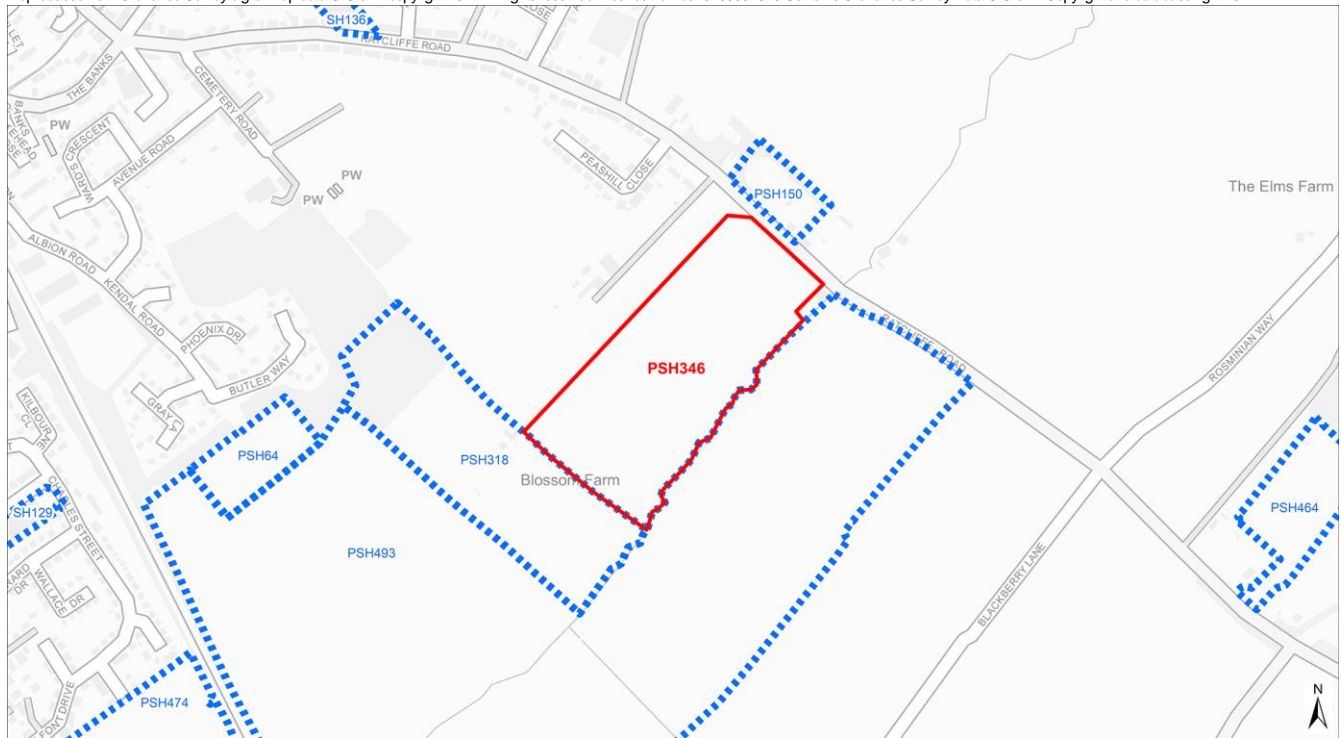
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site mainly consists of arable land with a pond and farm buildings. There are areas of Ridge and Furrow grassland that could be of ecological importance. The farm buildings are further suitable for bats and nesting birds including Barn Owl. Potential for effects on European Protected Species.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Part brownfield and part Grade 3 agricultural land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is in excess of 1200m of a bus stop.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent to a scheduled monument (Deserted medieval village of Hamilton). There is substantial screening in the form of trees and shrubs along the border shared between the site and the designated heritage area. However, there is potential for harm to the setting of the scheduled monument. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	>800m to a Public Transport Stop and more than 1200m from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1500m to a Primary School
Access to Secondary School:	1000m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Site not within MSA



AECOM Site ID:	AECOM044
Charnwood Site ID:	PSH346
Settlement Location:	Sibleby
Site Address:	Land adjoining Peashill Farm Ratcliffe Road
Site Area (ha):	7.68

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with hedgerows and a section of wooded brook, collectively of low biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 7.68ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 800m - 1200m from a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within close proximity. Though the character of the settlement fringes would change, the area does not have any particular historic or cultural value. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	800m - 1200m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	Over 5km to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 1200m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM171
Charnwood Site ID:	PSH348
Settlement Location:	Shepshed
Site Address:	Land to rear of 54 Iveshead Road,
Site Area (ha):	0.1

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Potential Site     Other Potential Sites

