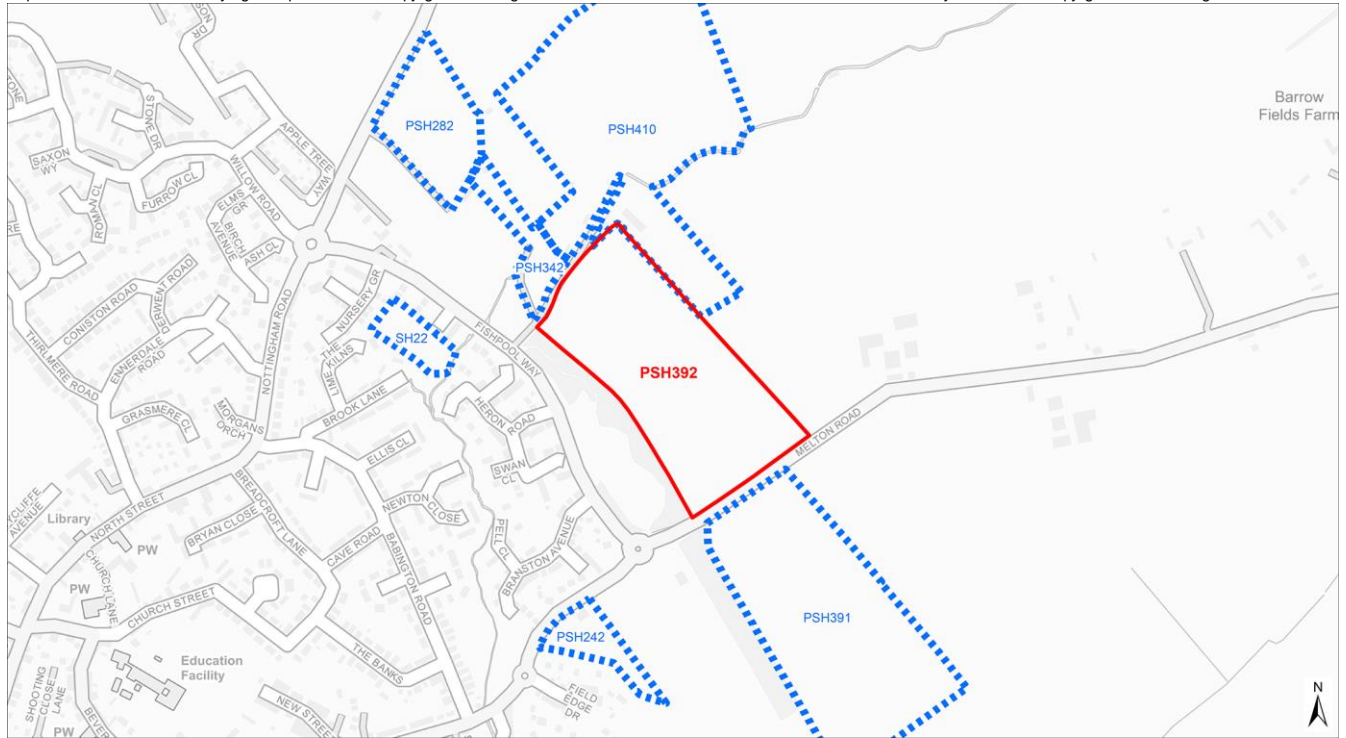


AECOM Site ID:	AECOM110
Charnwood Site ID:	PSH392
Settlement Location:	Barrow upon Soar
Site Address:	Land off Melton Road
Site Area (ha):	6.35

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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:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B/C rating. Potential loss of grassland of unknown 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 6.35ha 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.
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:	AECOM112
Charnwood Site ID:	PSH393
Settlement Location:	Cossington
Site Address:	Land to west of Main St, North of Syston Rd.
Site Area (ha):	2.88

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Potential Site Other Potential Sites

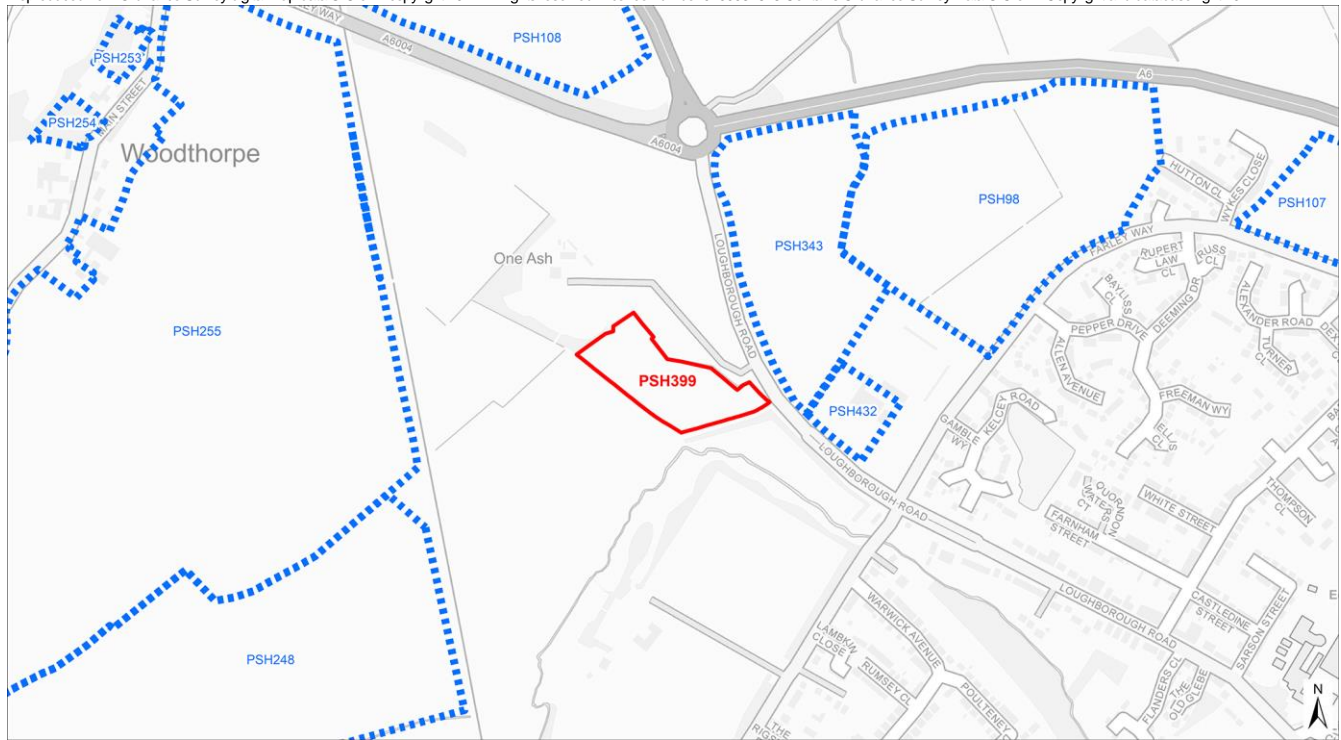


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly horse grazed species poor semi improved grassland with area of bare ground, overall 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 200m - 400m from a bus stop with good frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Cossington conservation area and a small area of archaeological interest overlaps with the site. The scale of development is relatively large in the context of the village and could alter the character of the settlement fringes. However, significant effects are unlikely. Site is 225m from locally listed farm buildings, whilst trees do provide a degree of screening, access and increased traffic flow from the relatively large site could have an impact upon the farm buildings and their setting, although effects are expected to be minor.
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:	AECOM206
Charnwood Site ID:	PSH399
Settlement Location:	Quorn
Site Address:	One Ash, Loughborough Road
Site Area (ha):	1.81

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Potential Site Other Potential Sites

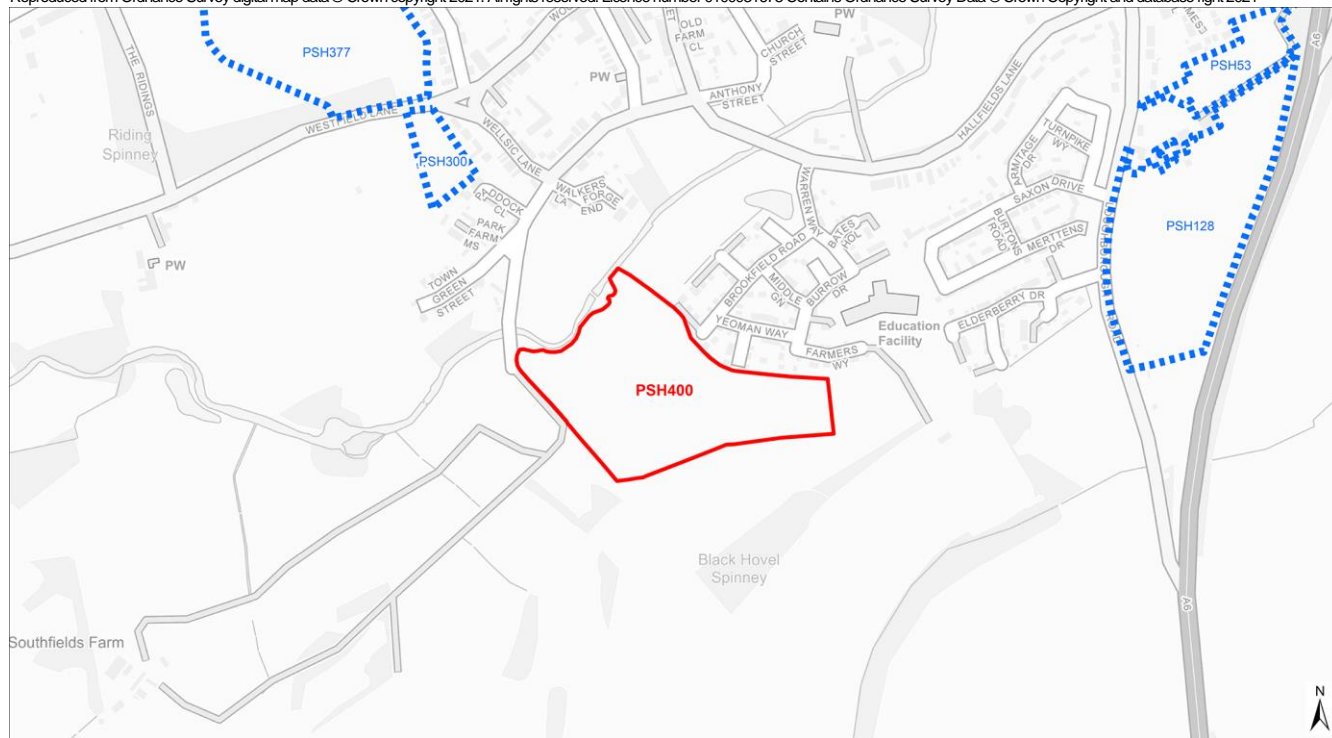


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

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 several buildings and mature gardens with mixed plantation of 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 1.81ha 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 96m from the nearest listed building (One Ash) and is 308m from a locally listed building. Trees obstruct views between the site and the heritage assets, so setting is unlikely to be affected.
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:	690m 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:	AECOM249
Charnwood Site ID:	PSH400
Settlement Location:	Rothley
Site Address:	Land off Brookfield Road
Site Area (ha):	6

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Potential Site Other Potential Sites

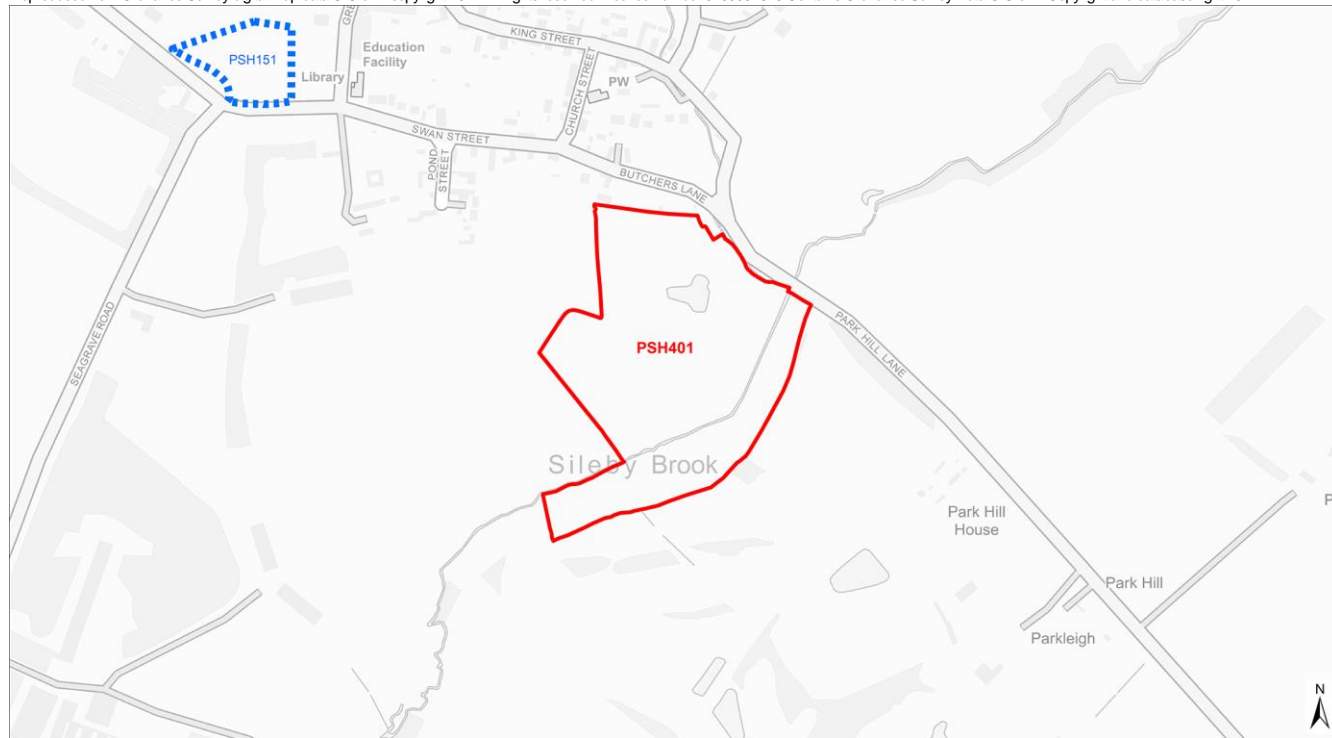


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly arable field of limited biodiversity value with protected (TPO) trees along its boundary and Rothley Brook LWS to the north. Potential for impact on protected trees, local ecological connectivity and the 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 6ha 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 area for wind generation overlaps with site
Historic Environment:	The site is adjacent to a conservation area (Rothley Conservation Area). Given the relative scale of the site it could further reduce the openness of land at the periphery of the Conservation Area. In addition to development that has already occurred in this area, negative effects might occur. 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, 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:	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:	AECOM117
Charnwood Site ID:	PSH401
Settlement Location:	Seagrave
Site Address:	Land lying to the South West of Park Hill Lane,
Site Area (ha):	9.98

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Potential Site Other Potential Sites

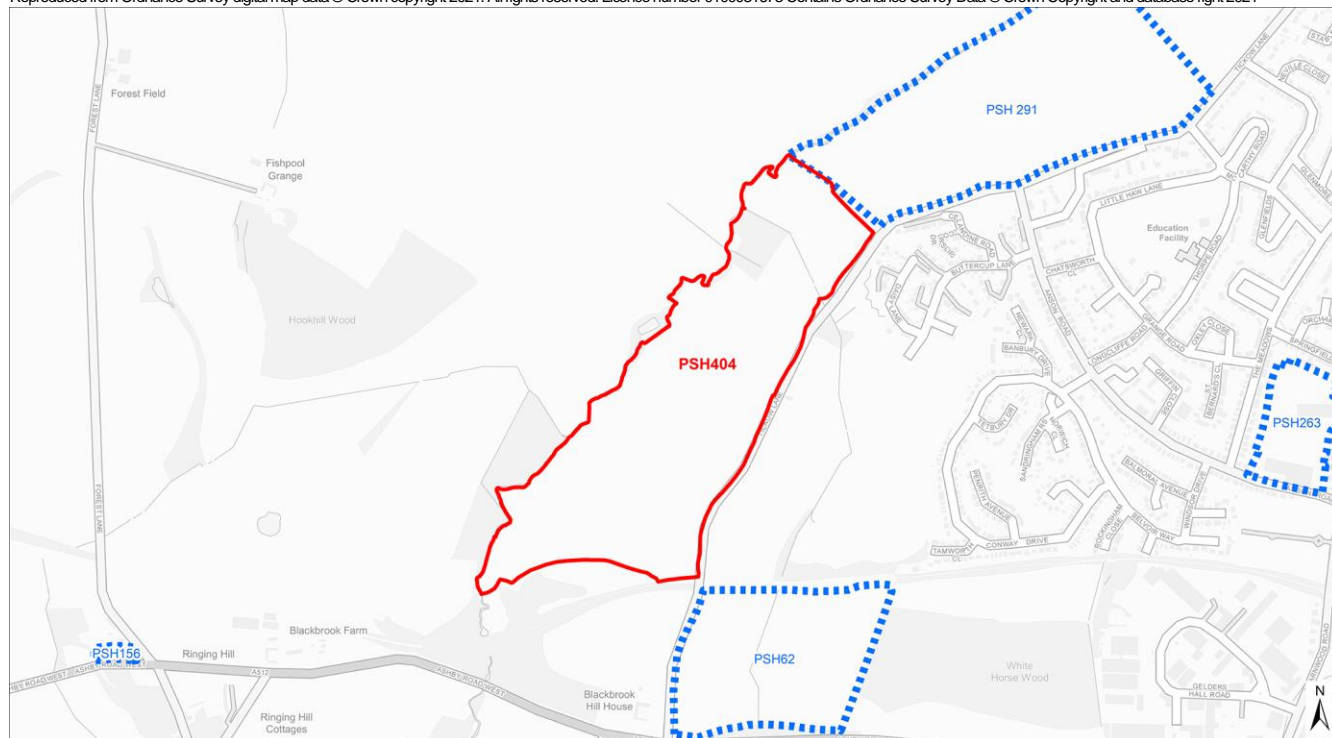


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C/D rating. Mainly grassland (probably species poor semi improved grassland), large pond and area of rough grassland (tall and thick) of some biodiversity value. Wooded brook corridor further runs through the site.
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 9.98ha 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:	Suitable wind farm area overlaps with site
Historic Environment:	Part of the site falls within the Seagrave conservation area, though there are no heritage assets in close proximity that would be directly affected (national or locally listed). However, the scale of the site is relatively large and development would alter the open character of the settlement fringes to the south east of the village (which forms an important part of the Conservation Area). 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:	440m 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:	AECOM204
Charnwood Site ID:	PSH404
Settlement Location:	Shepshed
Site Address:	Land west of Tickow Lane
Site Area (ha):	27.49

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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

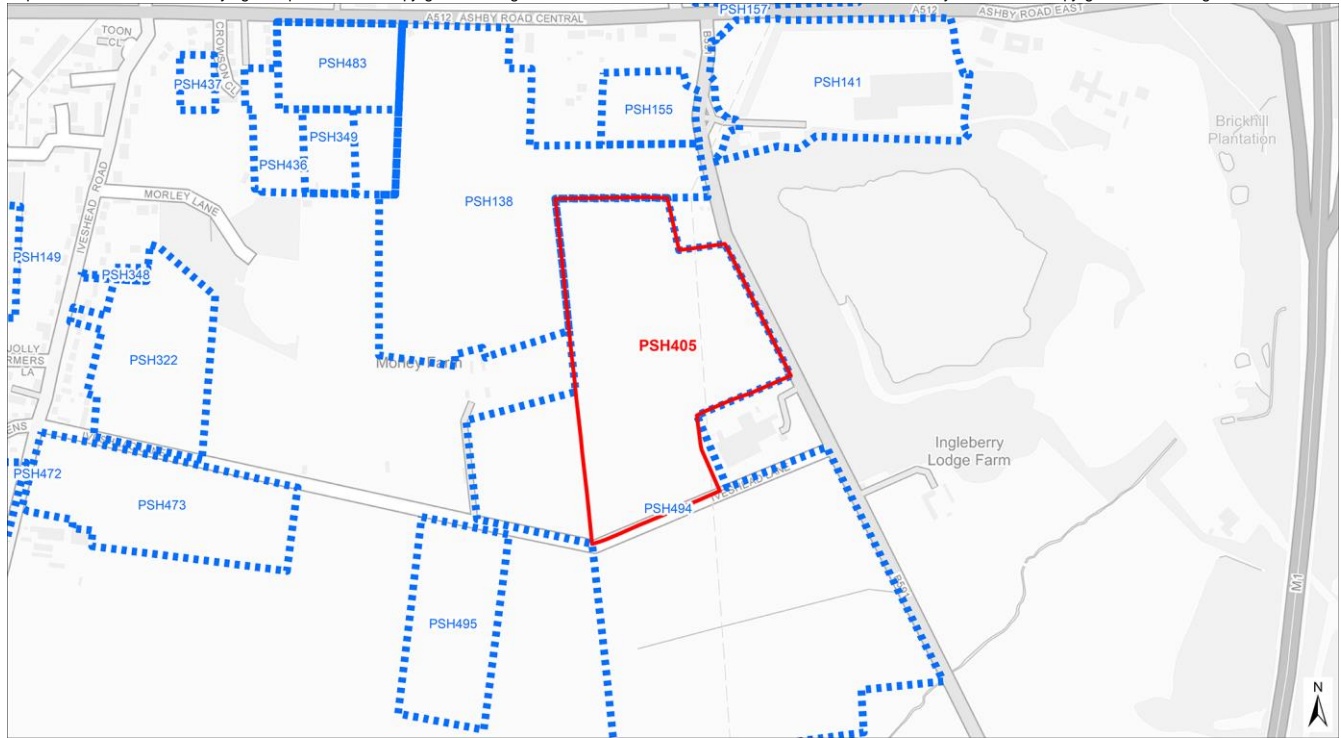
Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C/D rating. Mainly arable and species poor semi improved grassland with a LWS within the site boundary (Blackbrook meadow). Adjacent land contains uncommon plant species (<i>Calamagrostis epigejos</i>) and the southern boundary is adjacent to Blackbrook Hill Farm LWS and Shepshed cutting SSSI. Potential for the loss of LWS and supporting habitat, impact on adjacent LWSs, loss of arable and species poor semi improved land. there is also potential for a negative effect 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 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 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 Fenny Windmill which is screened by woodland to the south of the site. The site is also over 1200m from the Circular Enclosure north east of Forest Field Schedule Monument. This is screened by a row of woodland along the western boundary of the site. An effect on its setting is also unlikely. The site is 85m from a locally listed tunnel, however tree screening and the small scale of the tunnel mean than effects are not expected to be significant despite the large scale 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:	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:	AECOM203
Charnwood Site ID:	PSH405
Settlement Location:	Shepshed
Site Address:	Land to the west of of the B591/Ingleberry Rd & north of Iveshead Lane
Site Area (ha):	9.29

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Potential Site Other Potential Sites