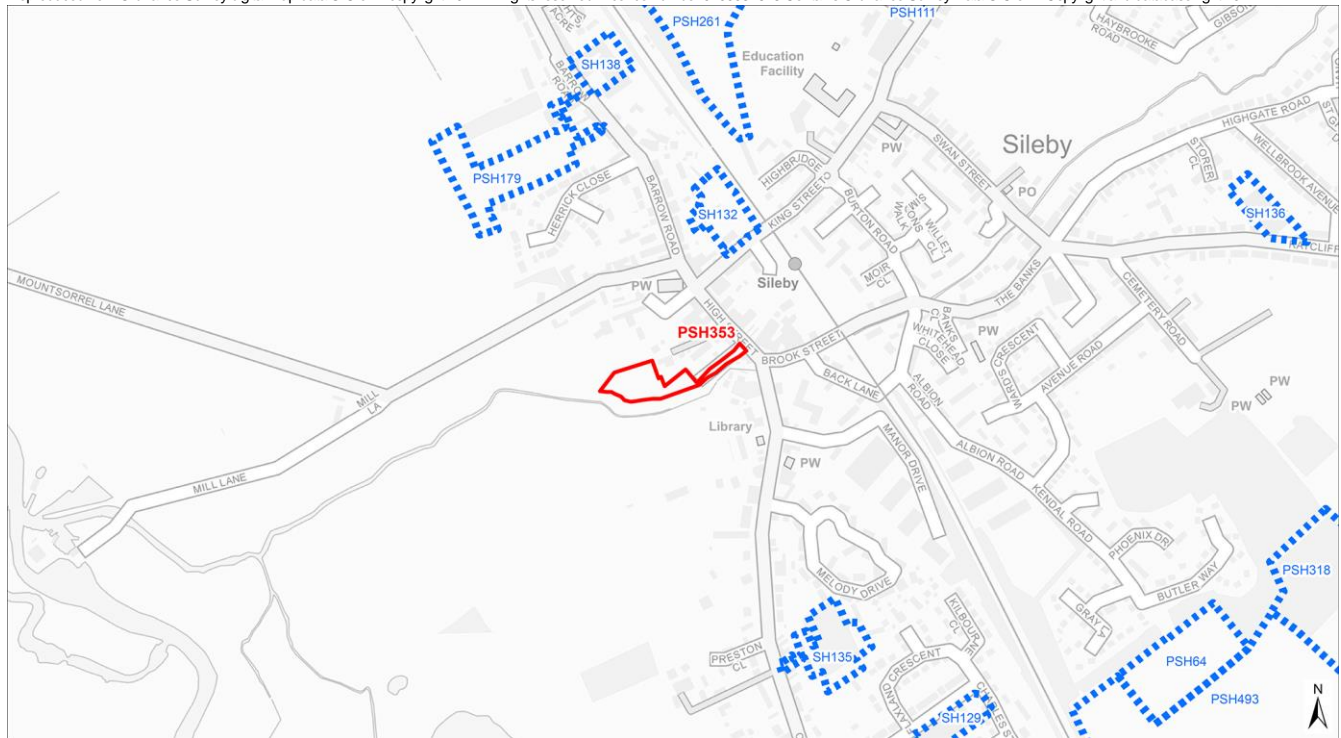


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site is within the National Forest but is of limited biodiversity value. However, there is some potential for bat roosts.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	The site is partly brownfield but mainly greenfield land with limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within close proximity and the site is very small scale.
Regeneration:	Neutral effects
Access to Open Space:	Overlap
Access to healthcare:	1700m from a healthcare facility and 400-800m from an excellent frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	More than 1600m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM254
Charnwood Site ID:	PSH353
Settlement Location:	Sileby
Site Address:	Rear of the The Maltings site High Street
Site Area (ha):	0.47

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Potential Site     Other Potential Sites

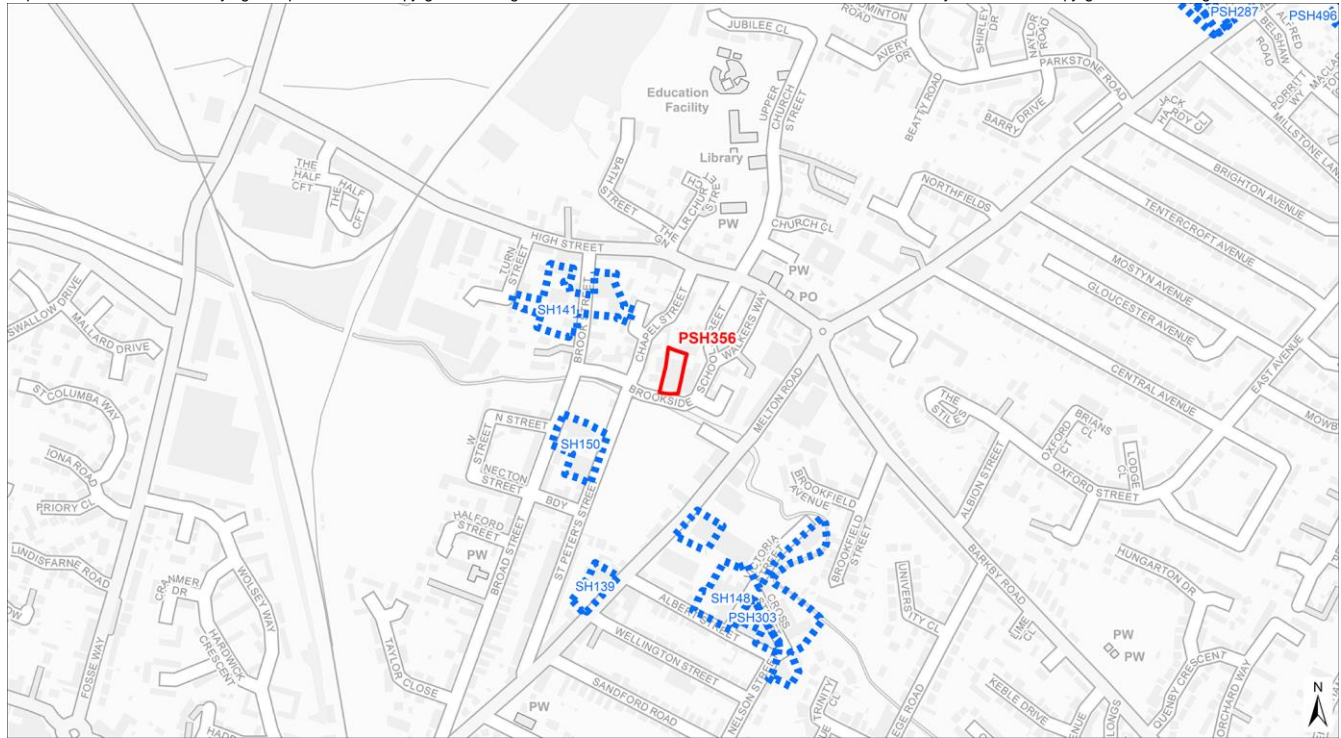


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	Acceptable in principle as the site has planning permission.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Mostly greenfield land with limited agricultural value
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is adjacent to several listed buildings (collectively, The Maltings), and partly within the Sileby Conservation Area. There is therefore potential for adverse effects on the character of this area. Site is 290m from locally listed St Gregory's Church, but direct lines of sight or effects upon setting are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Less than 400m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM172
Charnwood Site ID:	PSH356
Settlement Location:	Syston
Site Address:	10 Brookside
Site Area (ha):	0.15

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Potential Site     Other Potential Sites