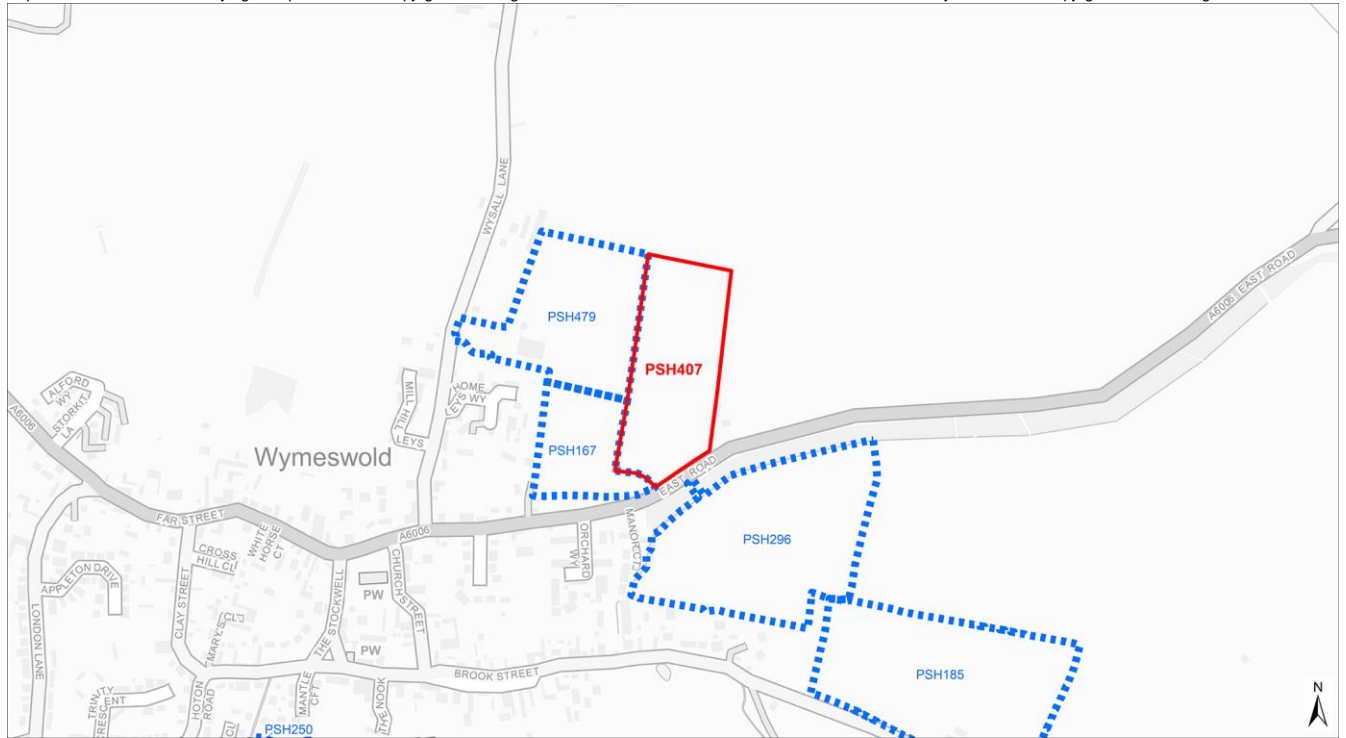


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land of limited biodiversity value adjacent to a geological SSSI. Potential for development to affect ecological 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 9ha agricultural 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:	There are no listed buildings (national or locally 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, 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:	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:	AECOM118
Charnwood Site ID:	PSH407
Settlement Location:	Wymeswold
Site Address:	Land North of East Road, Wymeswold
Site Area (ha):	3.44

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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:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly ridge and furrow grassland of good quality and of some 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 3.44ha 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 limited frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The southern part of the site is within close proximity to the Wymeswold conservation area, which covers most of Wymeswold. There is potential for development on the site to result in harm to the character of the conservation area (i.e. the approach to Wymeswold is open in nature, and the settlement fringes coincide with the Conservation Area boundary). 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:	AECOM234
Charnwood Site ID:	PSH409
Settlement Location:	Barkby Thorpe
Site Address:	Land adjacent Scraftoft
Site Area (ha):	5.3

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Potential Site Other Potential Sites

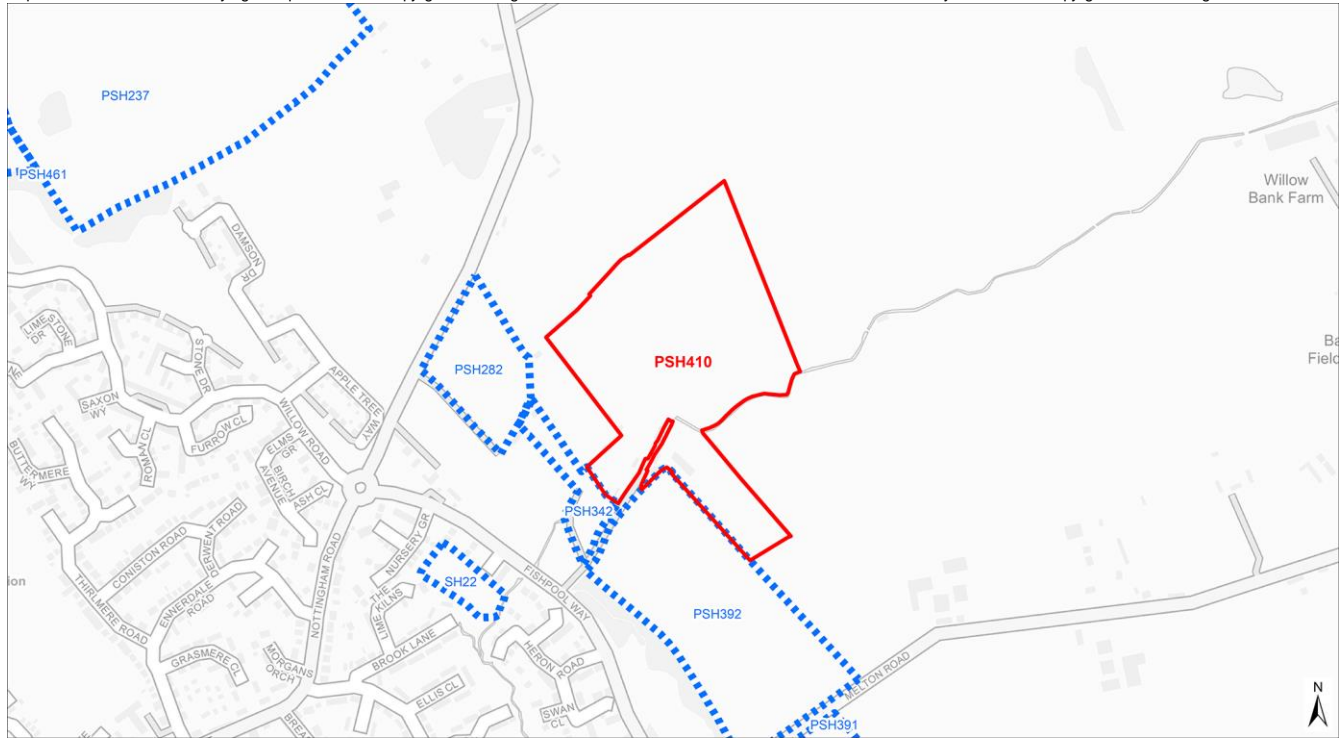


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. Mainly golf course with rough, woodland planting and a pond with good Great Crested Newts potential. An area of mature ash dominated broadleaved plantation is at the northern end of the site. Potential for 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 greenfield land with limited agricultural value
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 listed buildings within 400m (National or local). The nearest asset is the medieval village. The site is screened somewhat and may therefore not be visible. However, any further development in this area could possibly reduce the rural / open nature of the area and is potentially negative.
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:	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:	AECOM219
Charnwood Site ID:	PSH410
Settlement Location:	Barrow upon Soar
Site Address:	Land at Fishpool farm
Site Area (ha):	8.79

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Potential Site Other Potential Sites

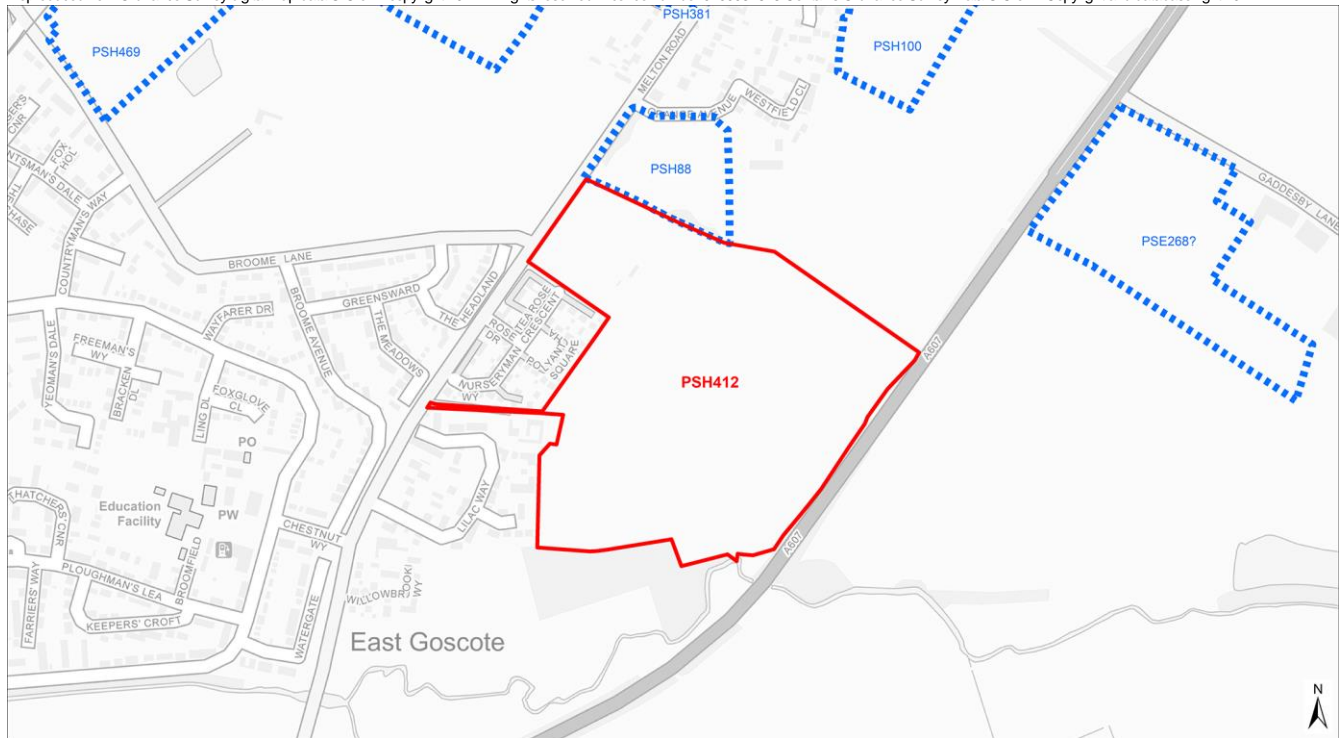


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly species poor semi improved grassland with a dwelling and domestic gardens and other agricultural buildings. The Fishpool Brook, a potential LWS, runs through the site. Potential for development to result in the loss of grassland and cause harm to a potential 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 8.79ha 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 good frequency service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	There are no listed buildings within 400m. There are also no other heritage assets within close proximity and despite the large nature of the site in the open countryside, negative effects on the historic environment are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	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 or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM230
Charnwood Site ID:	PSH412
Settlement Location:	East Goscote
Site Address:	Land off Melton Road
Site Area (ha):	17.57

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Potential Site Other Potential Sites

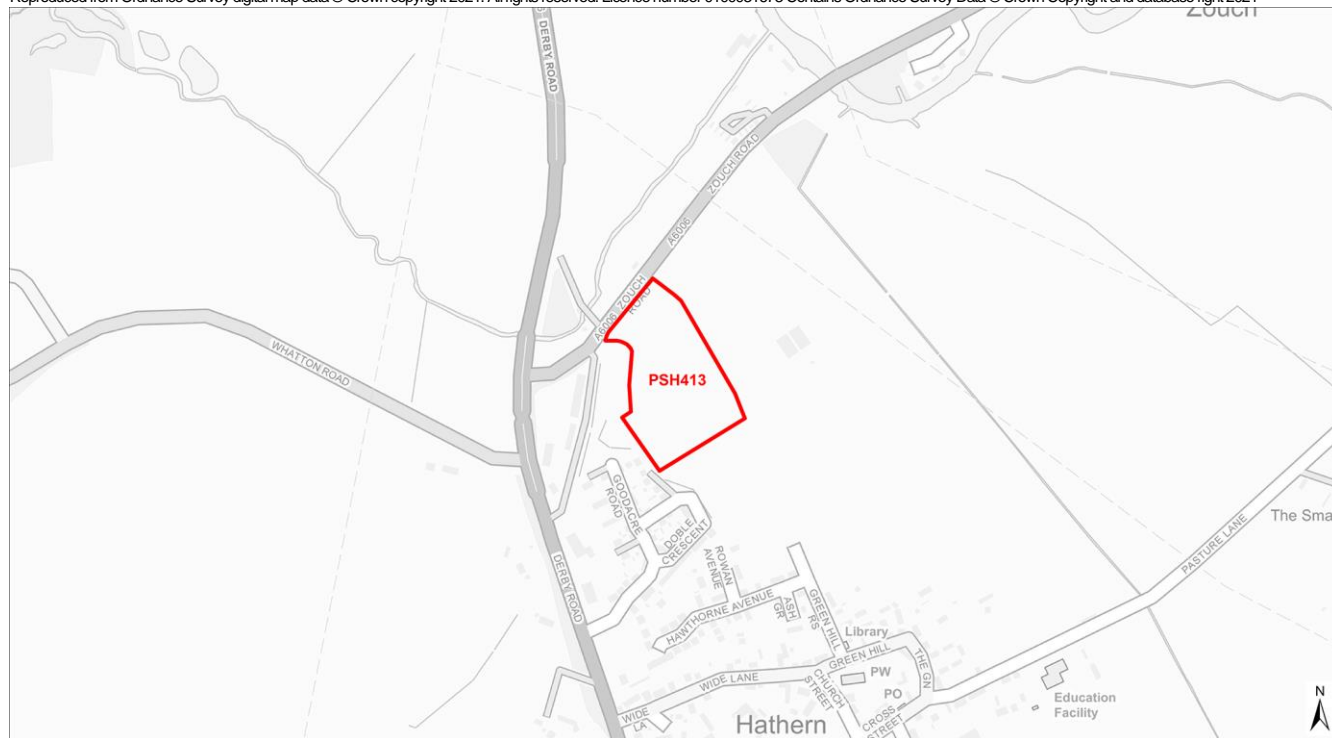


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

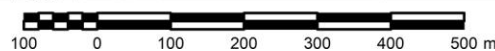
Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains arable land and species poor semi improved grassland with pond and small areas of scrub. The site is adjacent to Queniborough brook and associated wet and plantation woodland and therefore is of ecological connectivity importance.
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 17.57ha 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 service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	There are no nationally designated listed buildings within close proximity. Site is 95m from locally listed 'The Grange' building. Views and local setting could potentially be impacted given the large scale and nature of the potential development site. Significant effects ought to be possible to avoid though with sensitive layout, design and mitigation.
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:	More than 10ha within MSAs

AECOM Site ID:	AECOM213
Charnwood Site ID:	PSH413
Settlement Location:	Hathern
Site Address:	Land off Zouch Road
Site Area (ha):	2.65

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Potential Site Other Potential Sites

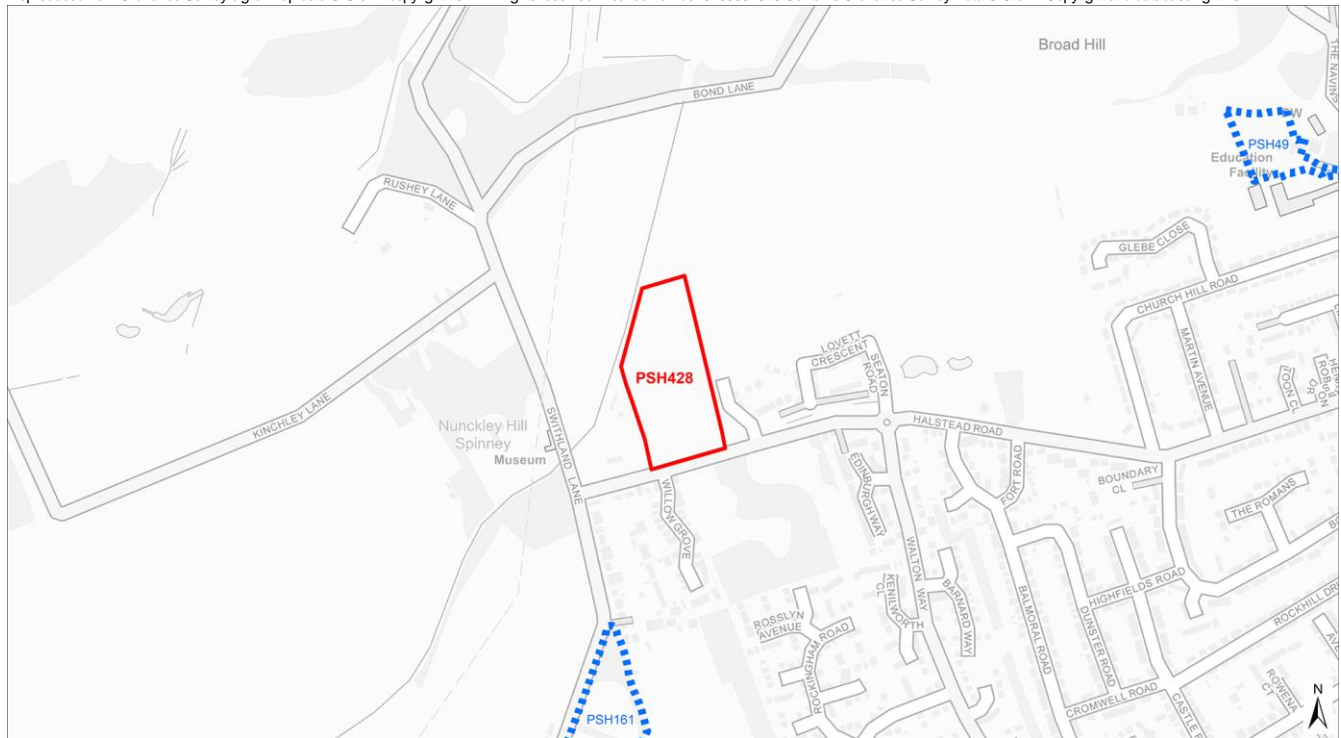


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B/C rating. Potential for loss of arable land of 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 2.36ha 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 service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to modern housing and is not within close proximity of any heritage assets (the closest being a locally listed asset over 250m away which is screened from view). Therefore, neutral effects are likely.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	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:	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:	AECOM228
Charnwood Site ID:	PSH428
Settlement Location:	Mountsorrel
Site Address:	Land off Halstead Road
Site Area (ha):	2.41

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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

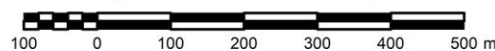
Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. Development will result in the loss of horse grazed land.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Loss of 2.41ha of best and most versatile land.
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:	Not within area of potential
Historic Environment:	The site is 220m from the Mountsorrel Conservation Area. An adverse effect is unlikely as the area within proximity consists mainly of woodland. There are also no other heritage assets within close proximity (including locally listed buildings).
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:	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:	AECOM236
Charnwood Site ID:	PSH429
Settlement Location:	Newton Linford
Site Address:	Seven Oaks Nursery, Groby Lane
Site Area (ha):	0.76

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Potential Site Other Potential Sites

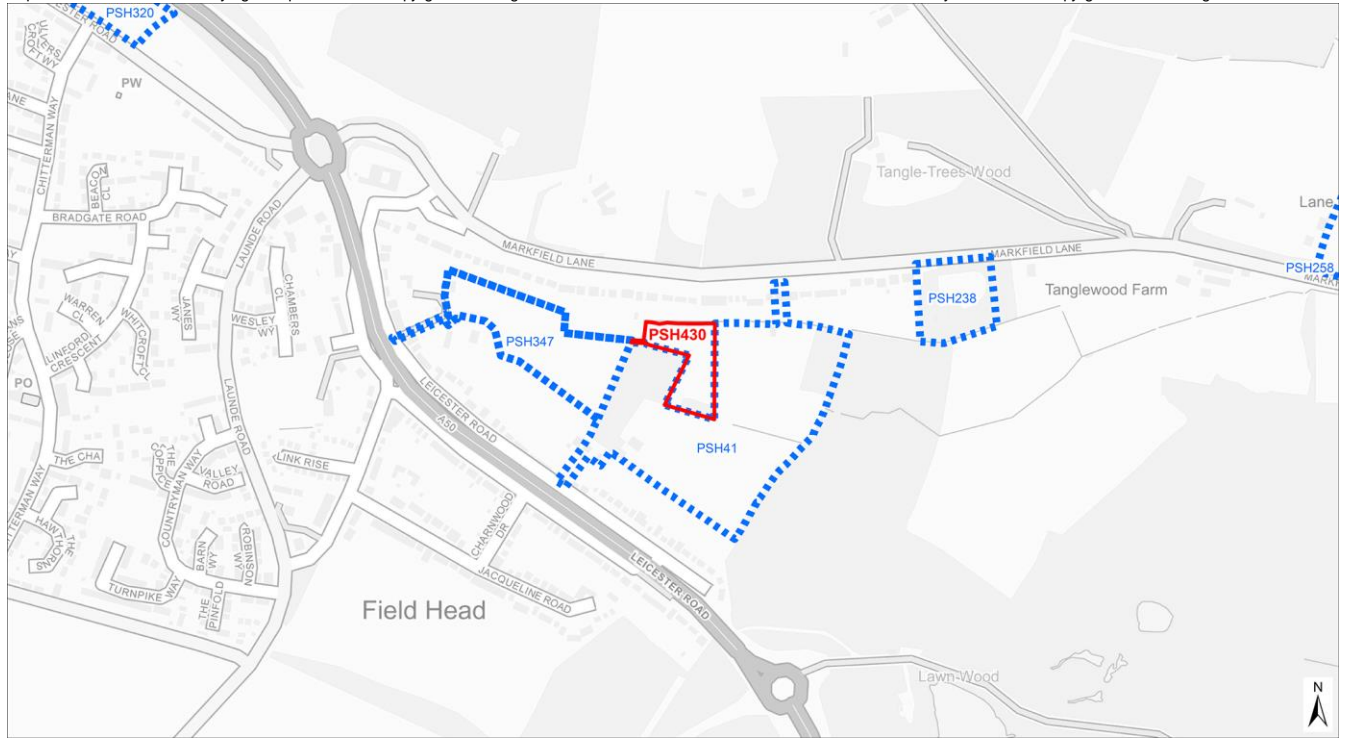


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Nursery site with species poor semi improved woodland to rear. Potential for impact on adjacent woodland (and 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 within 800 - 1200m 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 (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:	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:	1200 - 1600m to a Primary School
Access to Secondary School:	1200 - 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:	AECOM237
Charnwood Site ID:	PSH430
Settlement Location:	Newton Linford
Site Address:	Land off Markfield Lane
Site Area (ha):	0.79

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Potential Site
 Other Potential Sites