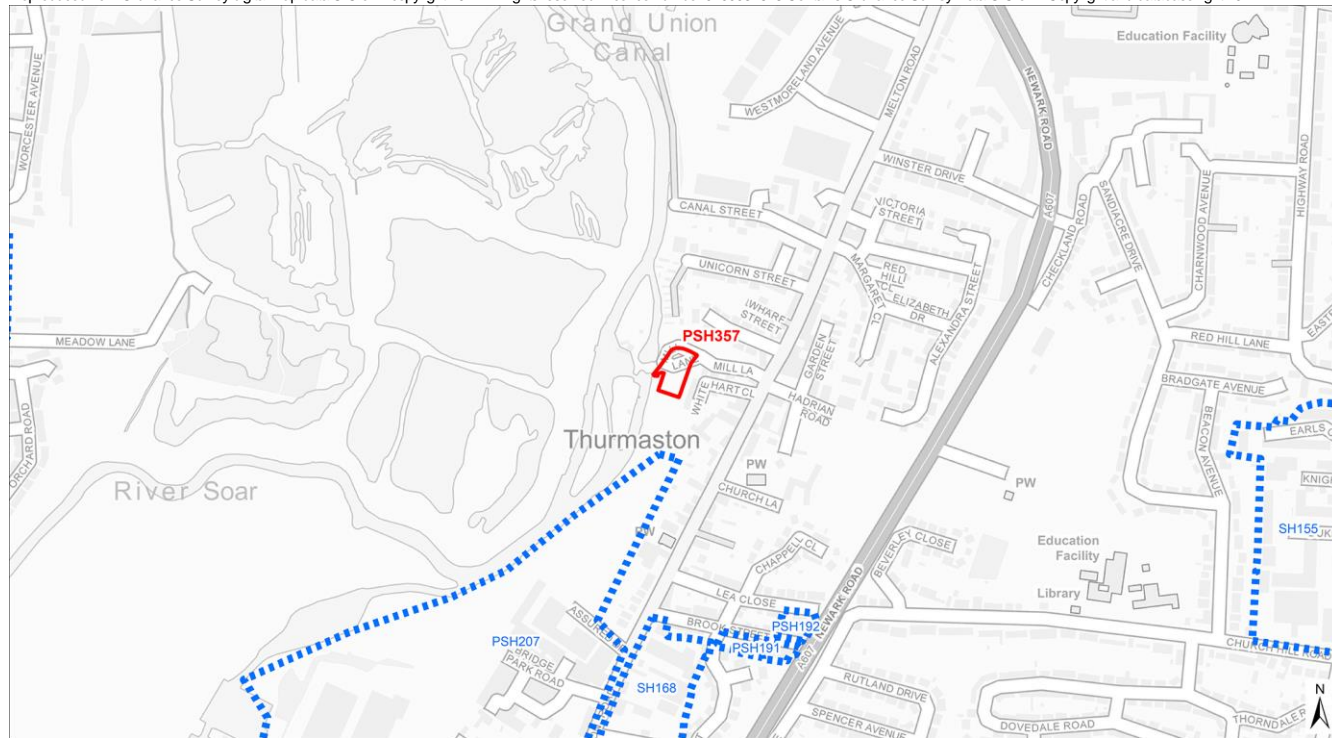


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site includes built development with low bat potential.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site Entirely within Flood Zone 2 or 3
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is adjacent to the Syston conservation area and in proximity to several listed buildings. A sensitive redevelopment of the site could result in enhancements through the delivery of development that is more in-keeping with the character of the adjacent conservation area. Site is 380m from locally listed building which is separated by multiple rows of buildings trees and roads which offer full screening. Effects are not expected to be significant.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	350m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM042
Charnwood Site ID:	PSH357
Settlement Location:	Thurmaston
Site Address:	Mill Lane Car Park, Mill Lane
Site Area (ha):	0.22

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Potential Site     Other Potential Sites

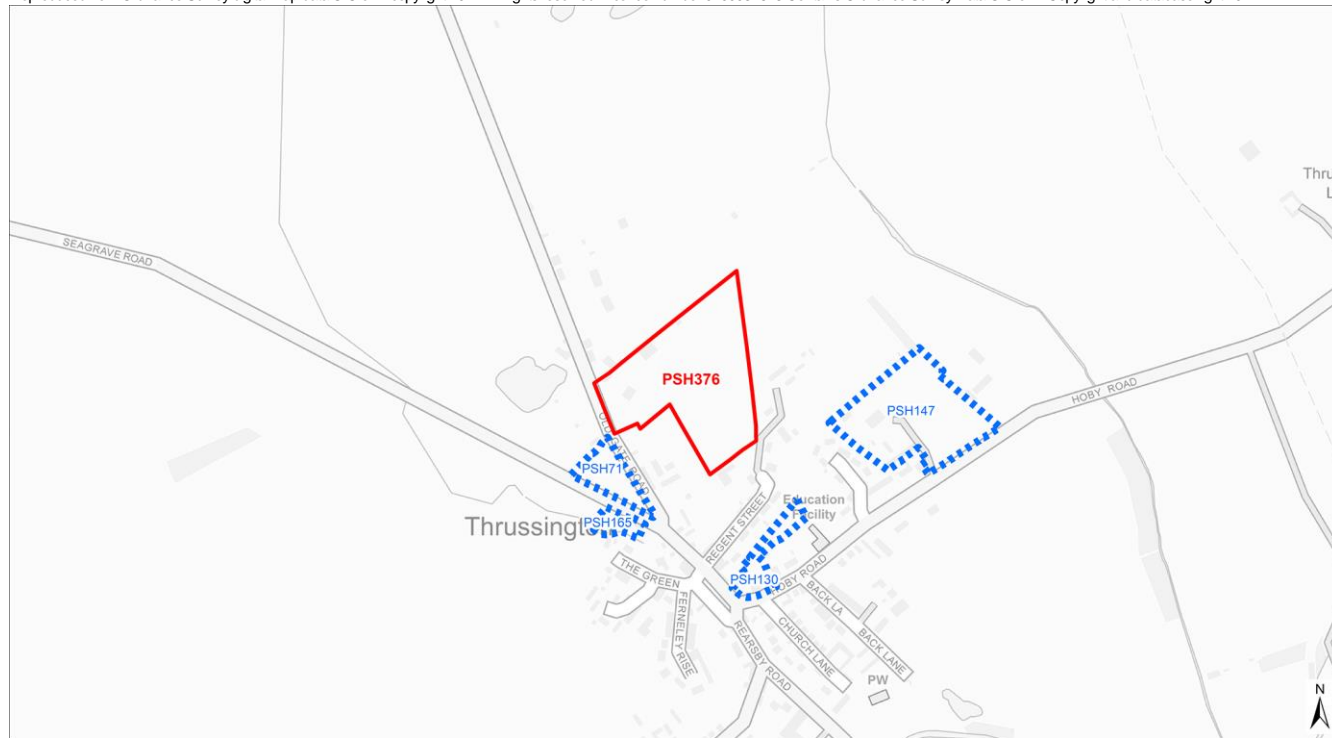


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

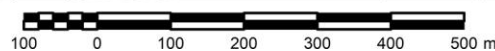
Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains areas of amenity grass and tall ruderal which may have some biodiversity value. The site is also adjacent to the River Soar/Watermead LWS which could be affected.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Part brownfield and part greenfield land of limited agricultural value.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site falls within 200m of a bus stop with excellent service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 141m from the nearest listed building (Church of St Michael). An adverse effect is unlikely as the site is small scale infill within the urban area and a combination of buildings and trees obstruct views between the site and the heritage asset. The site falls within an archaeological alert area and is slightly intersected by an archaeological interest area. The site is 110m from the nearest locally listed asset which is a community centre. Some site shielding and very mixed character of area means that effects are likely to be neutral.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	400-800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM081
Charnwood Site ID:	PSH376
Settlement Location:	Thrussington
Site Address:	Land off Old Gate Road
Site Area (ha):	3.17