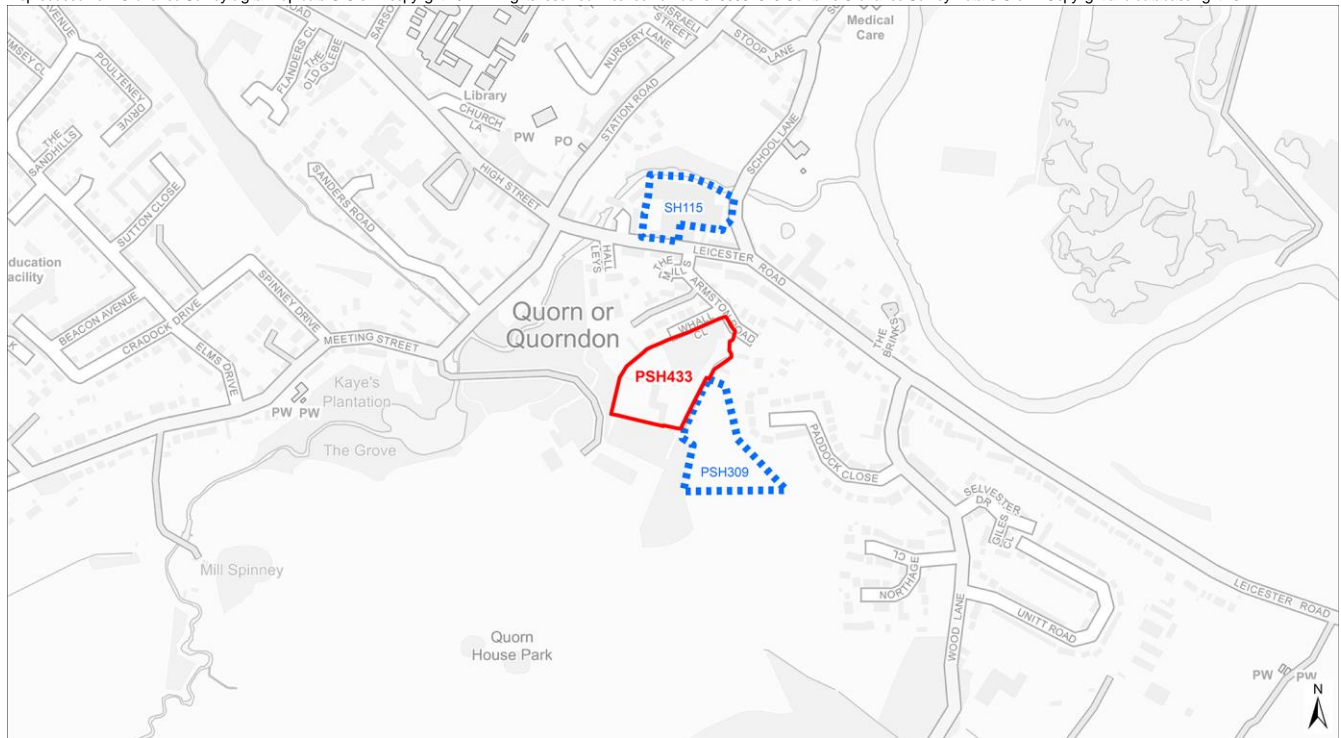


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains semi improved neutral grassland with mature trees. There is potential for impact on the habitat and ecological connectivity of adjacent woodland and nearby TPO and LWS areas.
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:	The site is 377m from the nearest listed building (Field Head Farmhouse). An adverse effect is unlikely as buildings and trees obstruct views between the site and the heritage asset, and development would be very small scale anyway. There are no locally listed buildings nearby.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	<800m to a Public Transport Stop with limited frequency, but 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:	AECOM244
Charnwood Site ID:	PSH433
Settlement Location:	Quorn
Site Address:	Land and property off Armston Road
Site Area (ha):	1.42

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Potential Site Other Potential Sites

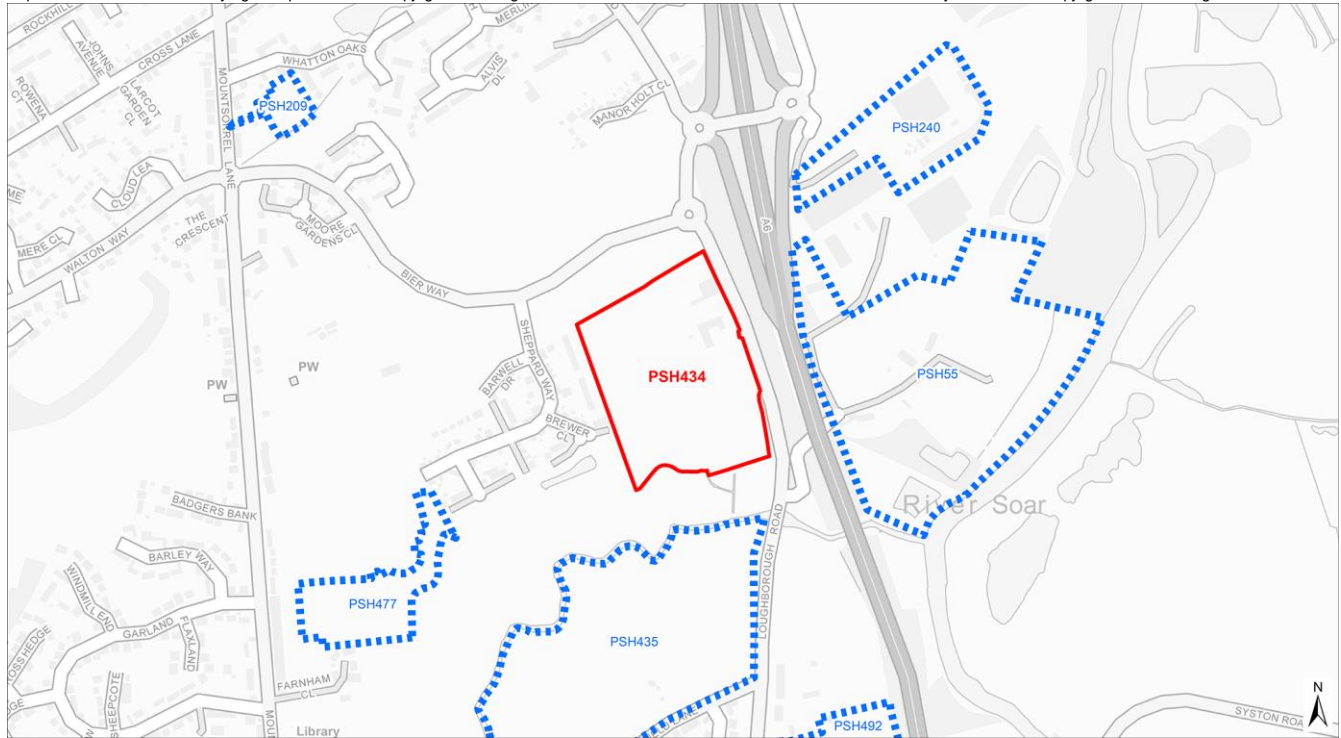


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site contains a manor house and grounds including a TPO covering the entire site. The site is also of ecological connectivity importance as a stepping stone for woodland.
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 services.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 90m from the nearest listed building (Quorn House). An adverse effect on the setting of this asset is unlikely as there is a wooded area between the site and the heritage asset. The site falls within the Quorn Conservation Area and would alter the character in some parts. This might not necessarily be detrimental, but the potential for adverse effects does exist. Site is 190m from locally listed Quorn Mill, screening from buildings and trees and the relatively far distance mean that 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:	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:	AECOM227
Charnwood Site ID:	PSH434
Settlement Location:	Rothley
Site Address:	Brooklea Nursery, Loughborough Road
Site Area (ha):	5.29

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Potential Site Other Potential Sites

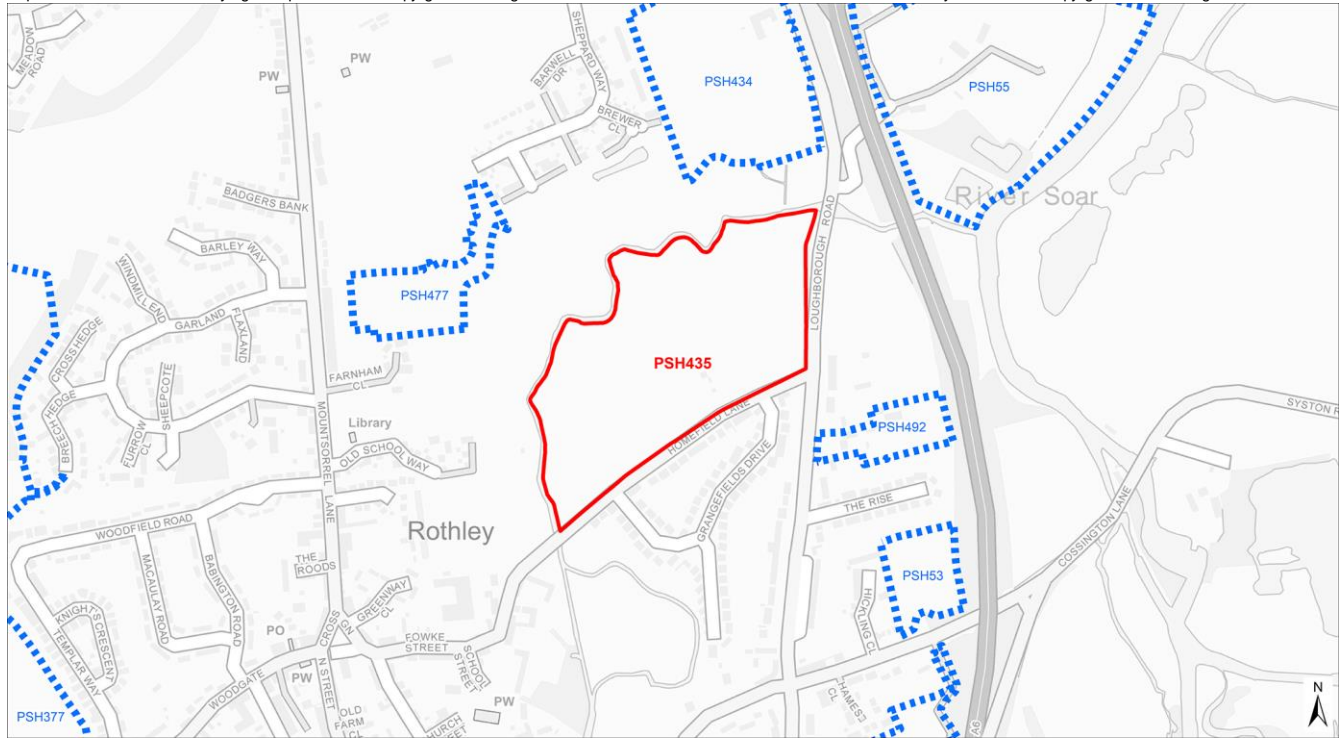


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable land with nursery site of limited biodiversity value. Adjacent to Farnham Bridge LWS. Potential for effects on adjacent LWS and on local ecological connectivity.
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 3.99ha 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:	There are no heritage assets within close proximity and the nature of the site and surrounding areas means that effects are unlikely on assets further afield.
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:	1200 - 1600m 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:	AECOM226
Charnwood Site ID:	PSH435
Settlement Location:	Rothley
Site Address:	Land off Homefield Lane
Site Area (ha):	9.08

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Potential Site Other Potential Sites

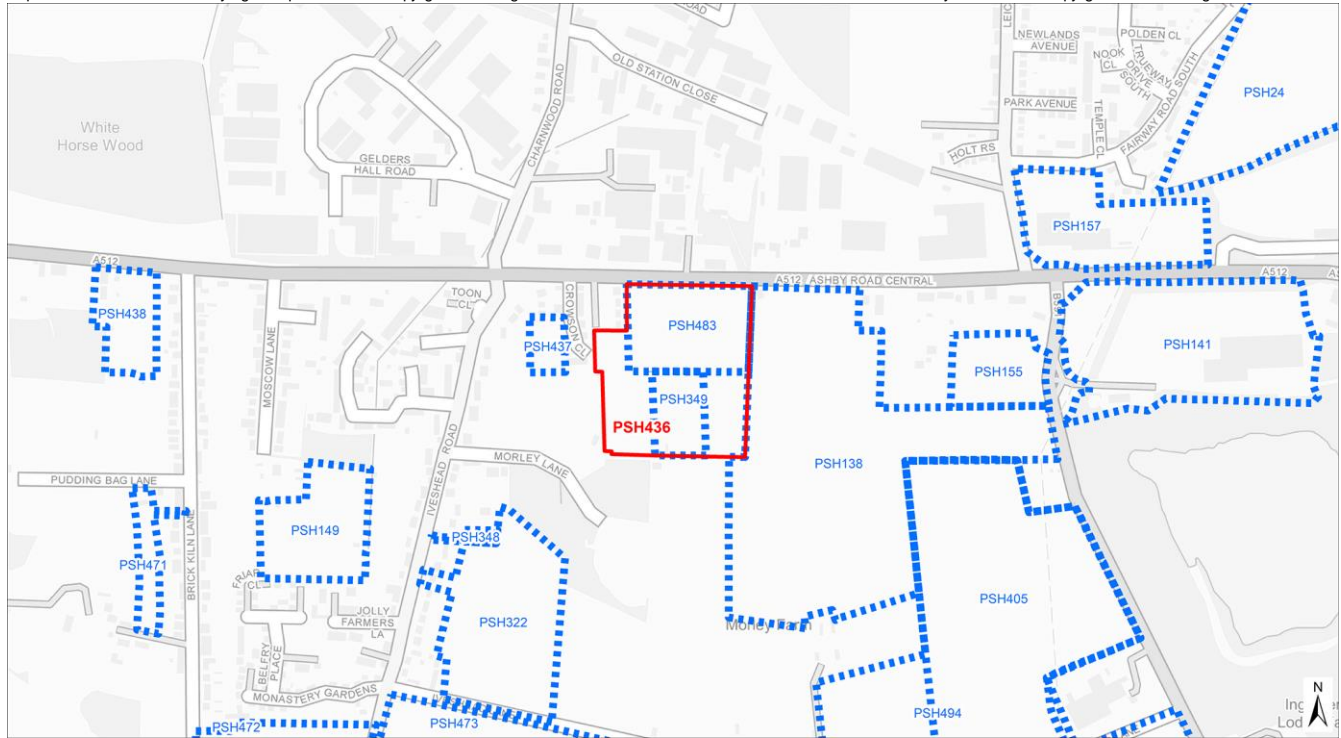


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains arable land and species poor semi improved grassland plus semi improved neutral grassland of varied quality, dry ditches, relict channels and marshy grassland. The Rothley Brook LWS and Farnham Bridge LWS are to the north of the site. There is potential for development to result in the loss of habitat of biodiversity value and adversely effect local ecological connectivity.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
Flood Risk:	30% or more of Site within Flood Zone 2 or 3
Land and Soils:	Loss of 9.08ha 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 area for wind generation overlaps with site
Historic Environment:	A small part of the site is adjacent to the Rothley conservation area but an effect is unlikely, as the adjacent land is undeveloped and the Conservation Area and the site share a border formed by a linear woodland. There are no other heritage assets within close proximity and no significant effects are likely overall despite the large nature 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:	400-800m 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:	AECOM246
Charnwood Site ID:	PSH436
Settlement Location:	Shepshed
Site Address:	Land off Ashby Road Central
Site Area (ha):	4.48

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Potential Site Other Potential Sites

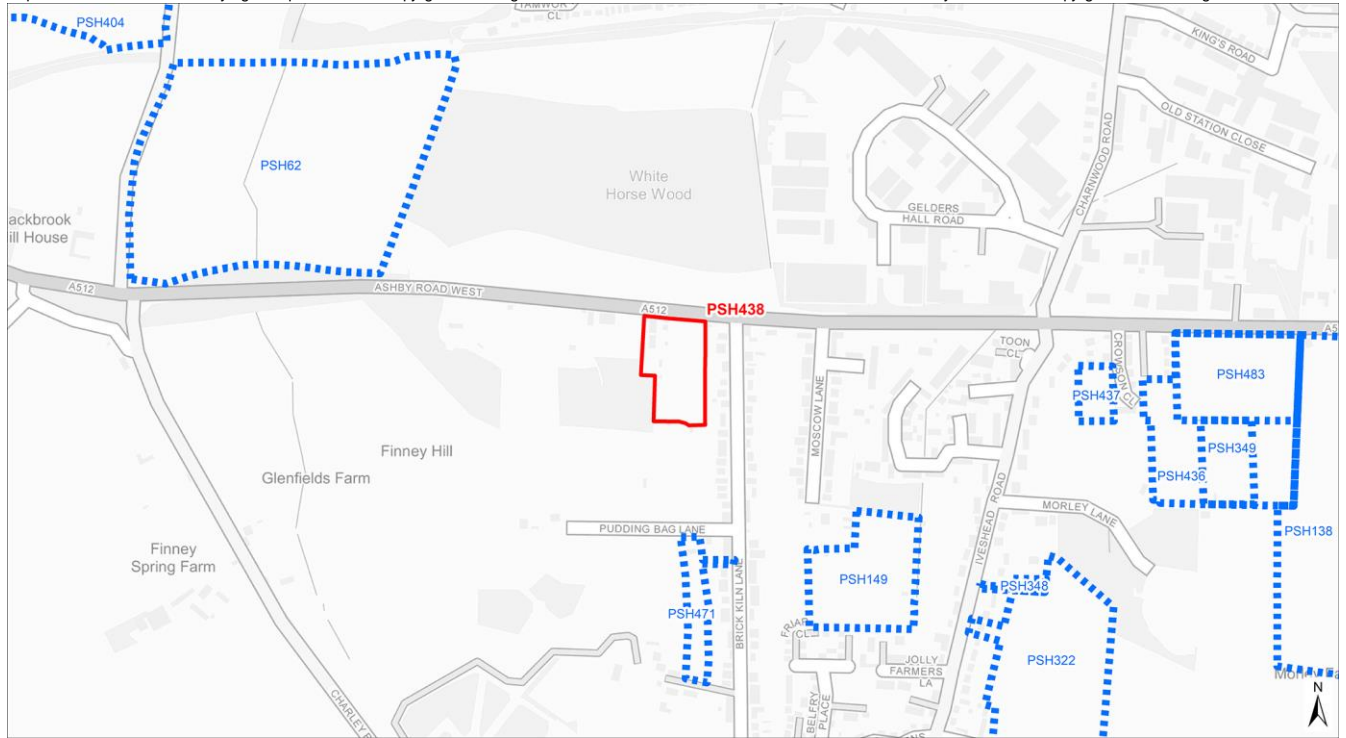


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site includes improved grassland, acid horse grazed grassland and an area of rank grassland with mature trees. The habitat is of high biodiversity value and development will likely result in the loss of priority 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 4.22ha 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:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are no listed buildings (national or locally 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, 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:	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:	AECOM245
Charnwood Site ID:	PSH438
Settlement Location:	Shepshed
Site Address:	Land off Ashby Road West
Site Area (ha):	1.11

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Potential Site Other Potential Sites

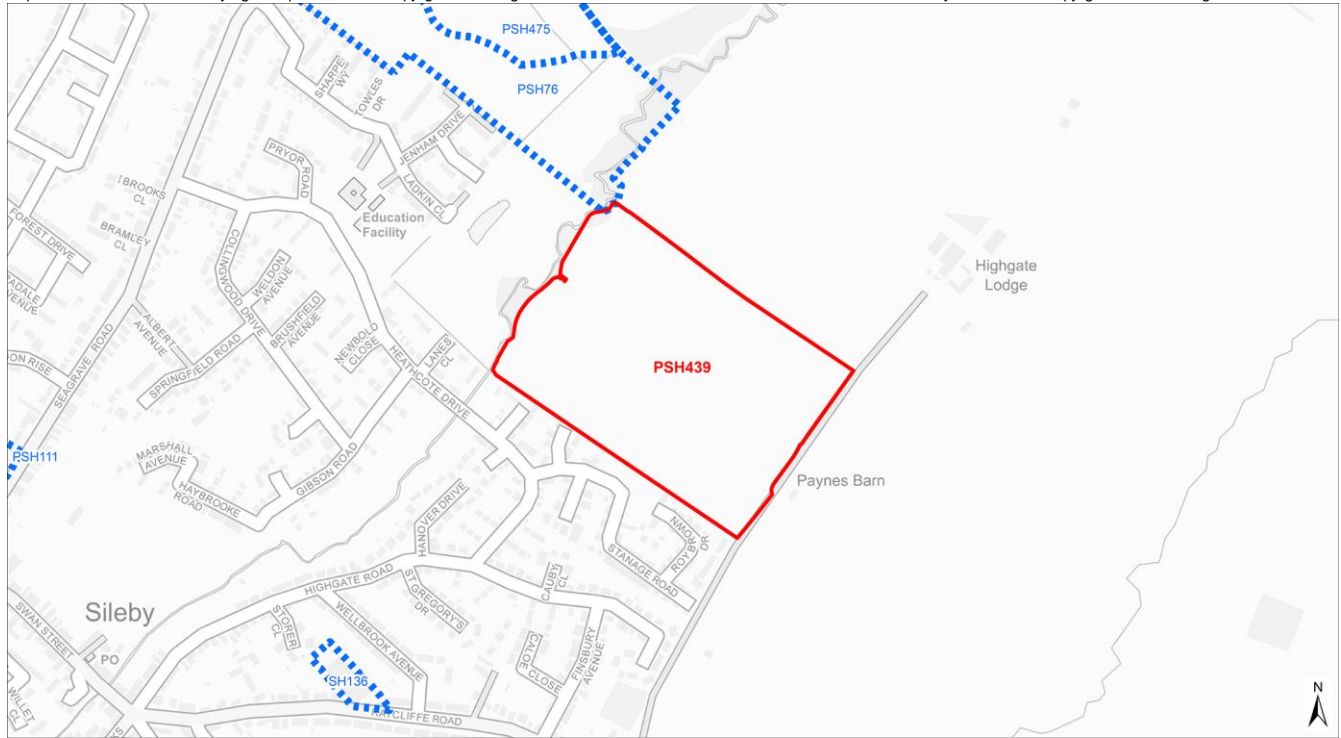


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	C rating. The site contains a dwelling (with low bat potential), broadleaved woodland and species poor semi improved grassland that is potentially acidic and intensely horse grazed. The broadleaved woodland area extends beyond the site and thus is of ecological connectivity importance. The development of the site also presents an opportunity for enhancement to the currently biodiversity poor grassland.
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:	The site is 670m from the nearest listed building (Fenney Windmill). There are no other heritage designations or assets in the area (including locally listed). An adverse effect is unlikely as a dense cluster of trees to the west of the site screen the site and the listed heritage asset. Given the distance from assets and the scale of the site, views should not be adversely affected.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<800m to a Public Transport Stop, and 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:	More than 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:	AECOM229
Charnwood Site ID:	PSH439
Settlement Location:	Sileby
Site Address:	Land off Barnards Drive
Site Area (ha):	11.56

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Potential Site Other Potential Sites

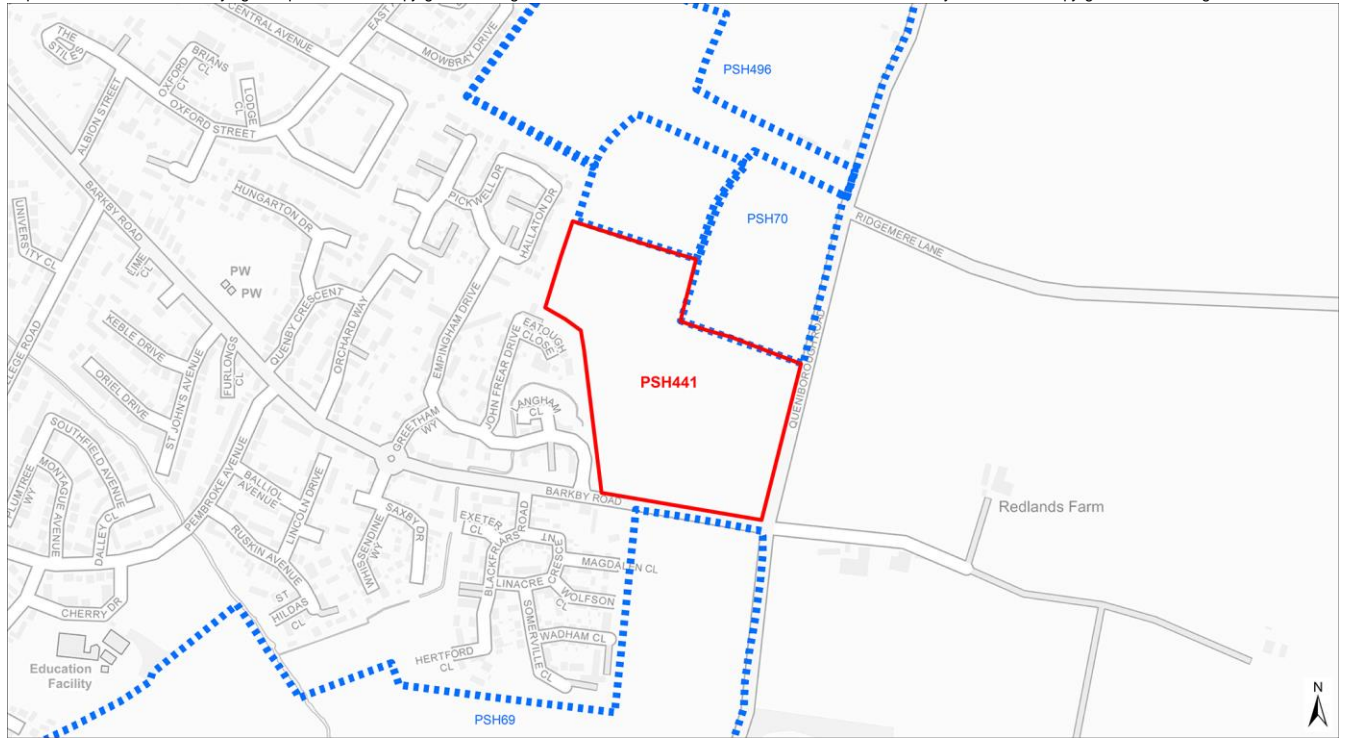


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

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 within proximity and potential for impact on a potential LWS (Sileby Brook).
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 11.56ha 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 good frequency service.
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	There are no listed buildings (national or locally designated) within 400m. There are also no other heritage assets within close proximity. Though the site is large scale, it is adjacent to residential areas with limited historic 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:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	530m 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:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM232
Charnwood Site ID:	PSH441
Settlement Location:	Syston
Site Address:	Land north of Barkby Road
Site Area (ha):	8.33

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Potential Site Other Potential Sites

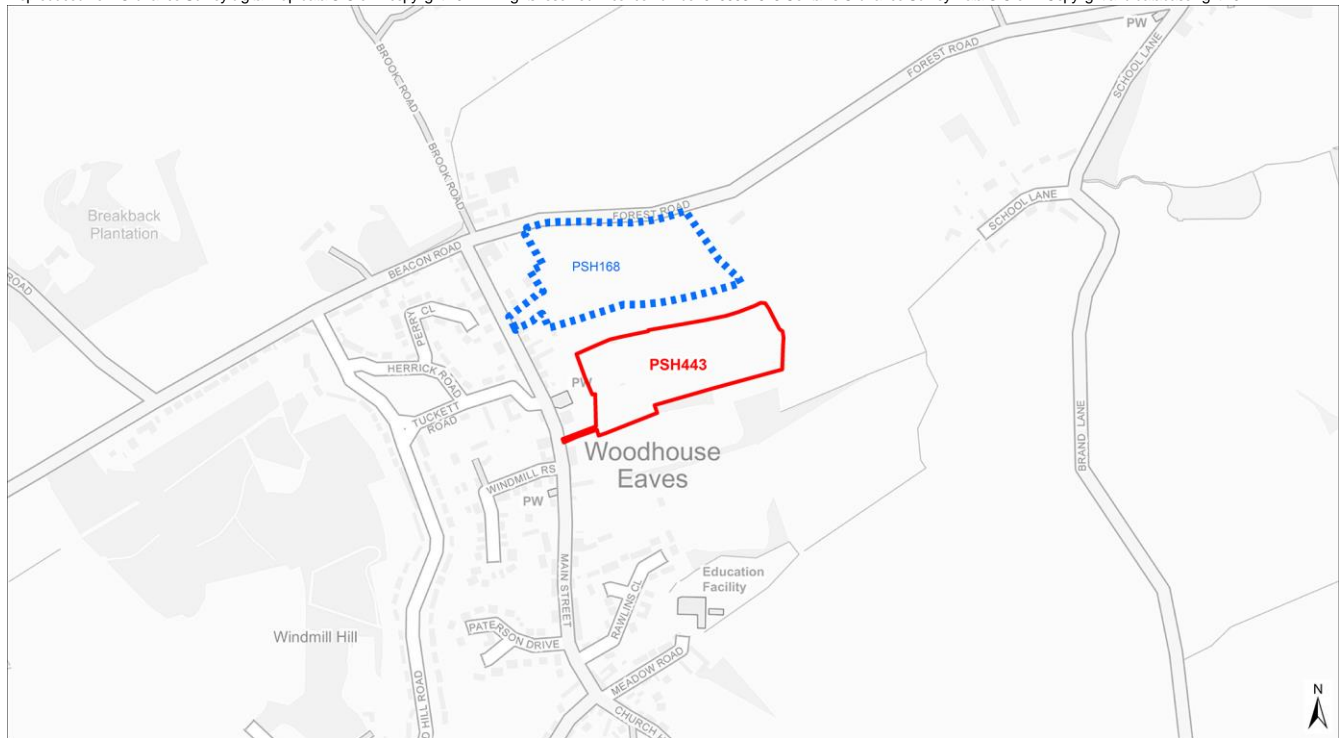


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. Mainly arable with wet ditches, mature trees and hedgerows. The site has 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 8.33ha 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 a 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. However, the site is 65m from locally listed farm and associated buildings. Views are only partially screened and a large development would encroach upon the open countryside. There could potentially be a negative effect in this respect. However, there would remain open farm land and countryside around the locally listed buildings, helping to protect its character. Mitigation should also help to ensure that effects are minor or neutral.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m 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 or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM243
Charnwood Site ID:	PSH443
Settlement Location:	Woodhouse Eaves
Site Address:	Land rear of 64 Main Street
Site Area (ha):	2.75

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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

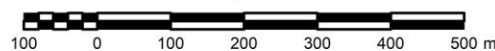
Landscape Sensitivity:	The key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site consists of improved grassland paddocks with grassland LWS at eastern end. The site is of biodiversity value and development is likely to undermine ecological connectivity.
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 2.75ha 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. The site runs alongside an area of green space included wooded areas, which falls within the Conservation Area. Development in this location could affect the character of this 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:	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:	AECOM225
Charnwood Site ID:	PSH444
Settlement Location:	Woodhouse Eaves
Site Address:	Land at Maplewell Road
Site Area (ha):	1.31

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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 arable land of limited biodiversity value south of blocks of broadleaved woodland. The site thus has some ecological connectivity importance.
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 1.31ha 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 limited frequency service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is 264m from the Woodhouse Eaves Conservation Area but there are no nationally designated heritage assets nearby. However, a locally listed building lies just 10m away. The site exhibits a rising gradient, and as such much of it would be visible from the locally listed building; eroding the rural character of the building. It would require significant screening and a buffer of open space to maintain the open character facing the local building. It is therefore likely that negative effects will occur.
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:	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:	AECOM238
Charnwood Site ID:	PSH445
Settlement Location:	Ratcliffe on the Wreake
Site Address:	Land adj. 55 Main Street
Site Area (ha):	0.5

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Potential Site Other Potential Sites

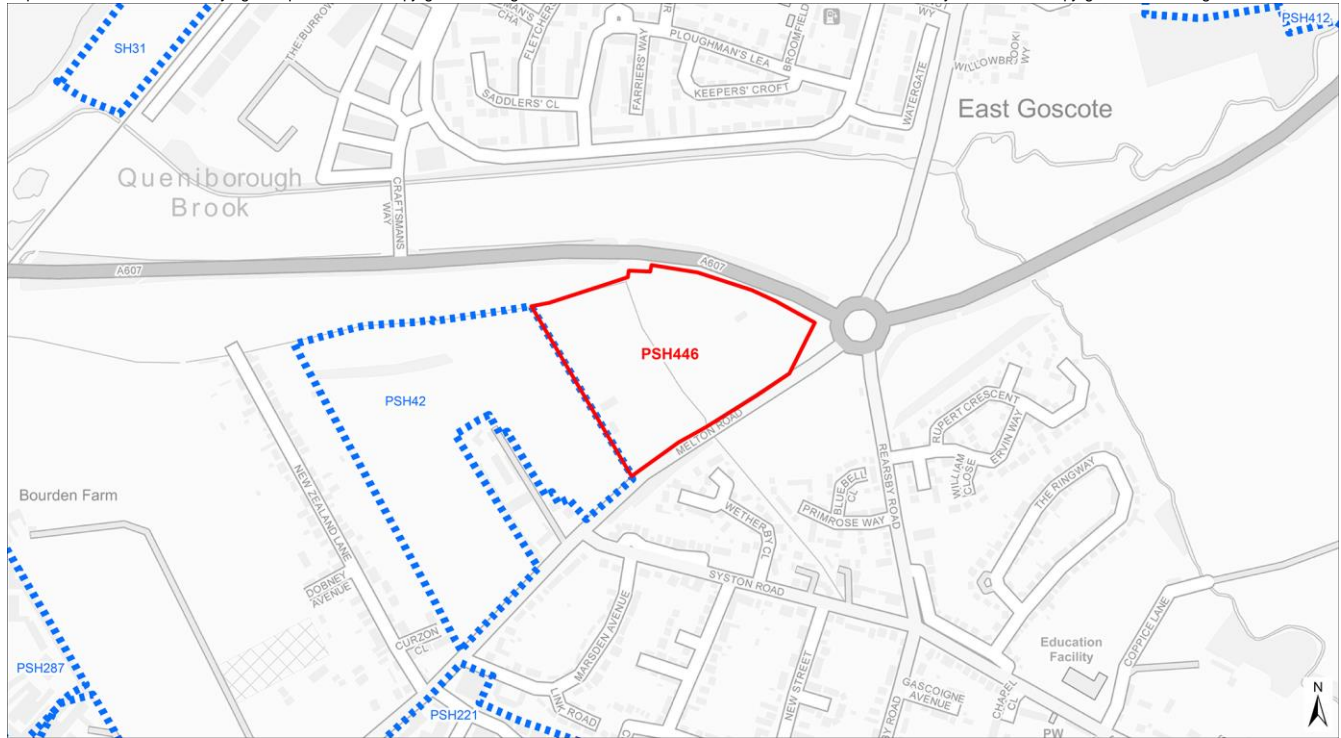


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The site contains improved grassland of some 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 0.5ha 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:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to the Ratcliffe on the Wreake conservation area. Development would be small scale though and there would still be large areas of open countryside on the approach into the village. Therefore, adverse effects ought to be avoidable / minimal. 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:	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:	AECOM248
Charnwood Site ID:	PSH446
Settlement Location:	Queniborough
Site Address:	Land off Melton Road
Site Area (ha):	6.23

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Potential Site Other Potential Sites

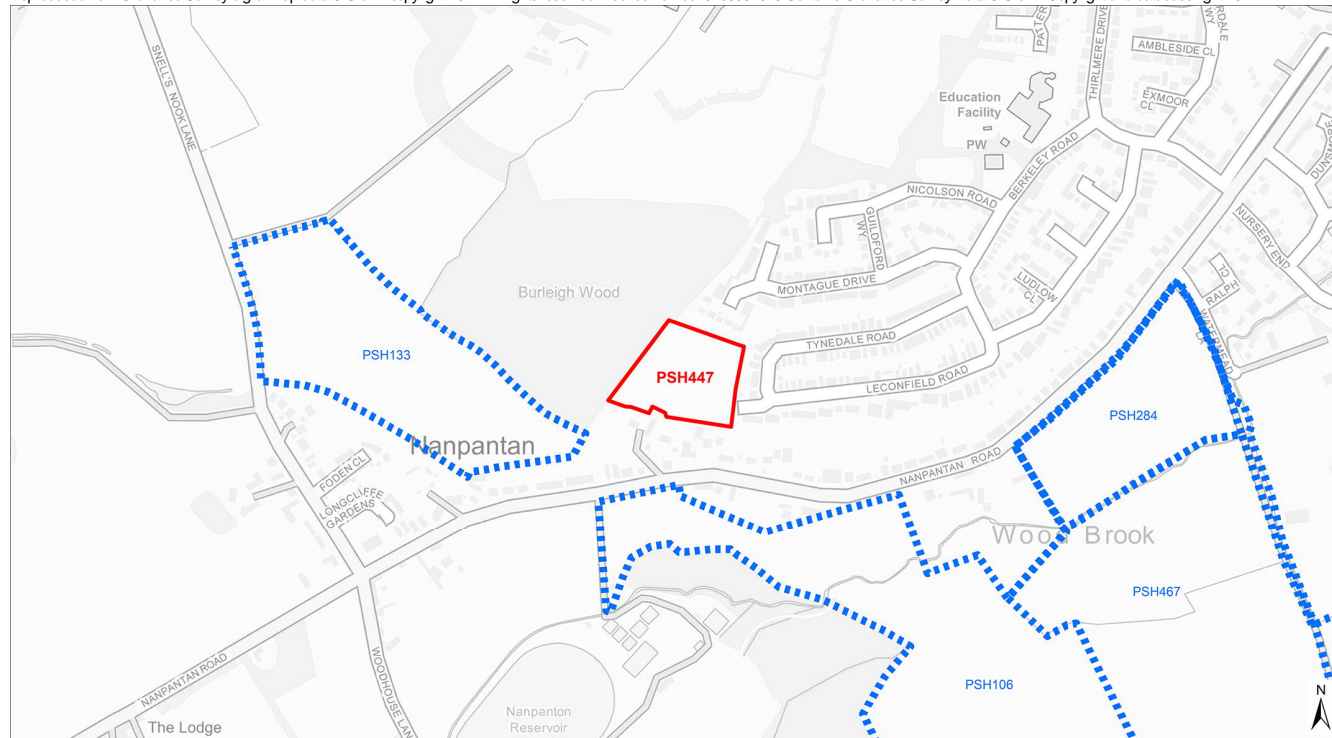


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	B rating. The development of the site will result in the loss of arable and improved grassland.
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 6.23ha 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 145m from the nearest nationally listed heritage asset (Milestone) and is 160m from locally listed Wetherby House. An adverse effect is unlikely as trees obstruct views between the site and the heritage assets. In any case, development on this site would not affect the setting of the heritage assets. Part of the site falls within an area of archaeological interest.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1500m to a GP/Health Centre, but within 200m of 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:	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:	AECOM256
Charnwood Site ID:	PSH447
Settlement Location:	Loughborough
Site Address:	Land off Leconfield Road
Site Area (ha):	1.68

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Potential Site
 Other Potential Sites

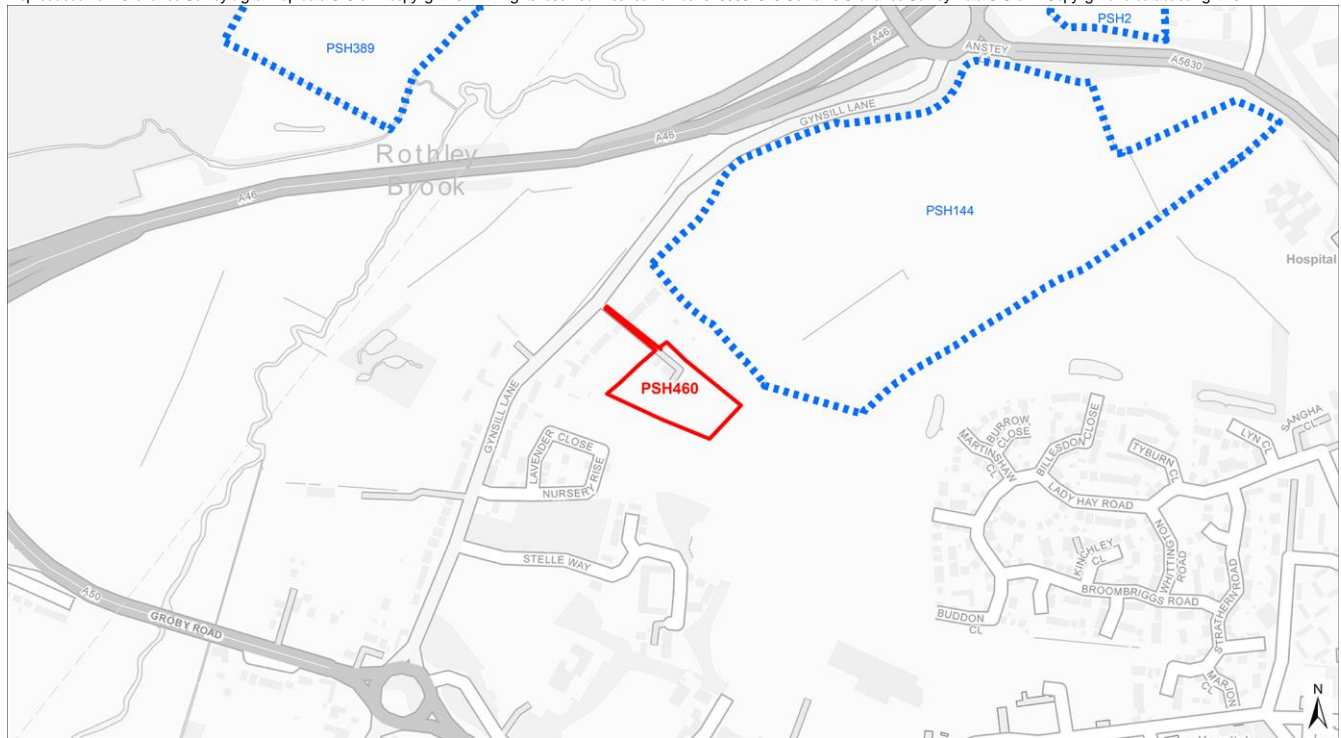


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Some of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	D rating. The site consists of Rank species poor semi improved grassland or semi improved neutral grassland with areas of bramble and raspberry scrub. There are also tall herbs scattered throughout and some newly planted trees on the slope. Potential for effects on protected and notable 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:	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:	The site is adjacent to a listed building (Burleigh / Tudor Farmhouse). This is the only remaining area of open green space in close proximity to the farm house. Its loss would therefore affect the setting of the farmhouse, which is a negative effect. The site is also 60m from a locally listed primary school. Although the sites are separated and screened from one another, local setting could be impacted. However, due to the small scale of the site, negative effects on the school are not expected 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:	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:	AECOM262
Charnwood Site ID:	PSH460
Settlement Location:	Anstey
Site Address:	Park View Nursery Site off Gynsill Lane
Site Area (ha):	12.14

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Potential Site Other Potential Sites

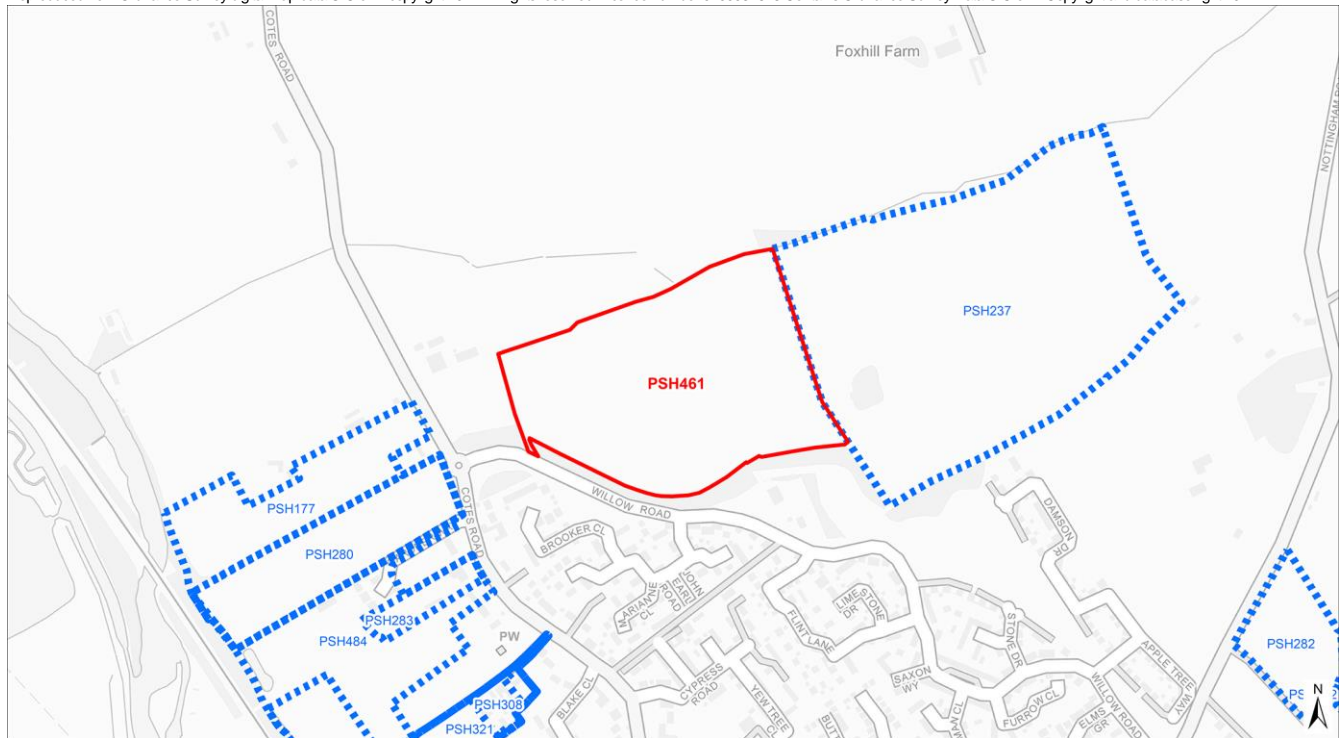


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low sensitivity
Biodiversity and Nature Conservation:	C rating. Buildings, hardstanding and domestic gardens with at least half the site dominated by grassland. Areas of scrub across the site a pond suitable for GCN in NW corner. Loss of grassland and impacts on ponds could occur. Seek to enhance retained 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:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	700m from bus stop with excellent accessibility
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	No nationally designated heritage assets nearby. The site is 120m from locally listed Gynsill Court buildings, near full screening is offered by trees and buildings, however there is a chance that the access point to the site could affect the views. Nonetheless, effects on the locally listed asset would be expected to be minimal.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	1800m to Anstey Surgery (Accessible by bus stop only 700m away from site)
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1590m to The Latimer Anstey
Access to Secondary School:	2500m to The Martin High School Anstey
Access to Convenience Store:	1700 m to Co-op Anstey
Access to Leisure Facilities:	Within 1200m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM276
Charnwood Site ID:	PSH461
Settlement Location:	Barrow upon Soar
Site Address:	Land off Willow Road
Site Area (ha):	97.79

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Potential Site
 Other Potential Sites