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Potential Site     Other Potential Sites

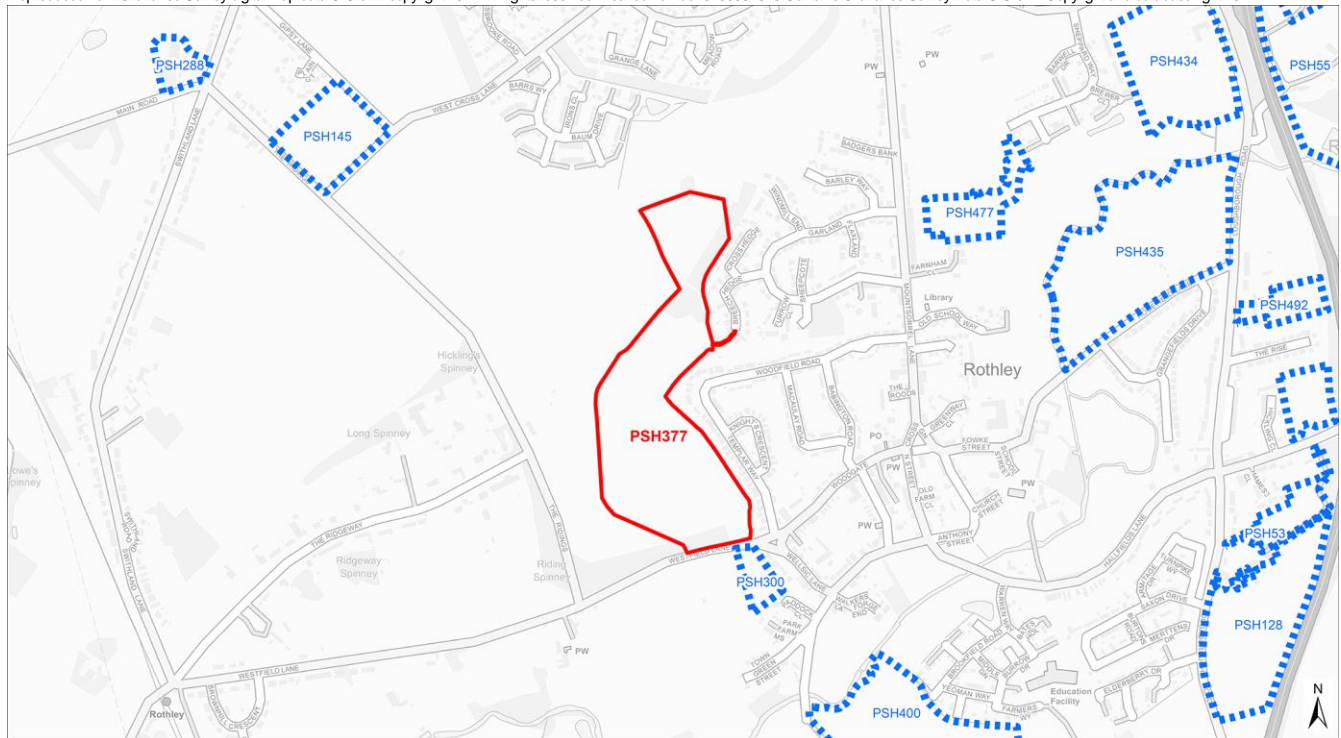


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly horse pasture with menage (of low ecological value) and farm buildings (with bat potential, not assessed).
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.02ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 200 - 400m from a bus stop with limited service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is within close proximity to several listed buildings and 41m from the Thrussington conservation area. Though heritage assets are somewhat screened by trees and hedges, the scale of the development would be relatively large and could negatively affect the character of the surrounding areas. Site is 365m from locally listed farm and associated buildings, views are screened by multiple rows of housing, trees and roads.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, but more than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Less than 400m Distance to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM197
Charnwood Site ID:	PSH377
Settlement Location:	Rothley
Site Address:	Land off Westfield Lane
Site Area (ha):	12.33

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Potential Site     Other Potential Sites