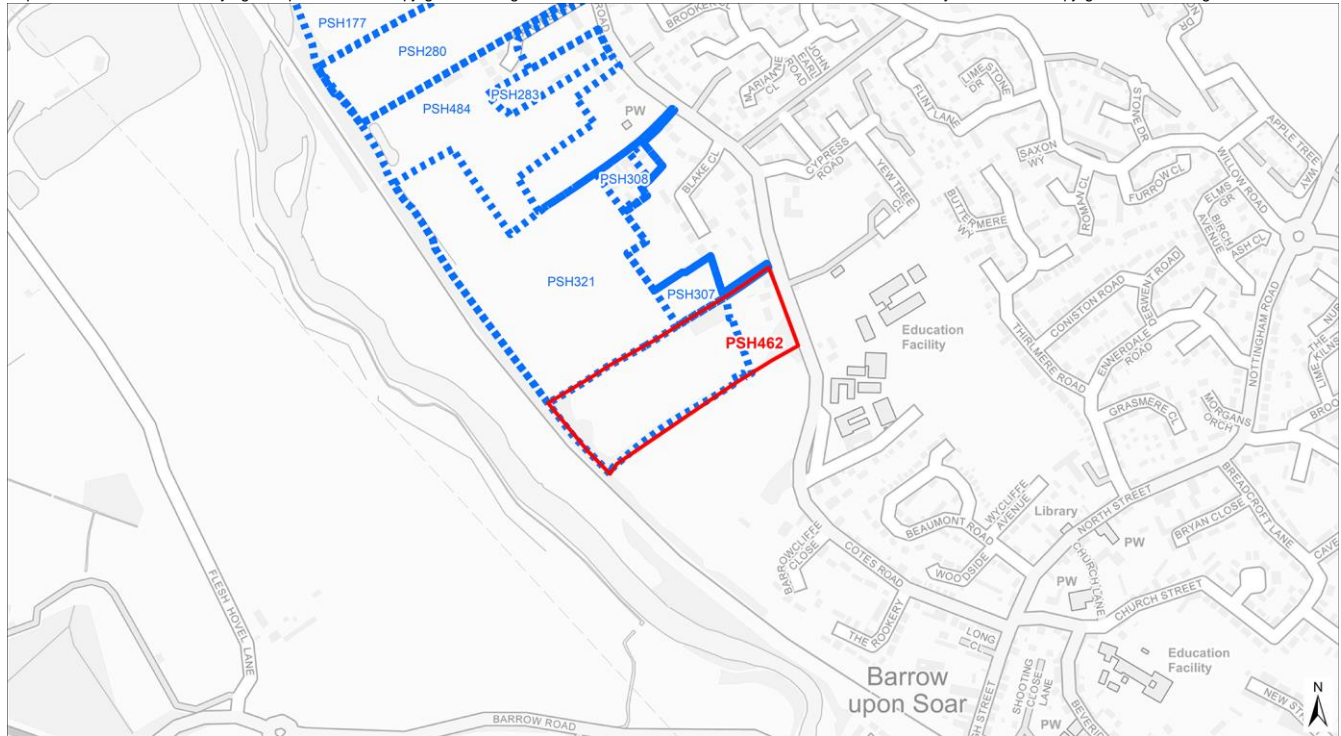


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium landscape sensitivity
Biodiversity and Nature Conservation:	Improved and poor semi improved grassland with PSI fields recently grazed hard by sheep. Ridge and furrow in south west field. Native hedgerows dividing fields. Loss of grassland and hedgerows could occur. Precautionary rating due to seasonal constraints.
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:	1300m from good services (Service No. 2)
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	Over 300m to nearest listed building (Strancliffe Hall). Site is also 265m from locally listed chapel/cemetery at Cotes Road/ However, full screening offered by multiple rows of buildings and trees; hence, effects are likely to be neutral.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1500m to Barrow Health Centre (and not within 1200m to a bus 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:	1500m to Hall Orchard C of E
Access to Secondary School:	880m to Humphrey Perkins
Access to Convenience Store:	1400m to Co-op
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:	AECOM275
Charnwood Site ID:	PSH462
Settlement Location:	Barrow upon Soar
Site Address:	Land rear of 83 Cotes Road
Site Area (ha):	37.61

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Potential Site Other Potential Sites

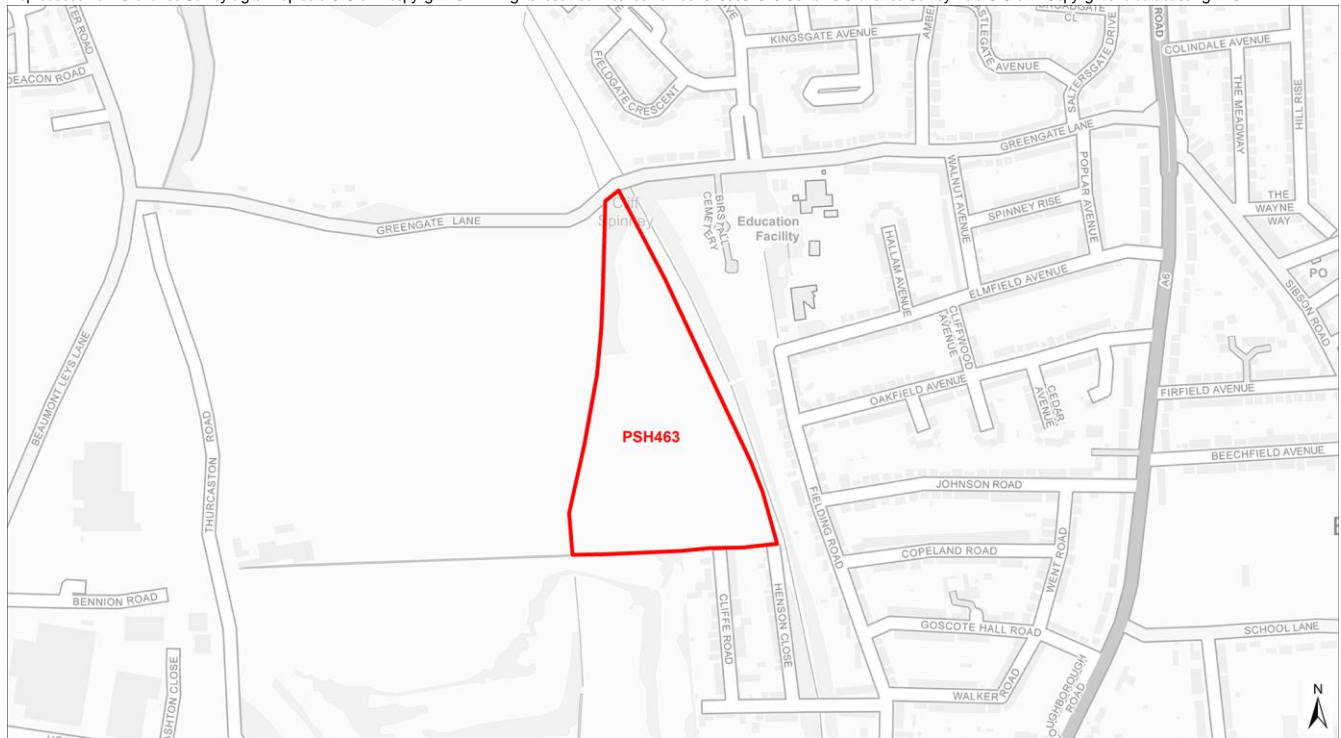


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium landscape sensitivity
Biodiversity and Nature Conservation:	C rating. Semi-improved grassland. Scattered matures tree including Populus Nigra. Line of trees next to railway/LWS. Loss of important and TPO trees and grassland habitat, loss of woodland connectivity/ corridor to LWS at end of land (SW).
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:	650m from good services (Service No. 2)
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	Site is 195m from locally listed building and less than 100m from Listed Humphrey Perkins School. However, there is significant screening vegetation and buildings. The setting of neither asset is likely to be affected by development provided that development is well designed.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	750m to Barrow Health Centre walking / cycling
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	750m to Hall Orchard C of E
Access to Secondary School:	110m to Humphrey Perkins
Access to Convenience Store:	700m to Co-op
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:	AECOM265
Charnwood Site ID:	PSH463
Settlement Location:	Birstall
Site Address:	Land off Cliffe Road/Henson Close
Site Area (ha):	76.27

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Potential Site
 Other Potential Sites

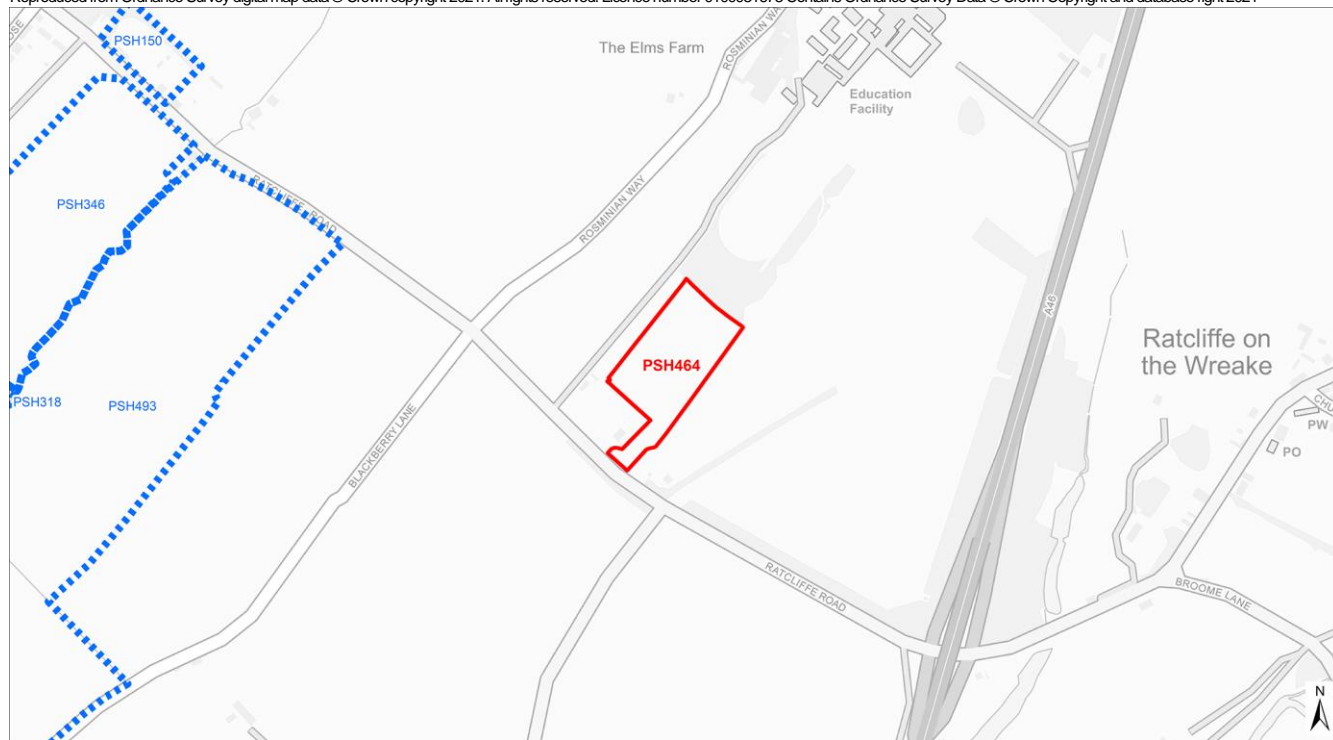


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	B rating. Arable land with PSI in northern corner. Temporary pond near centre of the site. Main badger sett in eastern boundary. Relict ridge and furrow in field margins
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:	750m to bus stop with excellent accessibility
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Adjacent to area of archaeological interest, but no direct intersect. Survey could be undertaken to ensure any important features are recorded.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1500m to Greengate Medical Centre (Accessible by bus stop only 750m away from site)
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 Highcliffe
Access to Secondary School:	2500m to Cedars Academy
Access to Convenience Store:	1400m to Tesco Express
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM272
Charnwood Site ID:	PSH464
Settlement Location:	Sibleby
Site Address:	Land rear of Reservoir House, Ratcliffe Road
Site Area (ha):	20.66

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Potential Site
 Other Potential Sites

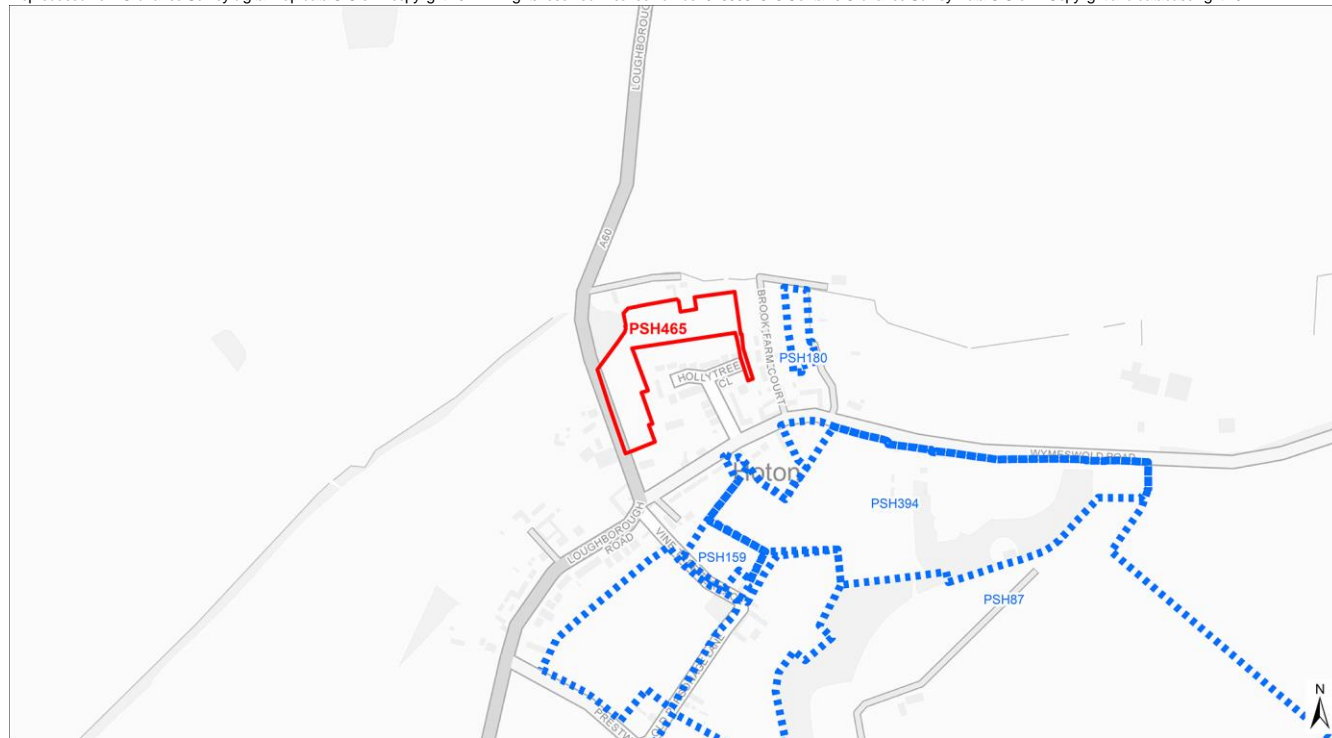


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

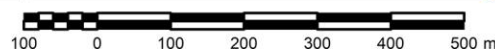
Landscape Sensitivity:	Medium landscape sensitivity
Biodiversity and Nature Conservation:	B rating. Dominated by improved grassland. Row of Pines across main site access
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	1800m from bus stop with good accessibility
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Relatively well screened and unlikely to affect the character of surrounding settlements.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	1800m to Highgate Medical Centre Sibleby (and also not within 1200m of 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:	2400m to Cossington C of E
Access to Secondary School:	6500m to Humphrey Perkins
Access to Convenience Store:	2300m to Tesco Express Sibleby
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM279
Charnwood Site ID:	PSH465
Settlement Location:	Hoton
Site Address:	Land off Holly Tree Close
Site Area (ha):	1.569

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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:	Medium - high landscape sensitivity
Biodiversity and Nature Conservation:	C/D. Site consists of semi natural neutral grassland. Small area of ridge and furrow and wooded border. Loss of connectivity to woodlands just east of site likely and divides back garden corridors to the nearby brook.
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:	350m to bus stop with 'good' accessibility
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Site within Hoton Conservation Area and would lead to a loss of open space, which contributes to the urban fabric. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	5400m - Pinfold Medical Centre (but within 800m of a bus stop with good accessibility)
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	3300m to Wymeswold C of E
Access to Secondary School:	5300m to Limehurst Academy
Access to Convenience Store:	5600m to Tesco The Rushes
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM257
Charnwood Site ID:	PSH466
Settlement Location:	Loughborough
Site Address:	Cricket Ground, Ashby Road
Site Area (ha):	2.47

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Potential Site Other Potential Sites

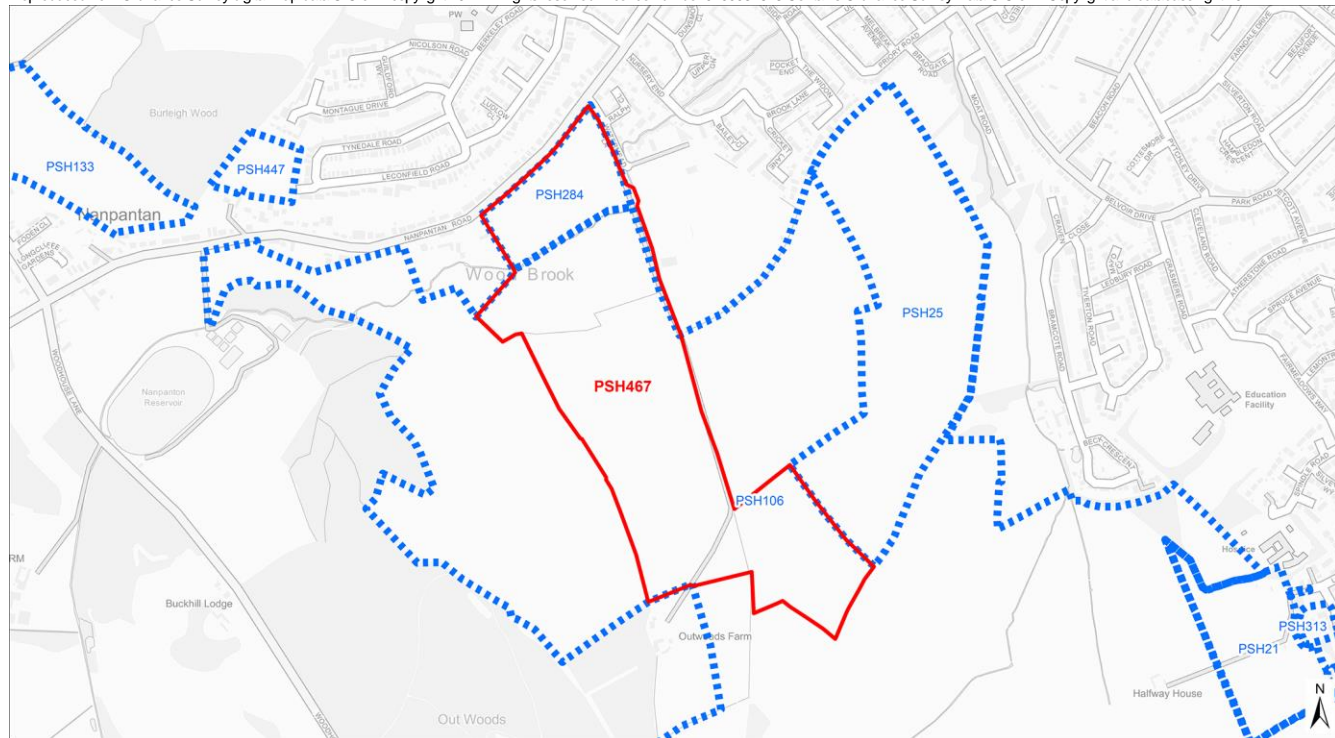


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low-medium sensitivity
Biodiversity and Nature Conservation:	C rating. Loss of woodland and grassland. Impacts on retained woodland
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:	Site does not intersect AQMA
Access to Public Transport:	99m to bus stop with excellent access to services.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	No locally listed assets are in close proximity. However, site is adjacent to an archaeological alert area and a Listed Lodge Building. The asset is in an open setting, characteristic of a park lodge. Development at the cricket ground could alter this setting, though retention of boundary trees and high quality design ought to ensure significant effects are avoidable.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	1000m to Charnwood Community Medical Group walking / cycling. (Accessible by bus stop only 93m away from site)
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1590m to Booth Wood Primary
Access to Secondary School:	2000m to Charnwood College
Access to Convenience Store:	2800m to Co-op Epinal Way
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM274
Charnwood Site ID:	PSH467
Settlement Location:	Loughborough
Site Address:	Land off Watermead Lane
Site Area (ha):	308.46

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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:	Medium - high landscape sensitivity
Biodiversity and Nature Conservation:	Split rating B/E. Wood Brook dissecting site. Arable fields with hedgerow/tree borders. Pond (SE). 150m from SSSI Beacon Hill, Hangingstone & Outwoods at the nearest point and immediately adjacent to an area of ASNW that forms part of the Outwoods. Seek to maintain Wood Brook, pond and hedgerow corridors, which may also contain PNS.
Water Pollution:	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 25ha of Best and Most Versatile Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	600m to bus stop with excellent accessibility
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Site is within close proximity to nationally listed farm buildings. Though a degree of screening exists, and there should be potential to implement open space buffers, it is likely that the open setting of the countryside would be altered permanently.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	2900m to Outwoods Medical Centre (within 600m of bus stop, but then more than 2km from GP).
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	450m to Holywell Primary
Access to Secondary School:	2000m to Woodbrook Vale
Access to Convenience Store:	2900m to Tesco Extra
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM271
Charnwood Site ID:	PSH468
Settlement Location:	Queniborough
Site Address:	Land off Boonton Meadows Way
Site Area (ha):	1.782

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Potential Site
 Other Potential Sites

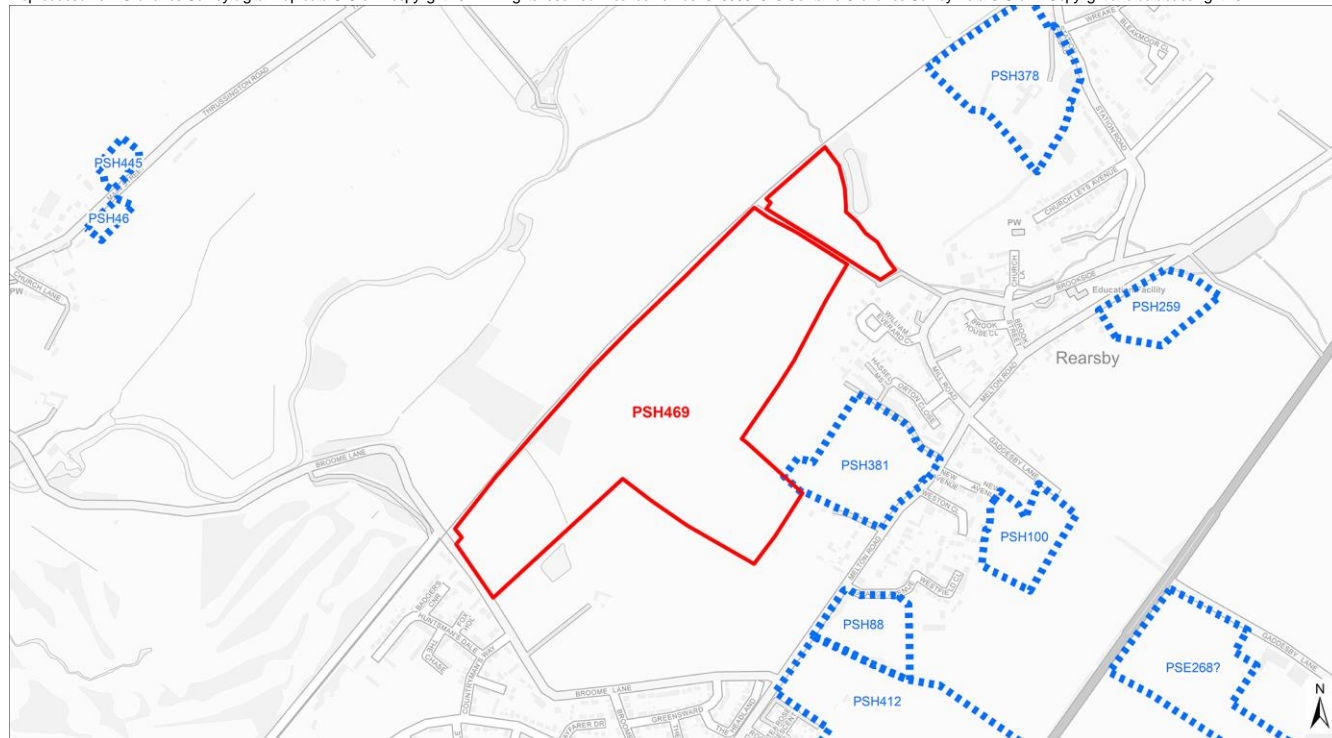


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

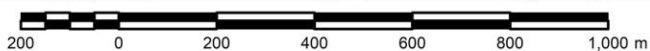
Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	D rating. Semi improved neutral grassland with moderate floral diversity (based on out of season survey). Mature mixed woodland tree belt along southern boundary. LWS approx 100m to SE. Permanent grassland to NE would be isolated by development on this 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:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	850m to bus stop with 'good' accessibility.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is adjacent to Queniborough Conservation Area. The built-up area is linear but surrounded by greenspace. This development could change that pattern (unless a buffer zone to the north of the site is secured). The site would not be visible from the main street and is already influenced by modern development to the west. Therefore, significant effects are unlikely. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	2300m to Jubilee Medical Practice Syston
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 to Queniborough Primary
Access to Secondary School:	2300m to Wreake Valley Community College
Access to Convenience Store:	2700m to Aldi Syston
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:	AECOM269
Charnwood Site ID:	PSH469
Settlement Location:	East Goscote
Site Address:	Land off Broome Lane
Site Area (ha):	30.217

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Potential Site
 Other Potential Sites

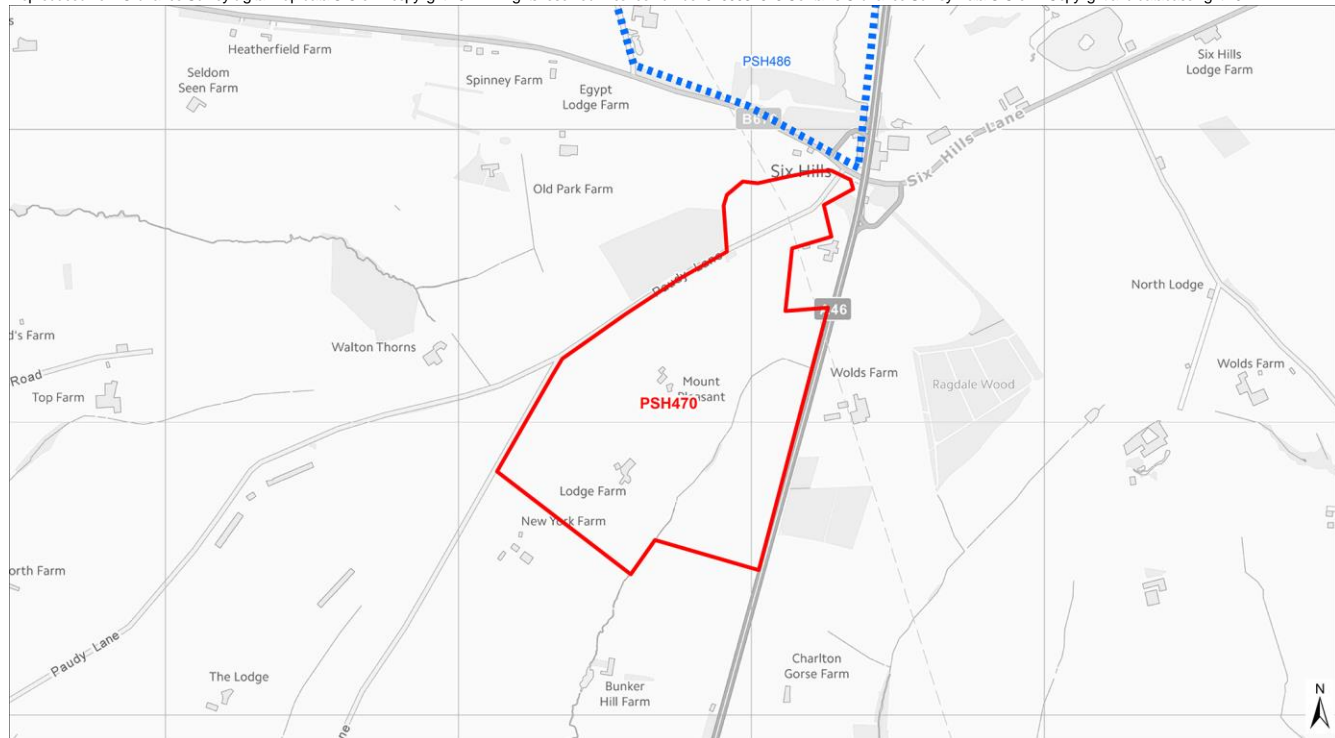


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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Landscape Sensitivity:	Medium - high landscape sensitivity
Biodiversity and Nature Conservation:	B rating. Loss of farmland habitat, impact on nearby ponds, connectivity between ponds, isolation of off site grassland. However, potential pond creation and buffer to watercourse.
Water Pollution:	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 over 20ha of Grade 1 and 2 Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	800m from bus stop with 'good' accessibility.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	Site is close to the Conservation Area and listed buildings. It is also 350m from a locally listed building and 360m from another. There is a degree of screening offered by trees and housing. However, the size of the site would be likely to alter the local character which, alongside potential increases in traffic volume, could lead to negative effects. Site also contains several areas of Archaeological Interest.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	3200m to Jubilee Medical Practice Syston. Less than 800m to a bus stop, but then further than 2km to nearest GP.
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	650m to Broomfield Primary E.Goscote
Access to Secondary School:	3190m to Wreake Valley Community College
Access to Convenience Store:	3600m to Aldi Syston
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:	AECOM277
Charnwood Site ID:	PSH470
Settlement Location:	Six Hills
Site Address:	Land between A46/Pauly Lane/Berrycott Lane
Site Area (ha):	86.727

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Potential Site Other Potential Sites

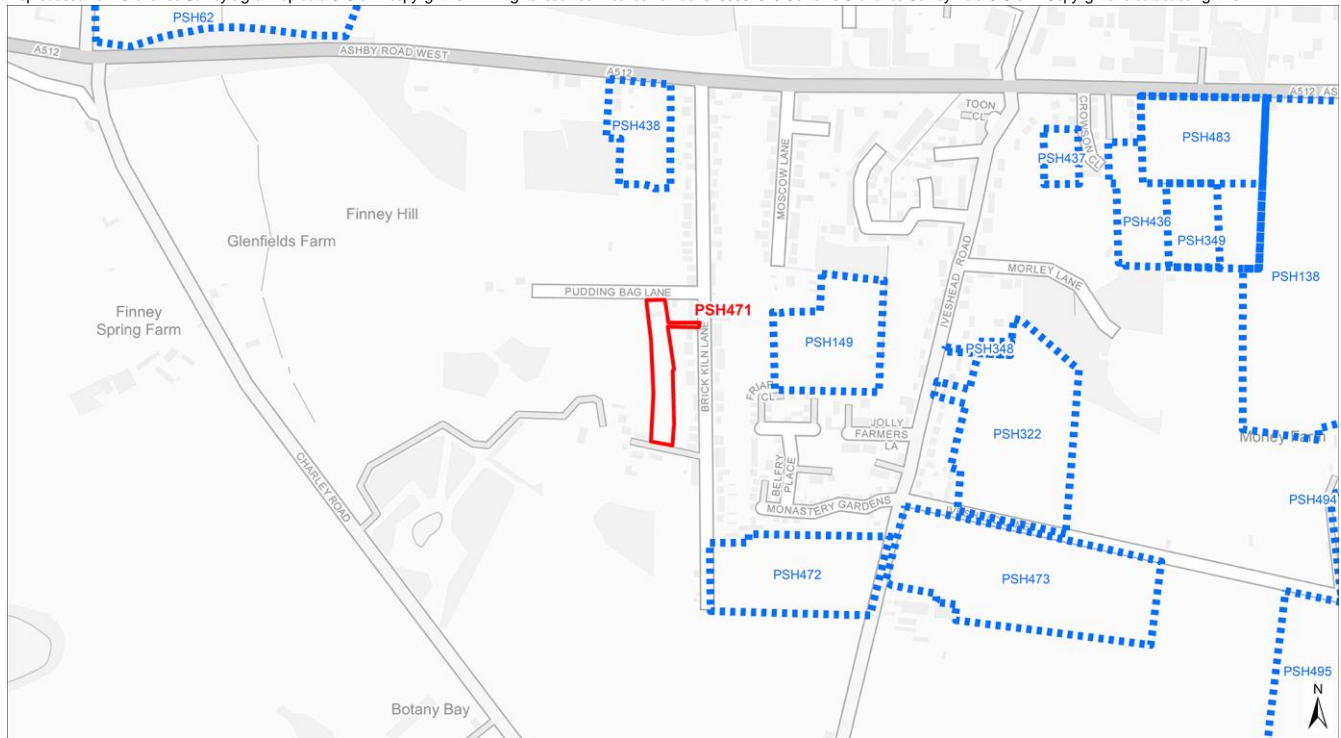


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects
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Landscape Sensitivity:	Medium - high landscape sensitivity
Biodiversity and Nature Conservation:	B rating. Site includes several ponds with at least one suitable for GCN. Both skylark and brown hare recorded on site. Loss of farmland and associated wildlife, impact on brook corridor, loss of ponds, woodland and connectivity between adjacent woodland. Should seek to secure opportunity for GCN, increase woodland and woodland connectivity, and enhancement of brook corridor.
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 25ha of Best and Most Versatile Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	7100m from bus stop
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Though the site contains an area of archaeological potential, it is confined to the northern edge, and could be preserved if necessary.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	6200m to Highgate Medical Centre Sibleby
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	3000m to Seagrave Primary
Access to Secondary School:	7500m to Humphrey Perkins
Access to Convenience Store:	6100m to Tesco Express Sibleby
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	More than 10ha within MSAs

AECOM Site ID:	AECOM260
Charnwood Site ID:	PSH471
Settlement Location:	Shepshed
Site Address:	Land at 34 Brick Kiln Lane
Site Area (ha):	5.67

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Potential Site Other Potential Sites

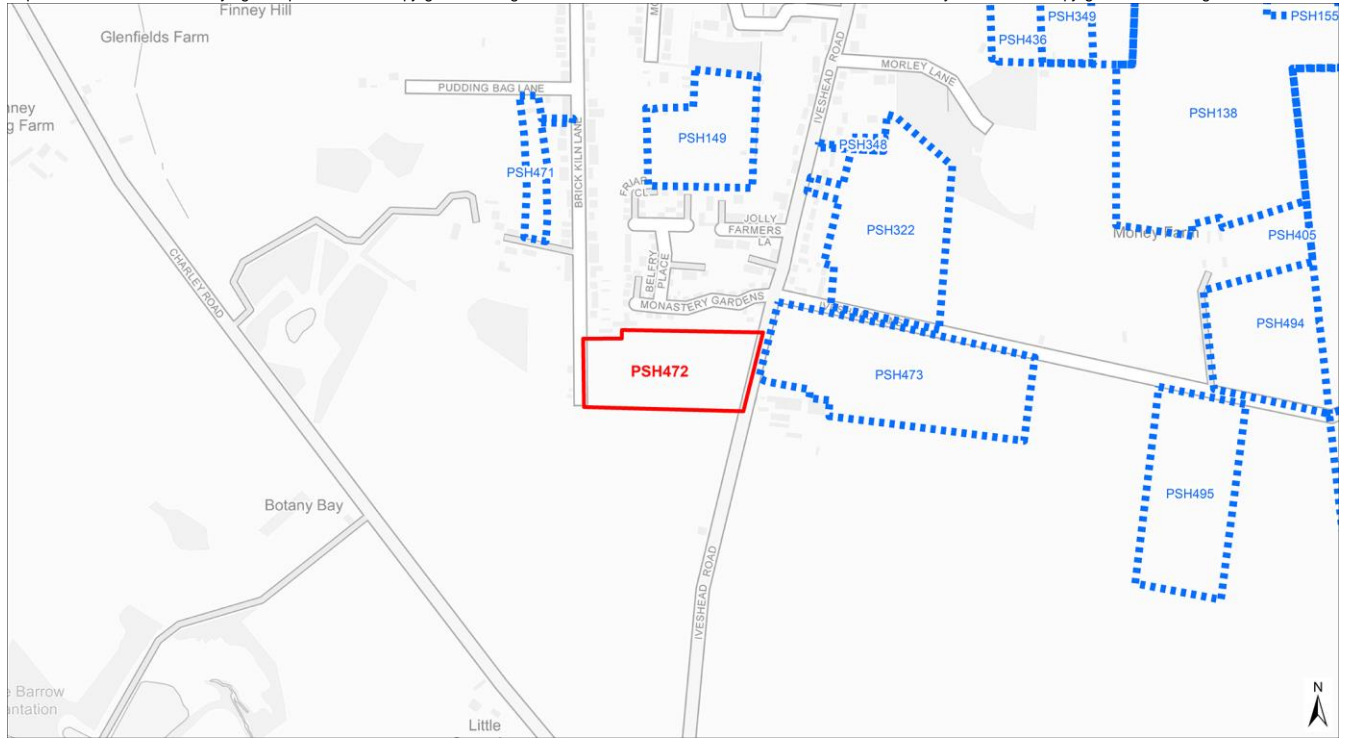


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	D rating. Predominantly semi-improved grassland with hedgelines bordering. Broadleaf Woodland surrounding pond to south. Evidence of felling. Loss of grassland and habitat suitable for Great Crested Newt if pond is lost. Seek to protect pond area for wildlife.
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:	1500m Service No. 127
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Site is regarded as low quality.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	2300m to Forest House Surgery
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	2100m to Oxley Primary
Access to Secondary School:	2800m to Iveshead School
Access to Convenience Store:	1800m to Co-op Anson Rd
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM259
Charnwood Site ID:	PSH472
Settlement Location:	Shepshed
Site Address:	Land West of Iveshead Road
Site Area (ha):	24.2

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Potential Site Other Potential Sites

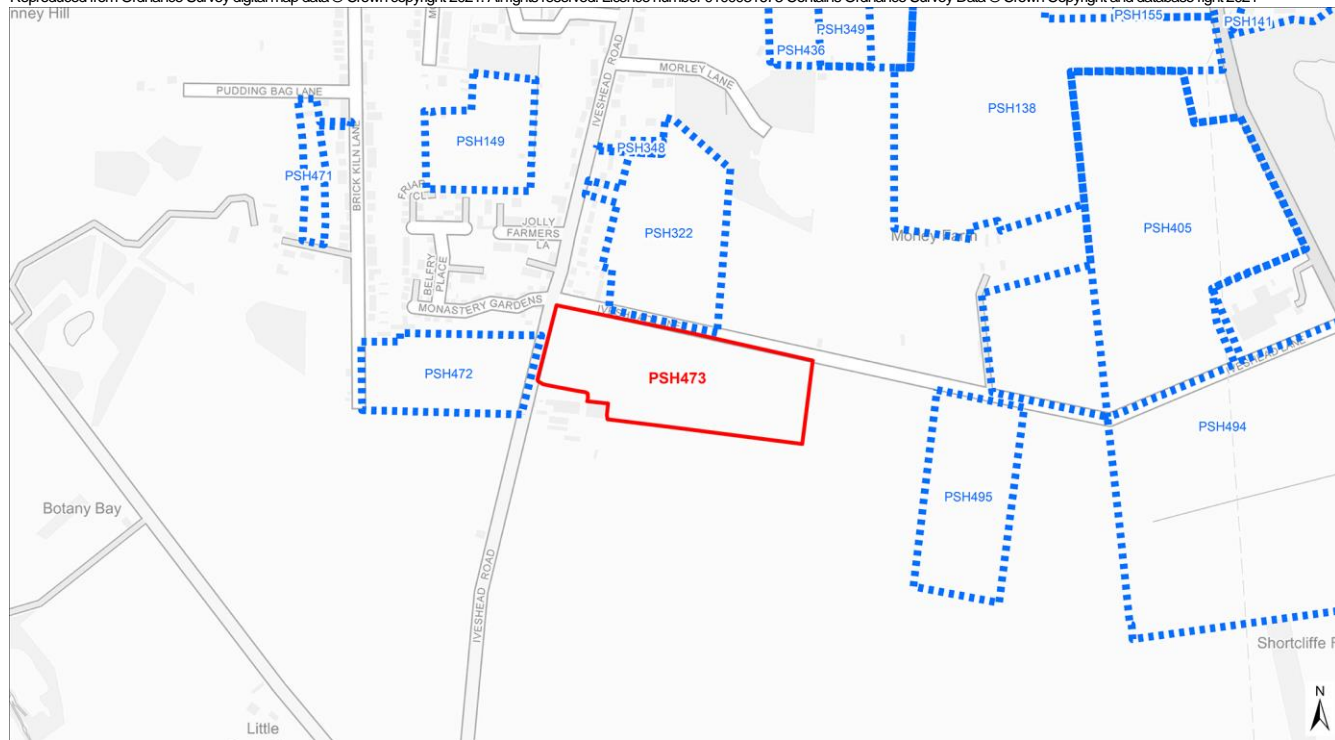


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	B rating. Improved grassland with boundary hedgerows. Loss of grassland and hedgerow connectivity possible. Seek to enhance retained grassland.
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:	1400m Service No. 127
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Though the sites are a gateway into Shepshed from the south, the character of the area is predominantly modern residential.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	2300m to Forest House Surgery
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	2200m to Newcroft Primary
Access to Secondary School:	2700m to Iveshead School
Access to Convenience Store:	1700m to Co-op Anson Rd
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM258
Charnwood Site ID:	PSH473
Settlement Location:	Shepshed
Site Address:	Land East of Iveshead Road
Site Area (ha):	44.85

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Potential Site
 Other Potential Sites

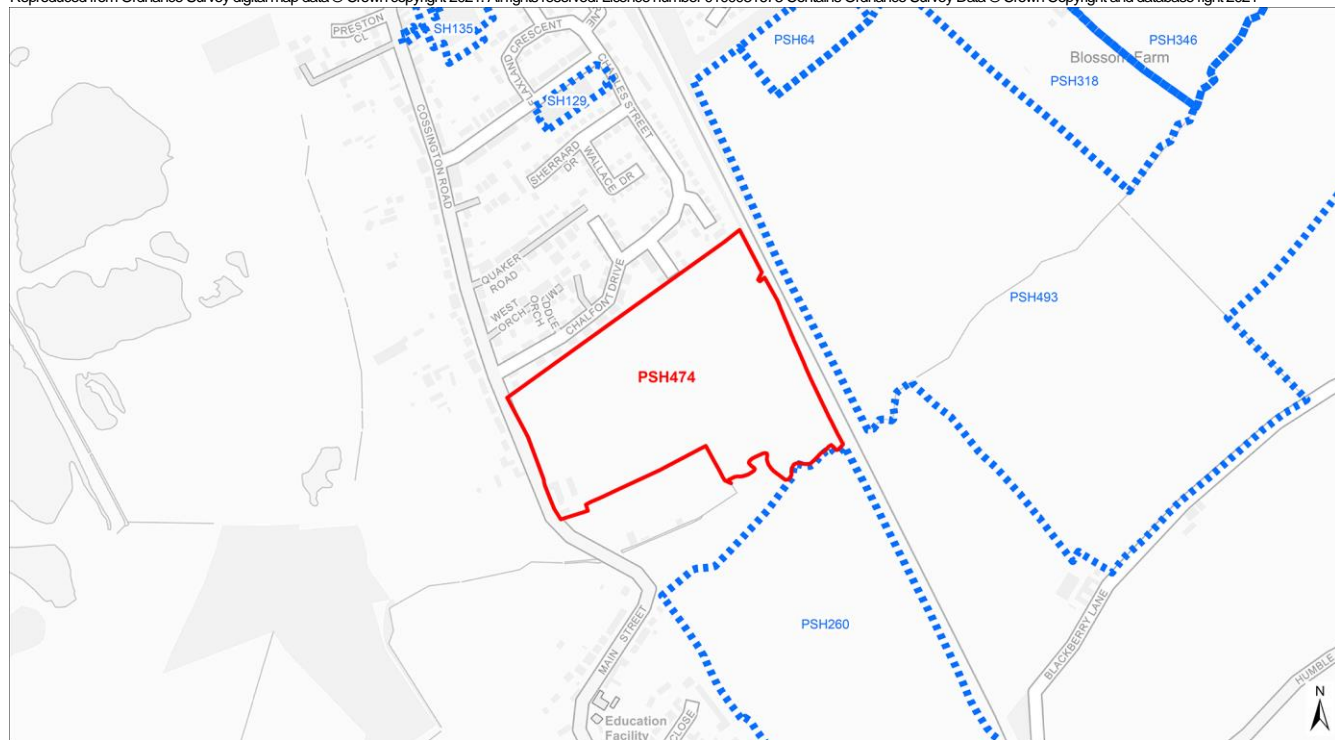


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low-medium sensitivity
Biodiversity and Nature Conservation:	B rating. Improved grassland with linear feature hedgerow dividing fields. Loss of grassland and hedgerow connectivity possible. Seek to enhance any retained grassland.
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:	1400m Service No. 127
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Though the sites are a gateway into Shepshed from the south, the character of the area is predominantly modern residential.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	2300m to Forest House Surgery.
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	2200m to Newcroft Primary
Access to Secondary School:	2700m to Iveshead School
Access to Convenience Store:	1700m to Co-op Anson Rd
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:	AECOM270
Charnwood Site ID:	PSH474
Settlement Location:	Sibley
Site Address:	Land off Cossington Road
Site Area (ha):	9.409

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Potential Site Other Potential Sites