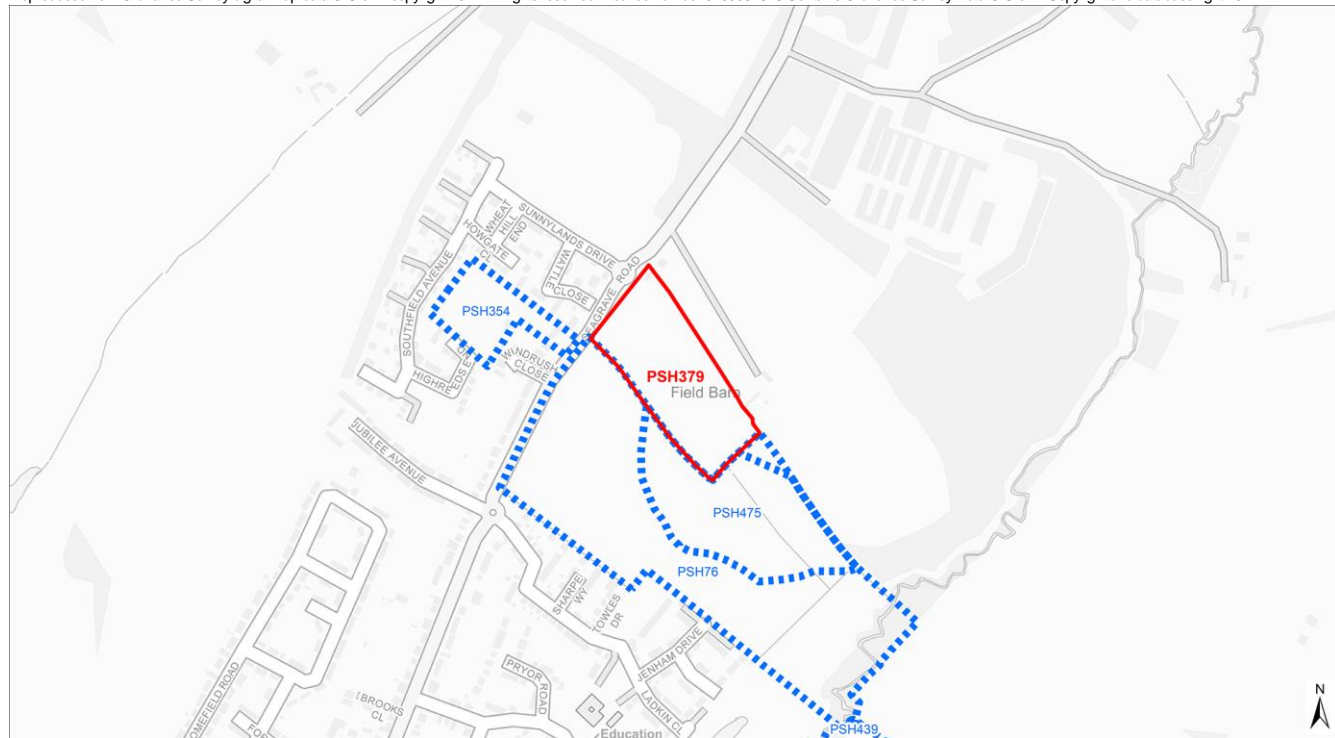


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains species poor semi improved grassland, broadleaved woodland, broadleaved plantation, arable land and new plantation over tall ruderal (with predominantly dead trees). There are also protected trees (TPO) along the southern boundary and active badger setts on site. Potential for harm to habitat of biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 10.5ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of bus stops with excellent services. (4-5 per hour)
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	Part of the site falls within a conservation area (Rothley Ridgeway conservation area) and the site is also within close proximity to Rothley conservation area. There are also several listed buildings in the wider area but these are well screened by woodland. The location and scale of the site however could affect the open countryside feeling of the Conservation Area by bringing it closer to built development. The site is also 185m from locally listed buildings. The large-scale nature of the proposed site means that the rural setting of these buildings could be affected (increased traffic for example). However, significant effects are considered unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<200m to a public transport stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing development
Access to Primary School:	800-1200m to a primary school
Access to Secondary School:	800m – 1200m from a food shop
Access to Convenience Store:	Less than 400m distance to food shop / supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM099
Charnwood Site ID:	PSH379
Settlement Location:	Sibleby
Site Address:	Land adj 230 Seagrave Road
Site Area (ha):	2.91

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Potential Site     Other Potential Sites



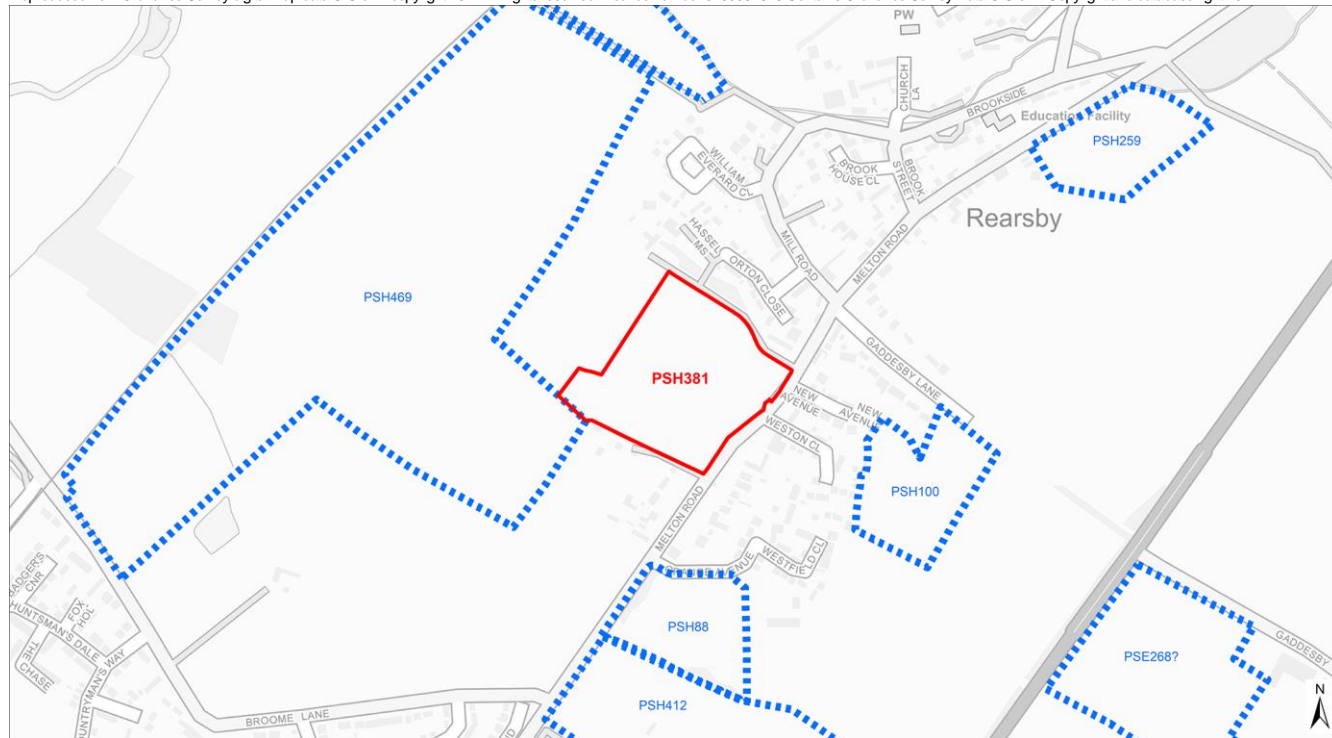
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	E rating. Mainly semi improved neutral grassland meeting LWS criteria and of high biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.91ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no heritage assets within close proximity, and the scale and location of the site make it unlikely that negative effects would occur. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	More than 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA



AECOM Site ID:	AECOM062
Charnwood Site ID:	PSH381
Settlement Location:	Rearsby
Site Address:	Land at Melton Road
Site Area (ha):	4.48

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Potential Site     Other Potential Sites