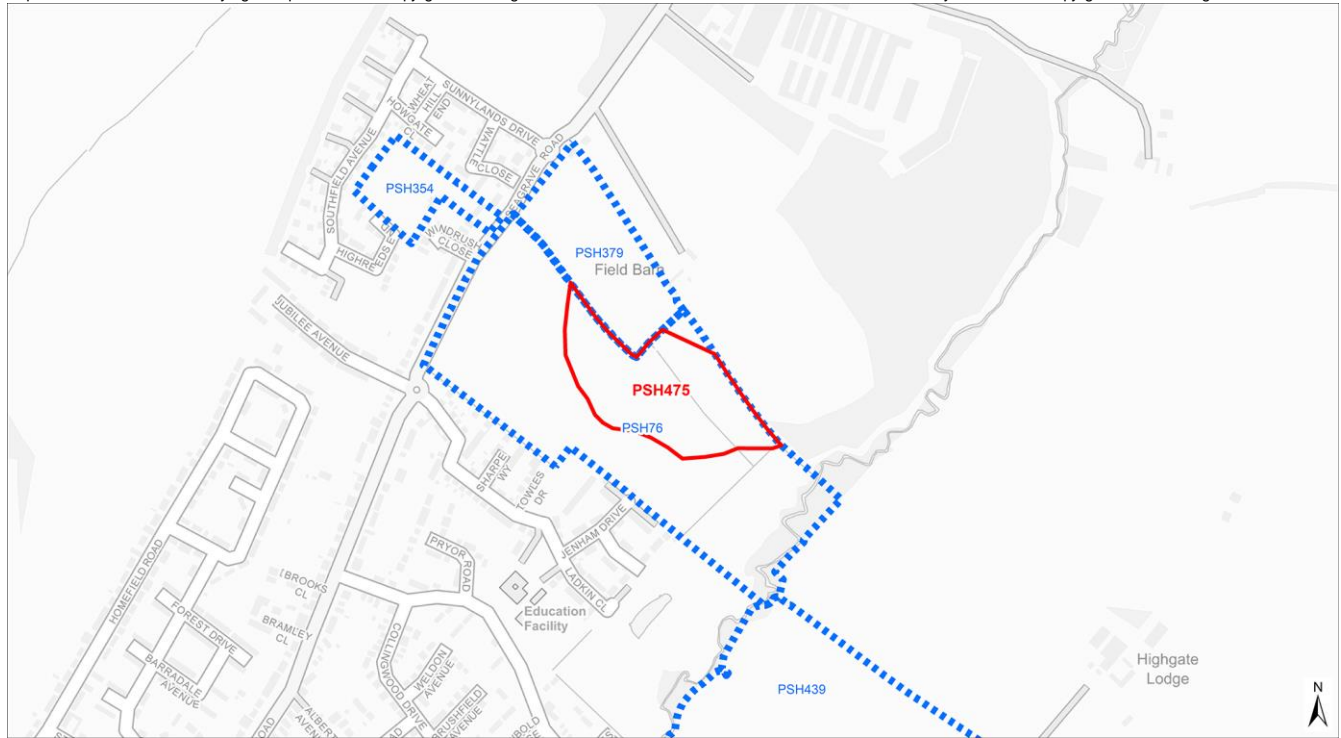


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	B rating. Arable land. Wooded brook running adjacent to southern boundary. Likely loss of arable habitat and impact on stream with connections to strategic Green Infrastructure. Enhancement to riparian habitat should be sought.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	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:	200m to bus stop with 'good' accessibility.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	Nationally designated assets unlikely to be affected. The site encompasses locally listed farm buildings and is in close proximity to another locally listed building. Development would be likely to alter the surrounding character and setting of the locally listed asset by removing the open land and joining the farm buildings up with nearby urban fringes. Unclear whether buildings would be retained, but this also presents potential negative effects.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	1300m to The Banks Surgery (Accessible in under 2km from bus stop only 200m from site)
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	450m to Cossington Primary
Access to Secondary School:	5200m to Wreake Valley Community College
Access to Convenience Store:	1100m to Tesco Express Sibley
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:	AECOM273
Charnwood Site ID:	PSH475
Settlement Location:	Sibleby
Site Address:	Land East of Seagrave Road
Site Area (ha):	3.31

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Potential Site Other Potential Sites

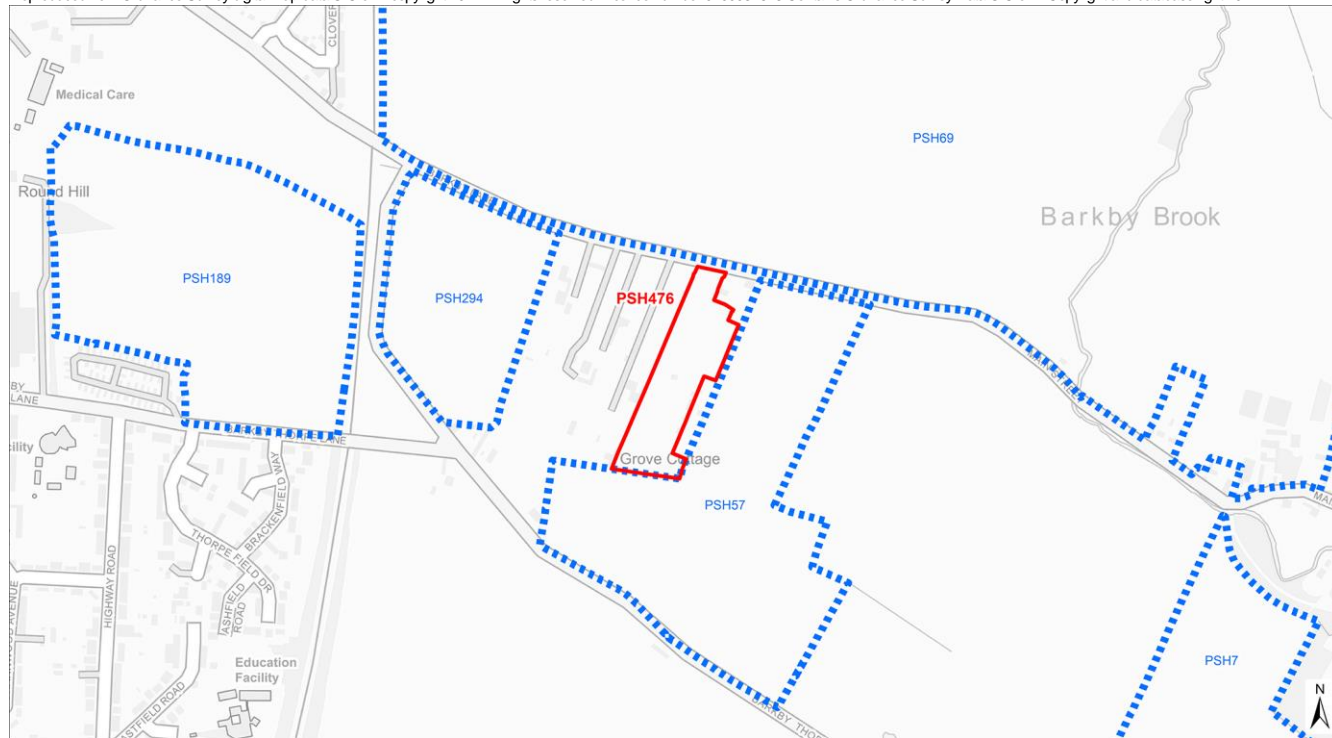


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium landscape sensitivity
Biodiversity and Nature Conservation:	B rating. Arable land with ditch / hedgerow network, close to Sibleby Brook. Seek to create grassland adjacent to Local Wildlife Site to offset adjacent development.
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:	700m to bus stop with good service.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified).
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1700 m to Highgate Medical Centre (Less than 800m from a good accessibility bus stop, and then less than 2km to GP).
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	795m to Highgate Community Primary
Access to Secondary School:	5600m to Humphrey Perkins
Access to Convenience Store:	1600m to Tesco Express Sibleby
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:	AECOM267
Charnwood Site ID:	PSH476
Settlement Location:	Thurmaston
Site Address:	Woodgate Nurseries, Barkby Lane
Site Area (ha):	20.86

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Potential Site Other Potential Sites

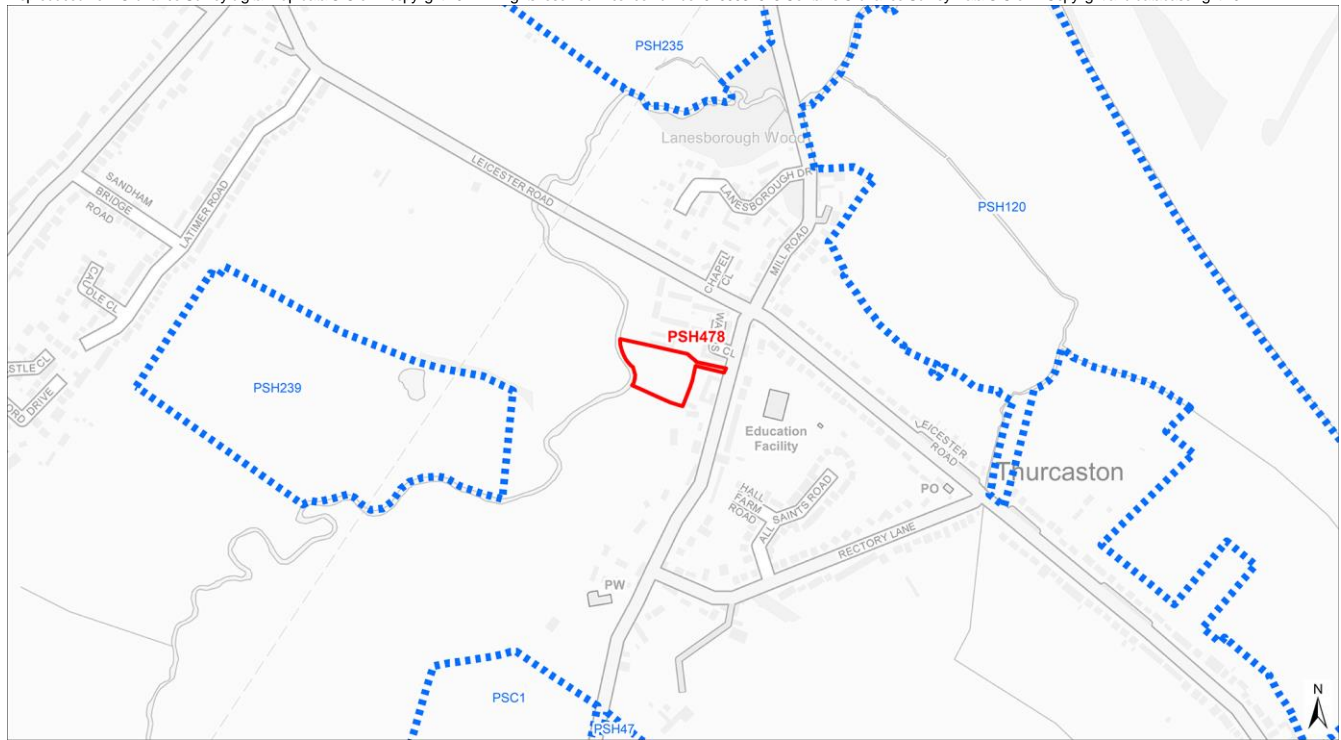


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low sensitivity
Biodiversity and Nature Conservation:	C rating. Mosaic of habitats formed from abandoned garden; predominantly rough grassland with plantation woodland, scrub, tall ruderal habitat with some derelict sheds and hardstanding. Loss of habitat in depauperate area likely.
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:	1100m from a bus stop with limited accessibility
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Site is regarded as low quality with regards to heritage.
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	2600m to Jubilee Medical Practice System. No bus stops nearby.
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 The Pochin School
Access to Secondary School:	1600m to Roundhill Academy Thurmaston
Access to Convenience Store:	2000m to ASDA Thurmaston
Access to Leisure Facilities:	Within 1200m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM266
Charnwood Site ID:	PSH478
Settlement Location:	Thurcaston
Site Address:	Land rear of 23 Anstey Lane
Site Area (ha):	6.01

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Potential Site Other Potential Sites

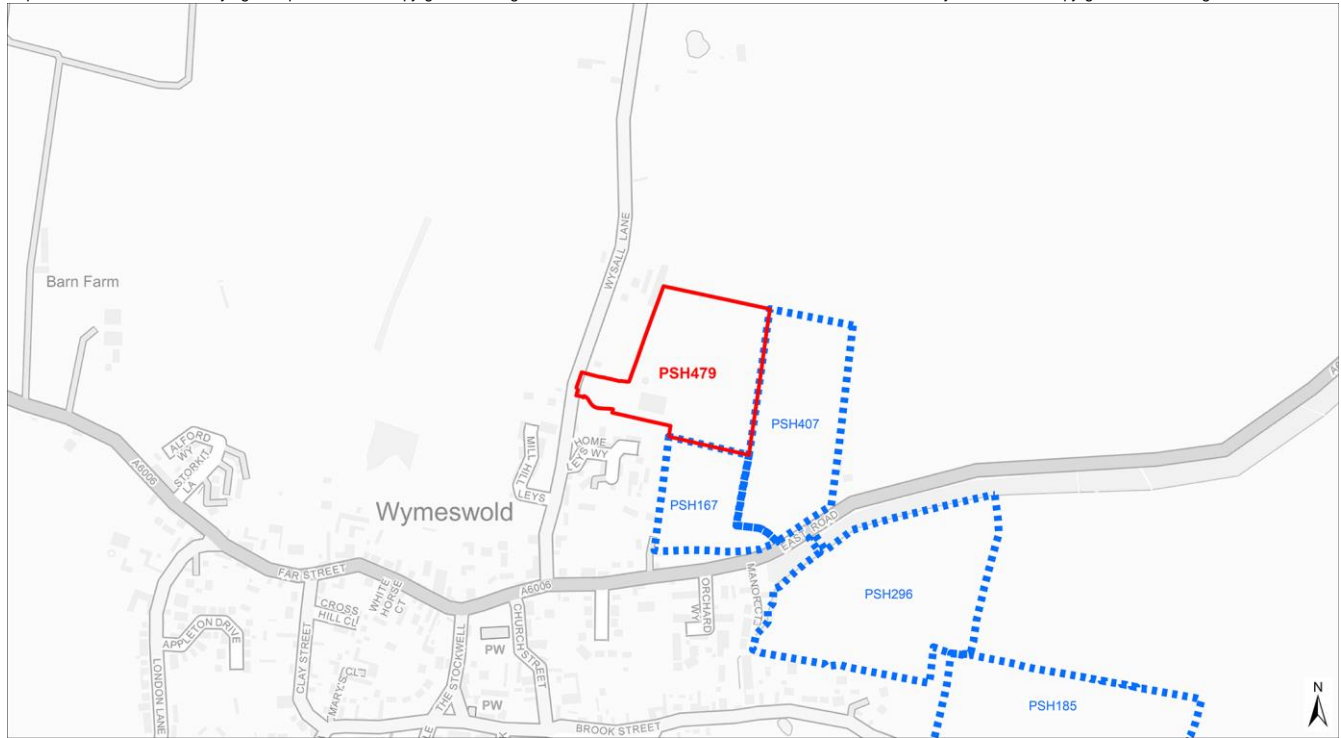


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium
Biodiversity and Nature Conservation:	D rating. Impact on LWS brook and grassland habitat. Approx size of 0.6 hectares would make on-site biodiversity loss unavoidable. Active badger sett with 5 active holes and several latrines. Possible main sett. Need for buffer to both brook and badger sett. Site is well located to provide a strategic ecological enhancement, potentially in combination with flood attenuation works.
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:	2400m from a bus stop
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Large site on gateway to Thurcaston. Is immediately adjacent to the conservation area and several nationally designated heritage assets. The character of the conservation area fringes would likely be permanently altered,, though a low-density well-designed approach could minimise effects. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	3100m to Anstey Surgery. No bus stops nearby.
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	15m to Richard Hill C of E Primary
Access to Secondary School:	2900m to The Martin High School Anstey
Access to Convenience Store:	3000m to Co-op Anstey
Access to Leisure Facilities:	Within 800m or 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM278
Charnwood Site ID:	PSH479
Settlement Location:	Wymeswold
Site Address:	Land at Lovrin Equine Stables
Site Area (ha):	3.513

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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:	Medium landscape sensitivity
Biodiversity and Nature Conservation:	B rating. Improved grassland (horse grazed) with stables and hardstanding. Mature trees surrounding property that borders with the site. Likely loss of grassland and impact on mature trees in boundaries.
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:	3400m from nearest bus stop
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Though at a gateway to Wymeswold, it does not appear to hold particular value in terms of heritage.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	7800m to Barrow Health Centre (and not within 1200m of 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:	700m to Wymeswold C of E
Access to Secondary School:	7900m to Humphrey Perkins
Access to Convenience Store:	7100m to Co-op East Leake
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM280
Charnwood Site ID:	PSH480
Settlement Location:	Burton on the Wolds
Site Address:	Hawker Business Park
Site Area (ha):	3.545

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Potential Site
 Other Potential Sites

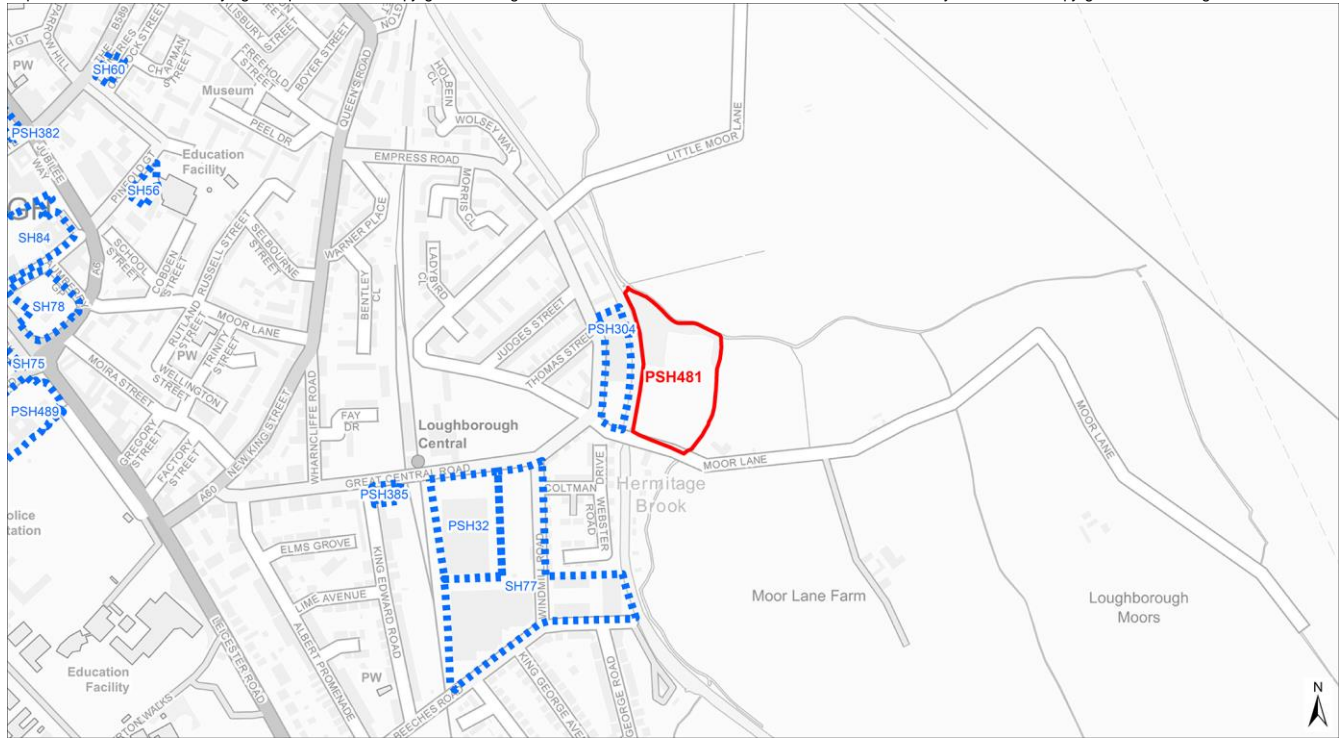


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	B rating. Predominantly hard standing with buildings with bat roosting potential. Grass verges managed for amenity with some species rich areas. Mature tree lines and hedge surrounding site that could be affected, including a loss of grassland. Seek to improve roosting habitat, net gain through careful design.
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:	4000m from nearest bus stop
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Site is regarded as low quality with regards to heritage.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	5100m to Barrow Health Centre (and no bus stop nearby)
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1300m to Burton on the Wolds
Access to Secondary School:	5200m to Humphrey Perkins
Access to Convenience Store:	5100m to Co-op Barrow
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM281
Charnwood Site ID:	PSH481
Settlement Location:	Loughborough
Site Address:	Land off Moor Lane
Site Area (ha):	18.37

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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:	Low - medium sensitivity
Biodiversity and Nature Conservation:	B rating. Site has been cleared and recently regraded with mixed material. It is sparsely vegetated with early successional species. There is a distinct level change with an area of wet woodland in the lower portion. There is a narrow band of marsh along the northern boundary. There is potential for damage to the brook buffer area and a loss of woodland. Should seek to wet woodland and Hermitage Brook corridor.
Water Pollution:	Within 50m of a Watercourse
Water Quality:	Agricultural land in nitrate vulnerable zone
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:	800m from a bus stop with excellent accessibility
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	No nationally designated sites within close proximity. Site is 140m from locally listed bridge on the Grand Union Canal. However, site is well screened and is of low sensitivity with regards to heritage.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	950m to Park View Surgery (Less than 800m from a high accessibility bus stop, and then less than 2km to GP).
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 Cobden Street Primary
Access to Secondary School:	1600m to Limehurst Academy
Access to Convenience Store:	850m to Tesco Express
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:	AECOM263
Charnwood Site ID:	PSH482
Settlement Location:	Anstey
Site Address:	Fairhaven Farm, Site extension
Site Area (ha):	25.06

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Potential Site Other Potential Sites

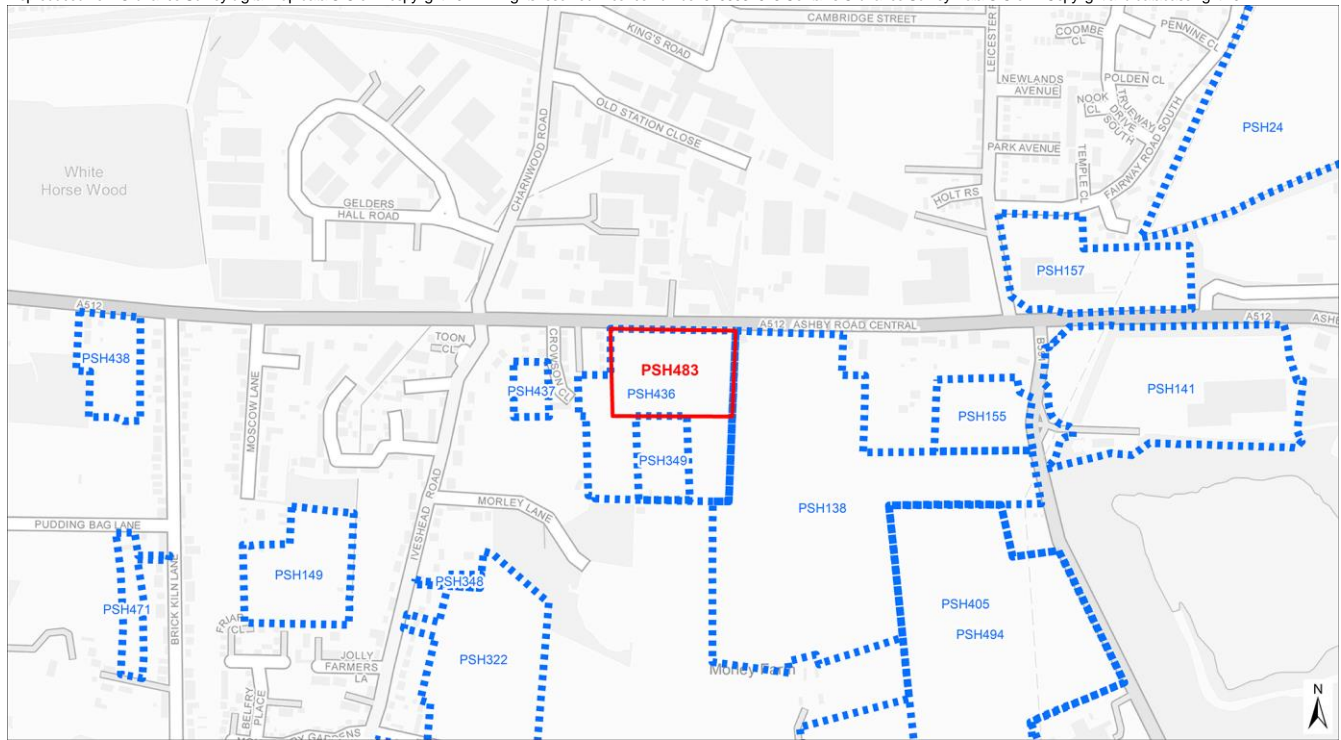


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low-medium sensitivity
Biodiversity and Nature Conservation:	C/D rating. Arable field forming buffer zone associated with previous application (see cond 12 P/14/0428/2). Impact on adjacent woodland and stream and habitat loss.
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:	950m from bus stop with excellent accessibility.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified). Site is regarded as low quality with regards to heritage and is adjacent to modern residential development.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1700m to Anstey Surgery (more than 800m from 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:	1400m to Woollen Hill Anstey
Access to Secondary School:	1500m to The Martin High School Anstey
Access to Convenience Store:	1600m to Co-op Anstey
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM261
Charnwood Site ID:	PSH483
Settlement Location:	Shepshed
Site Address:	Land south of Ashby Road Central
Site Area (ha):	19.76