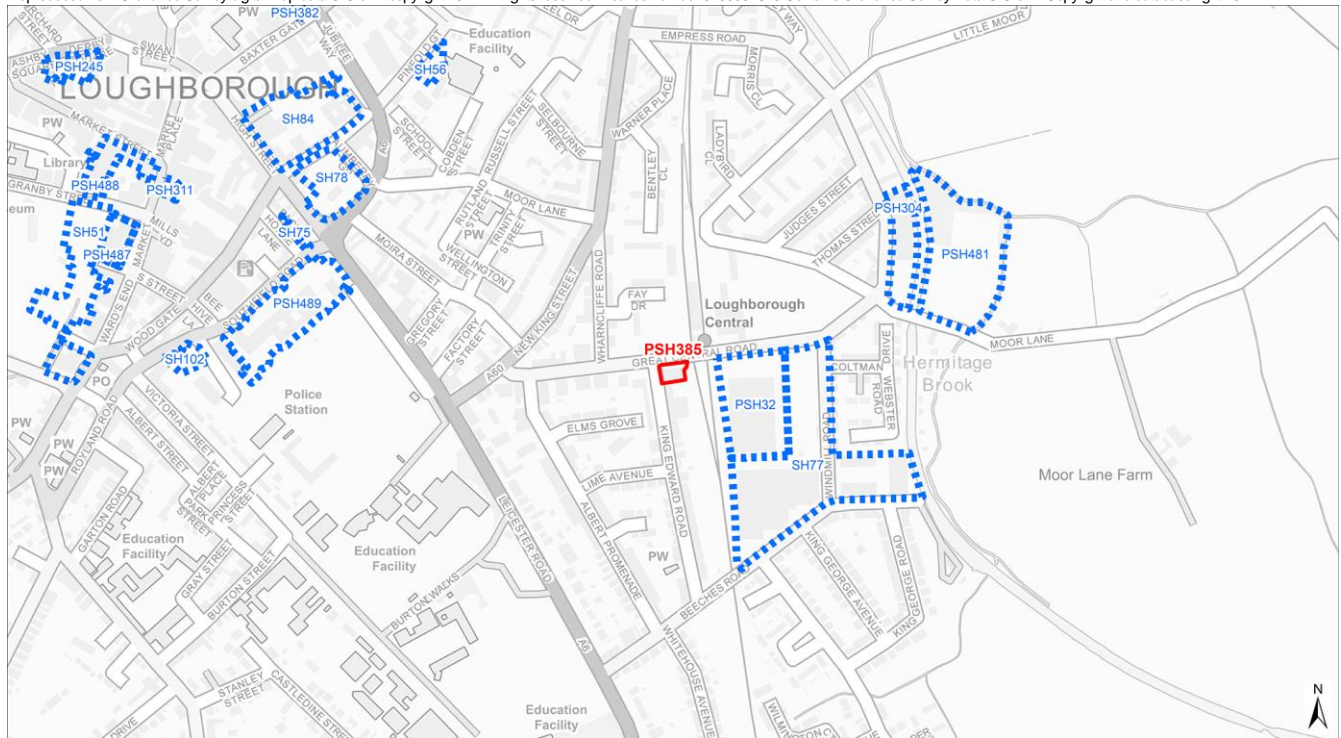


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly single improved grassland field of limited biodiversity value.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 4.48ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with good service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 65m from the nearest listed building (1787-1795 Melton Road) and within close proximity to the Rearsby Conservation Area. Part of the site also falls within an area of archaeological interest. The site would change the open nature of the townscape at the edge of the Conservation Area, which could have negative effects. Site is 210m away from locally listed building with sufficient screening from buildings and trees to ensure that views would not be impacted.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m of a bus stop, but more than 2km to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM108
Charnwood Site ID:	PSH385
Settlement Location:	Loughborough
Site Address:	Duke Street Motors King Edward Road LE11 1RZ
Site Area (ha):	0.09

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Potential Site     Other Potential Sites

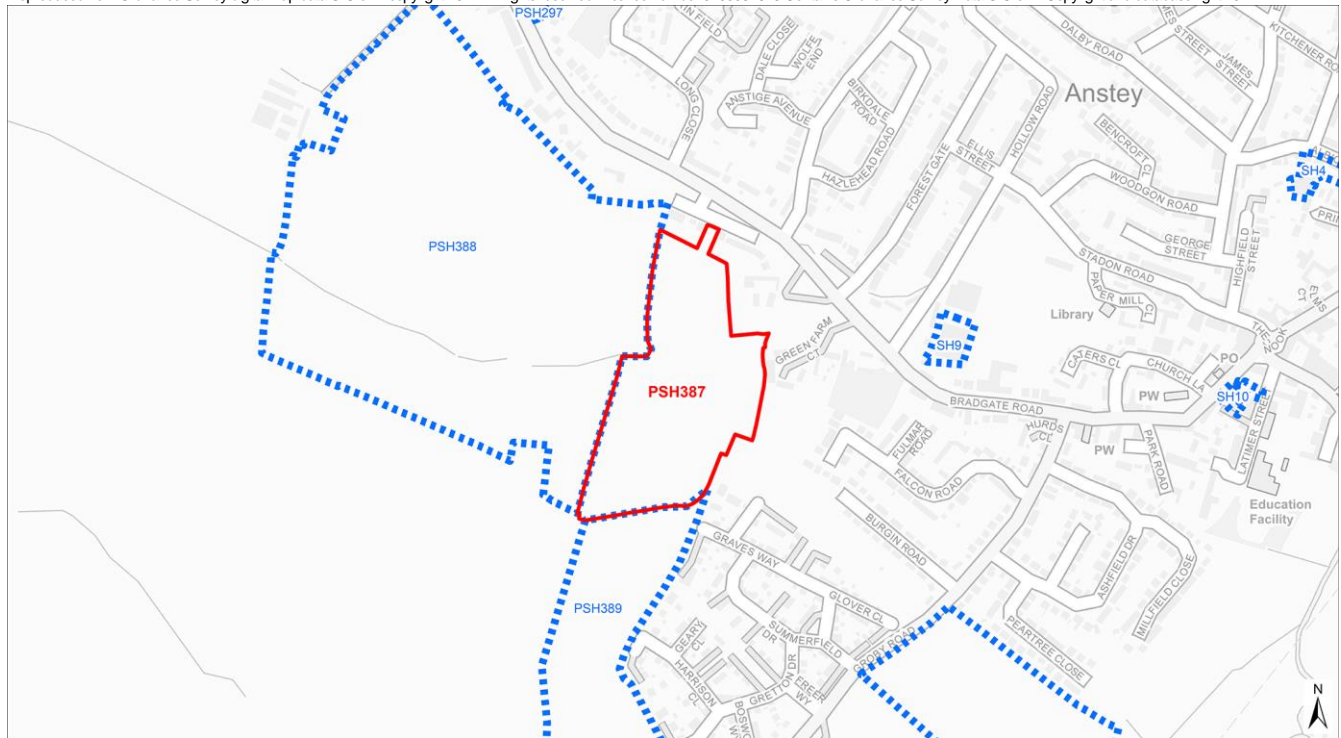


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site contains built development and is of limited biodiversity value. However, it is adjacent vegetation along railway corridor which could undermine ecological connectivity.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is adjacent to a listed building (Loughborough Central Station). The site is also 65m and visible from two locally listed buildings. However, an adverse effect is unlikely given that the site consists of an industrial unit with no historic or cultural value.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1500m to a Secondary School
Access to Convenience Store:	800m-1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM200
Charnwood Site ID:	PSH387
Settlement Location:	Anstey
Site Address:	High Leys Farm / Manor Farm
Site Area (ha):	5.82

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Potential Site     Other Potential Sites

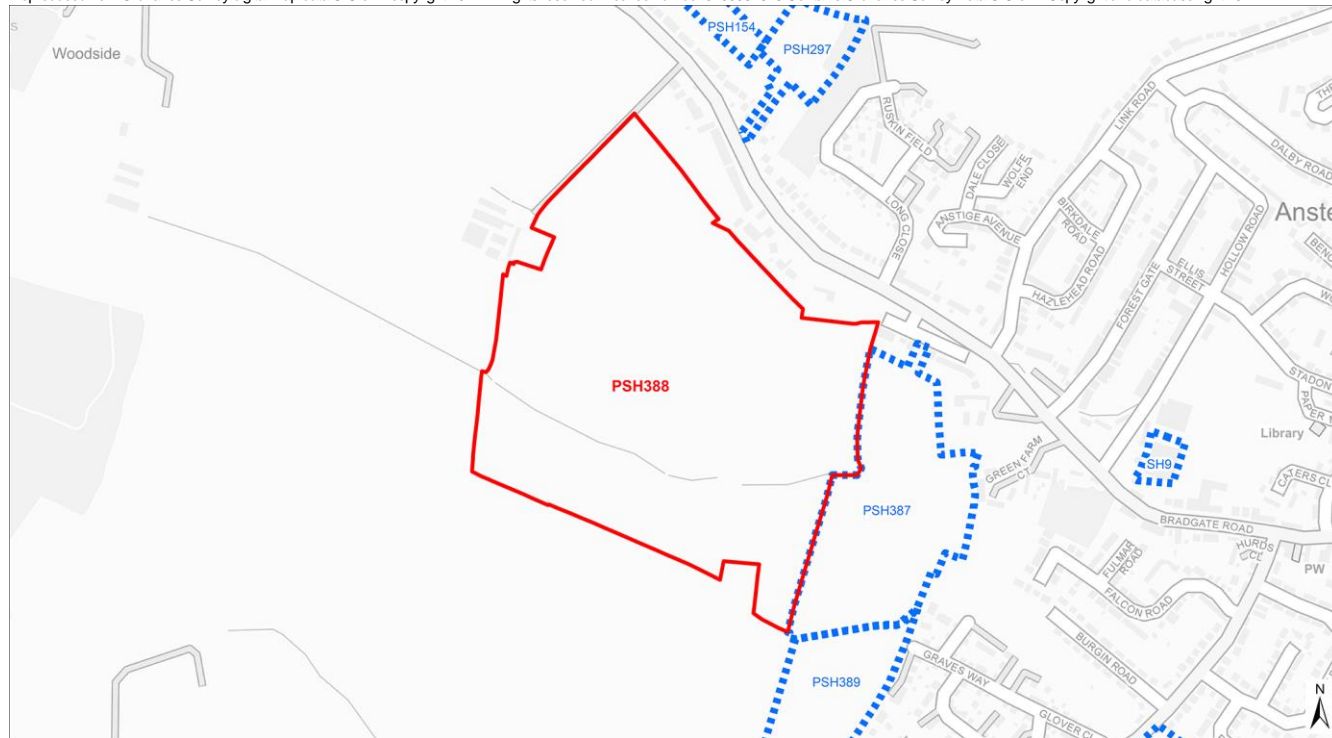


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

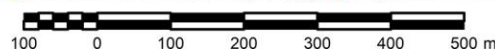
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly improved grassland at the edge of an existing settlement. The site is of low biodiversity value but of importance for ecological connectivity considering proximity to Bradgate Park.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 5.82ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There is an area of archaeological interest and alert in the northern part of the site. The site is also adjacent to a conservation area (Anstey) and in proximity to several listed buildings. Given its location and scale, development could affect the character of the Conservation Area in places.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	800m - 1200m to a Secondary School
Access to Convenience Store:	800m - 1200m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM201
Charnwood Site ID:	PSH388
Settlement Location:	Anstey
Site Address:	High Leys Farm / Manor Farm
Site Area (ha):	21.84

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Potential Site     Other Potential Sites