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Potential Site Other Potential Sites

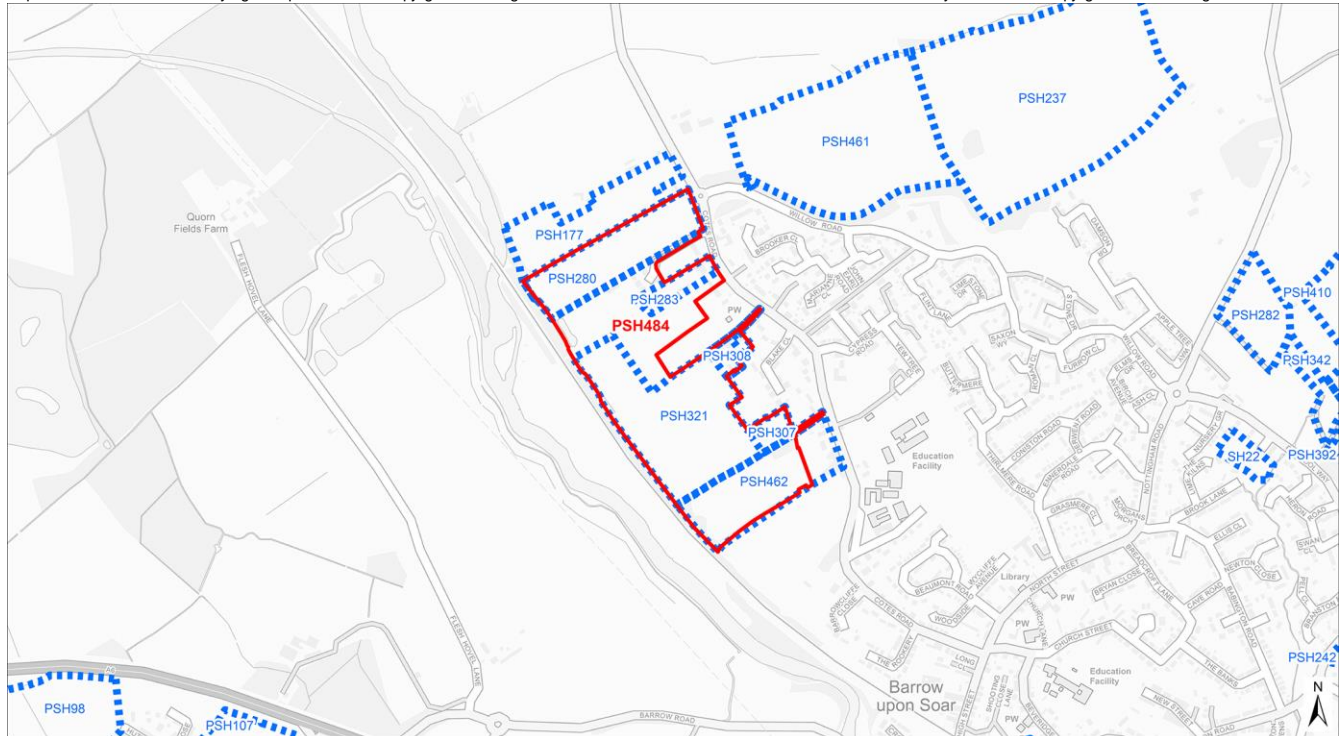


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

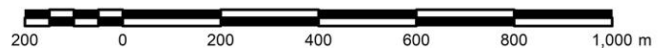
Landscape Sensitivity:	Low - medium sensitivity
Biodiversity and Nature Conservation:	B rating. Improved grassland with hedgerow border. Both could be affected by development, though potential for enhancement of any retained grassland.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The 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:	500m to excellent service (No. 127)
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is not in close proximity to any heritage assets (nationally designated or locally identified) and is in a modern industrial setting (i.e. low sensitivity).
Regeneration:	Neutral effects
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	1300m to Forest House Surgery (Accessible by bus stop only 500m away from site)
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1600m to Newcroft Primary
Access to Secondary School:	2100m to Iveshead School
Access to Convenience Store:	1300m to Co-op Anson Rd
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:	AECOM289
Charnwood Site ID:	PSH484
Settlement Location:	Barrow upon Soar
Site Address:	Land west of Cotes Road
Site Area (ha):	18.15

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Potential Site Other Potential Sites

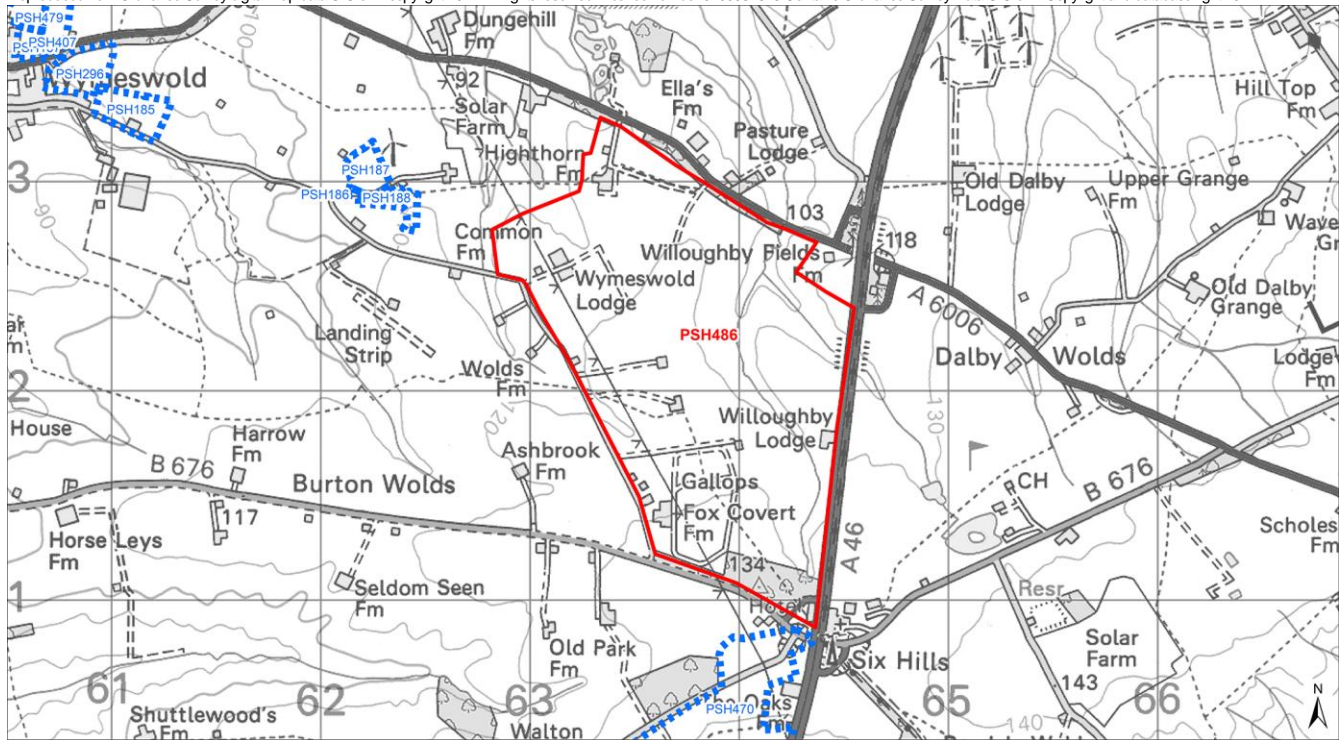


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

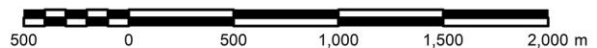
Landscape Sensitivity:	medium sensitivity
Biodiversity and Nature Conservation:	D rating. Wet grassland LWS at SW end of site. Impact on LWS, loss of arable and lower value grassland.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land
Flood Risk:	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:	750m from a bus stop with good accessibility
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	The site is unlikely to have a significant effect on any nationally designated assets, the closest of which are well screened and not related to this site. However, the site is adjacent to a locally listed chapel/cemetery. There is a degree of existing screening, which should protect the setting of the chapel within its grounds. Additional landscaping could be introduced to preserve this characteristic, but negative effects are recorded as a precaution.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	850m to Barrow Health Centre (Less than 800m from a high accessibility bus stop, and then less than 2km to GP).
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 Hall Orchard C of E
Access to Secondary School:	170m to Humphrey Perkins
Access to Convenience Store:	800m to Co-op
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:	AECOM284
Charnwood Site ID:	PSH486
Settlement Location:	Six Hills
Site Address:	Land adjacent Six Hills Garden Village
Site Area (ha):	229.92

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Potential Site Other Potential Sites



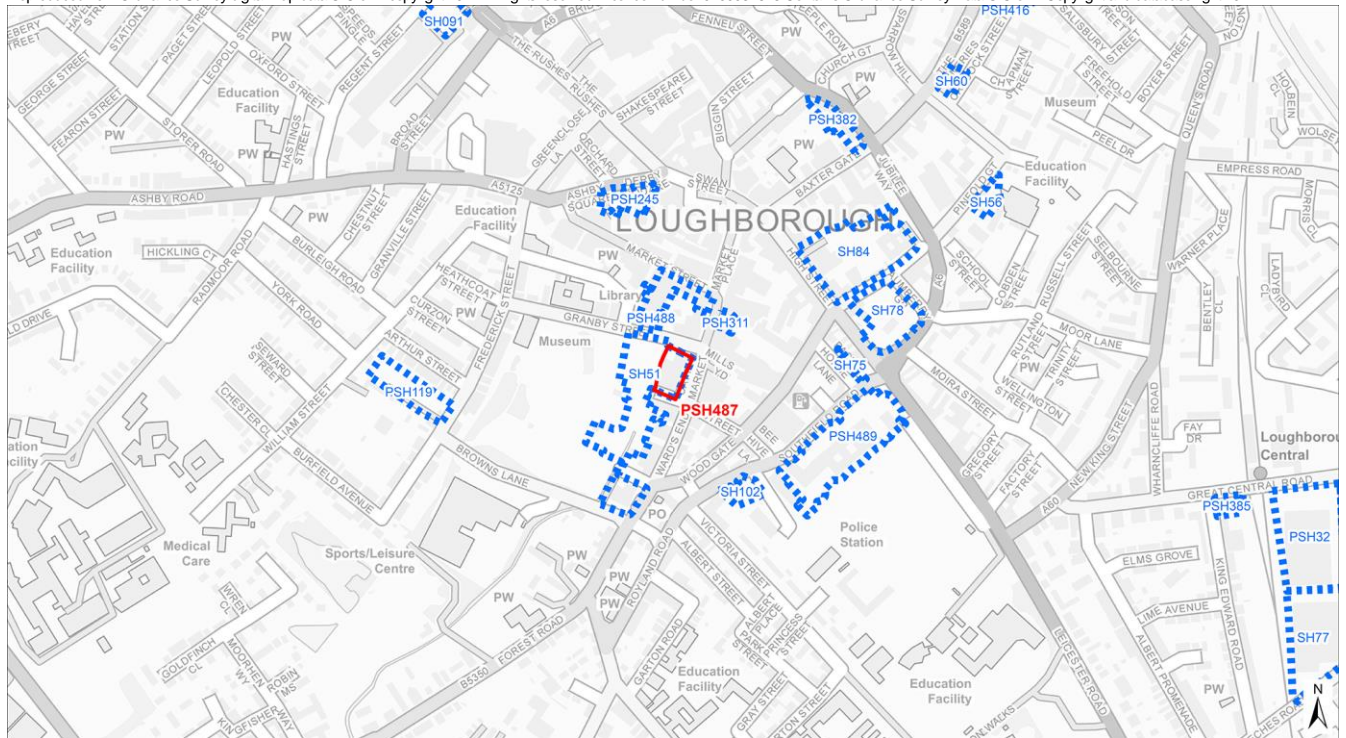
Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium - high landscape sensitivity
Biodiversity and Nature Conservation:	Split rating B/E. Dominated by arable and improved grassland. SSSI Twenty Acre Piece comprised of broadleaf woodland semi-improved grassland and coniferous plantation in SE corner of site. LWSs - Lodge Farm Field, Wymeswold Lodge Ponds F & G. Hedgerow and ditch network containing mature trees. Some ridge and furrow, and semi-improved grassland area. Contains a number of ponds suitable for GCN, evidence of badgers and large land mound suitable for reptiles. Large flocks of starling observed. Kingstone Brook runs through east of site. Number of farm dwellings. Risk to LWSs and SSSI. Loss of habitat and ecological networks. However, potential to improve ponds and SSSI.
Water Pollution:	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 25ha of Best and Most Versatile Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	5400m from a bus stop. NB: A large new settlement could possibly support expanded services, but the assessment is based on current services.
Climate Change Mitigation:	Suitable area for wind generation overlaps with site
Historic Environment:	Site contains locally listed Highthorn Farm and associated buildings; the size of the site would be likely to dramatically alter the locally listed asset's setting by developing on the surrounding open countryside. It is also possible that the farm building itself could be lost, but retention may be a possibility. There are no nationally designated sites nearby that are likely to be affected.
Regeneration:	Neutral effects
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	10100m to Barrow Health Centre. However, a new settlement could possibly support satellite health facilities.
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	2900m to Wymeswold C of E
Access to Secondary School:	10200m to Humphrey Perkins

Access to Convenience Store:	10100 to Tesco Express Sileby. However, a new settlement would likely involve a local centre with this facility..
Access to Leisure Facilities:	No facilities within 1200m
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM283
Charnwood Site ID:	PSH487
Settlement Location:	Loughborough
Site Address:	Devonshire Square
Site Area (ha):	2.19

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Potential Site
 Other Potential Sites

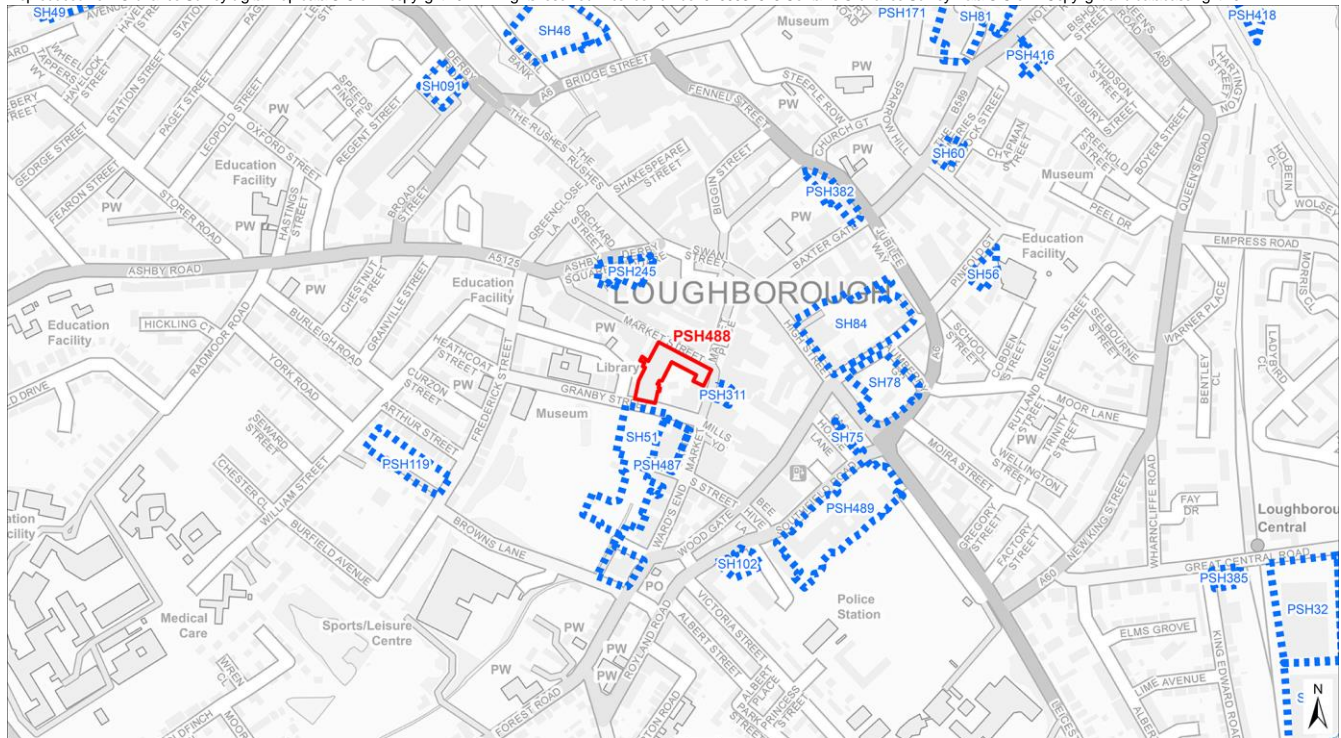


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Urban setting
Biodiversity and Nature Conservation:	A rating. Green roofs, SUDs and landscaping ought to provide enhancement on site with limited 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:	Site does not intersect AQMA
Access to Public Transport:	300m from a bus stop with excellent accessibility
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are three locally listed buildings immediately adjacent to the site as well as a number in close proximity. However, the current use does not contribute positively towards the local character and hence development would offer an opportunity to better enhance the local character.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	400m to Park View Surgery
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	600m to Cobden Street Primary
Access to Secondary School:	750m to Limehurst Academy
Access to Convenience Store:	500m to Tesco Express
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM286
Charnwood Site ID:	PSH488
Settlement Location:	Loughborough
Site Address:	Market Street
Site Area (ha):	3.36

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Potential Site Other Potential Sites

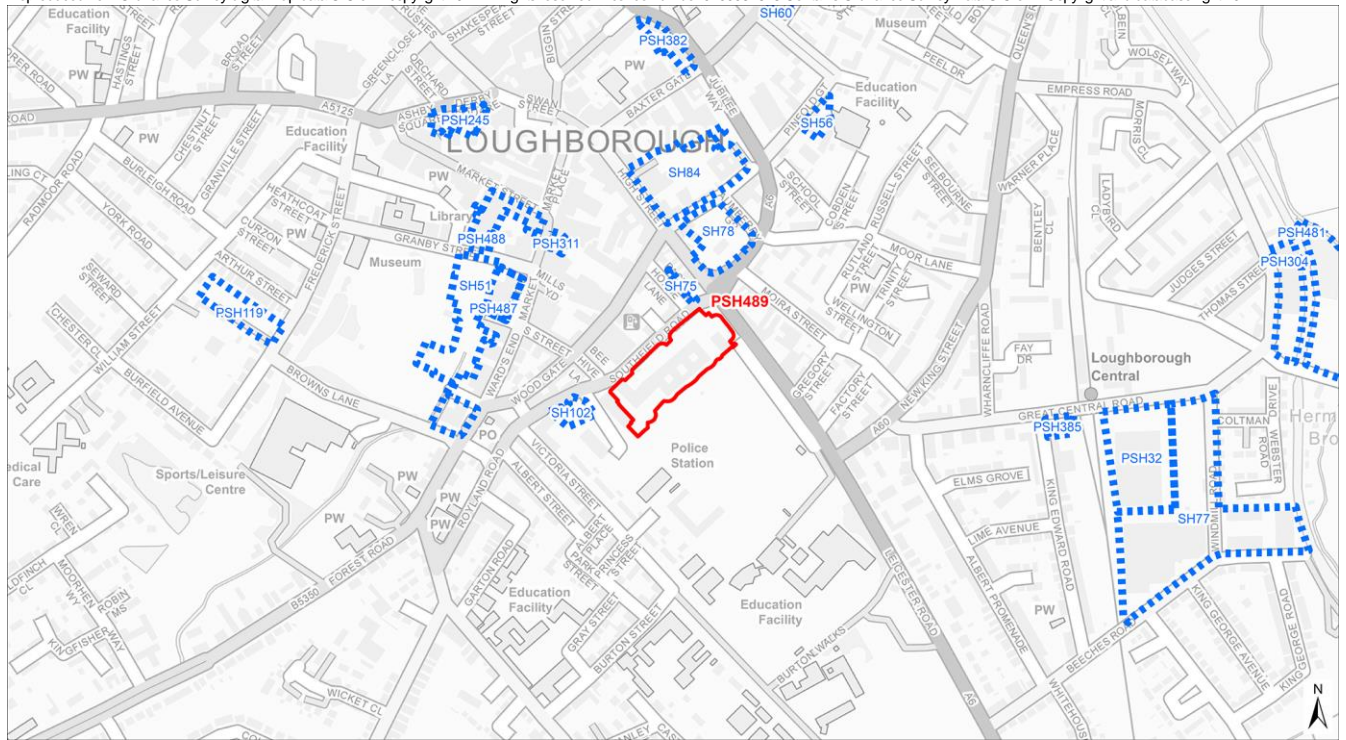


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low sensitivity
Biodiversity and Nature Conservation:	A rating. Green roofs, SUDs and landscaping ought to provide enhancement on site with limited 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:	Site does not intersect AQMA
Access to Public Transport:	180m from a bus stop with excellent accessibility
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is in a prominent town centre location, adjacent to the Town Hall listed building, and within close proximity to multiple national and locally listed buildings. The current design is not sympathetic to the traditional built form of Loughborough and does not contribute positively to the setting of the nearby heritage assets. With high quality design, it is therefore likely that a positive effect could be achieved in this important location.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	350m to Park View Surgery
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	550m to Cobden Street Primary
Access to Secondary School:	650m to Limehurst Academy
Access to Convenience Store:	450m to Tesco Express
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM288
Charnwood Site ID:	PSH489
Settlement Location:	Loughborough
Site Address:	Southfields Council Offices, Southfield Road
Site Area (ha):	12.13

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Potential Site Other Potential Sites