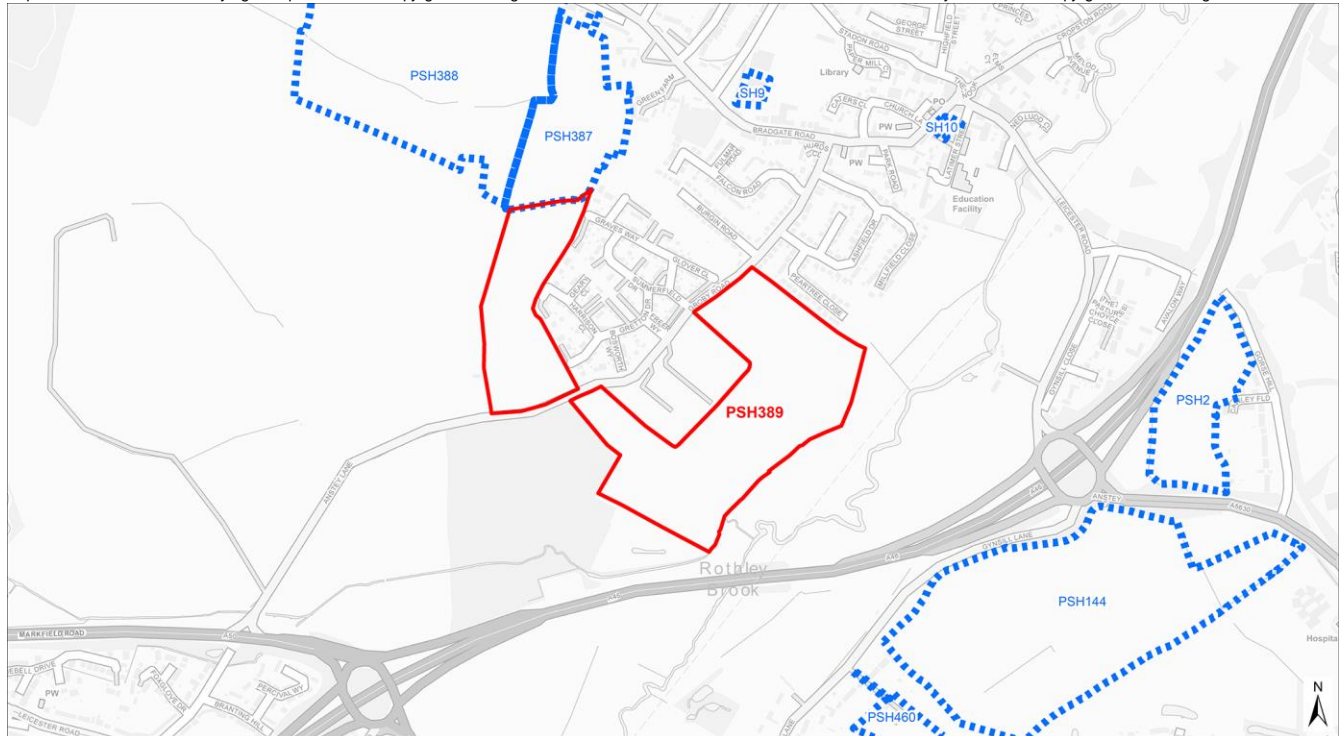


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

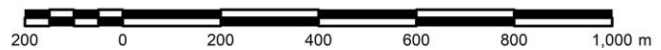
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with hedgerows and a section of wooded brook at the edge of an existing settlement. The site is of low biodiversity value but of importance for ecological connectivity considering proximity to Bradgate Park.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 21.84ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	A small part of the site is adjacent to the Anstey conservation area but the boundary is screened by dense trees. However, the site is very large and could completely alter the character of the Conservation Area in places. No locally listed buildings are in close proximity though.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	950M to a Primary School
Access to Secondary School:	900m to a Secondary School
Access to Convenience Store:	1000m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM250
Charnwood Site ID:	PSH389
Settlement Location:	Anstey
Site Address:	Land off Groby Road
Site Area (ha):	20.18

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Potential Site     Other Potential Sites

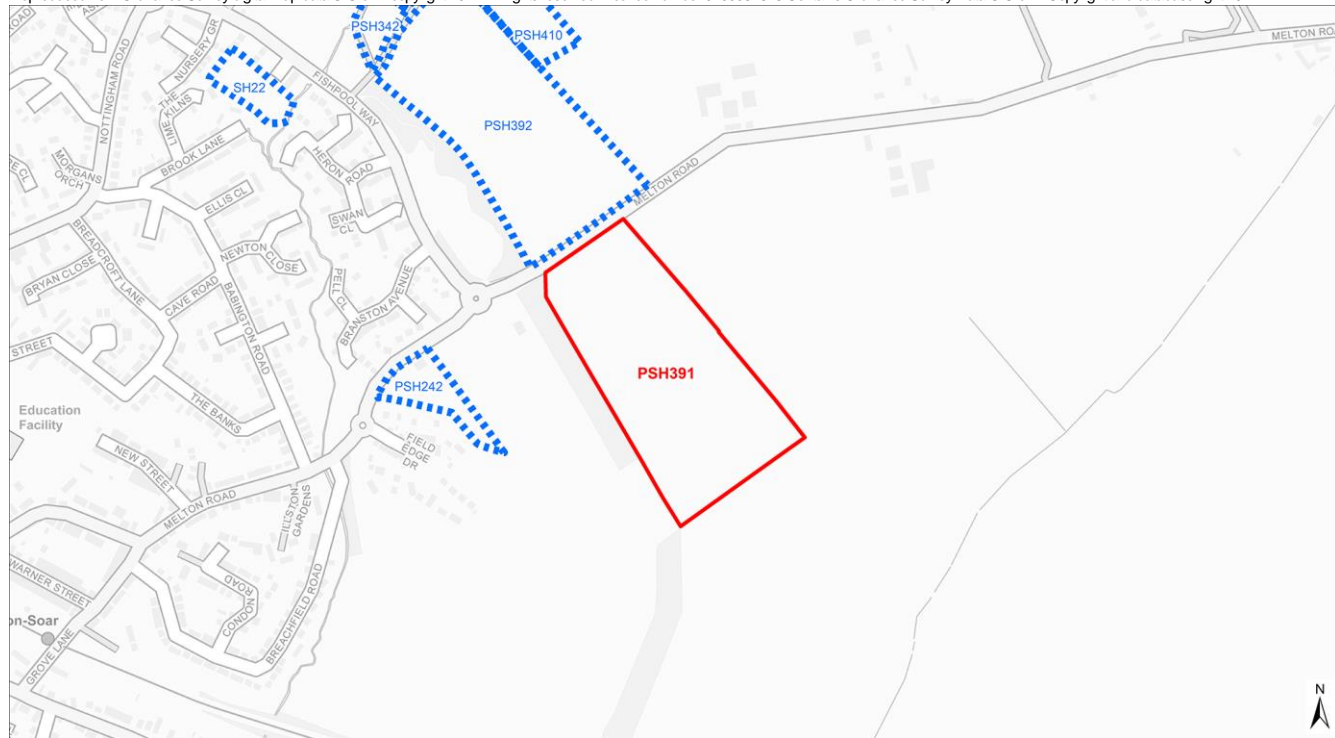


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable field of limited biodiversity value with Rothley Brook LWS to the south. Potential for impact on local ecological connectivity and the LWS through increased recreation and pet disturbance.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Active agricultural land within Nitrate vulnerable zone.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 20.18ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of a bus stop with excellent frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no nationally listed heritage assets within close proximity, but the site is 260m from locally listed Anstey Mill. Despite the size of the site, negative effects are unlikely as the character of adjacent areas is not of particular historic or cultural value, and a degree of screening exists.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m - 800m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	400-800m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	400m - 800m Distance to Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM111
Charnwood Site ID:	PSH391
Settlement Location:	Barrow upon Soar
Site Address:	Land to south of Melton Road
Site Area (ha):	6.92

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Potential Site     Other Potential Sites



Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B/C rating. Mainly species poor semi improved grassland of limited biodiversity value. However, there is potential to undermine ecological connectivity through the isolation of the public open space along the western boundary.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 6.92ha of best and most versatile land.
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is 400m - 800m from a bus stop with good frequency service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	There are no heritage assets (national or locally designated) in close proximity, and therefore negative effects are unlikely. An archaeological interest area runs along the southern boundary of the site.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and then less than 2km from a GP or Health Centre
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	800-1200m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	Over 1200m Distance to a Food Shop / Supermarket
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA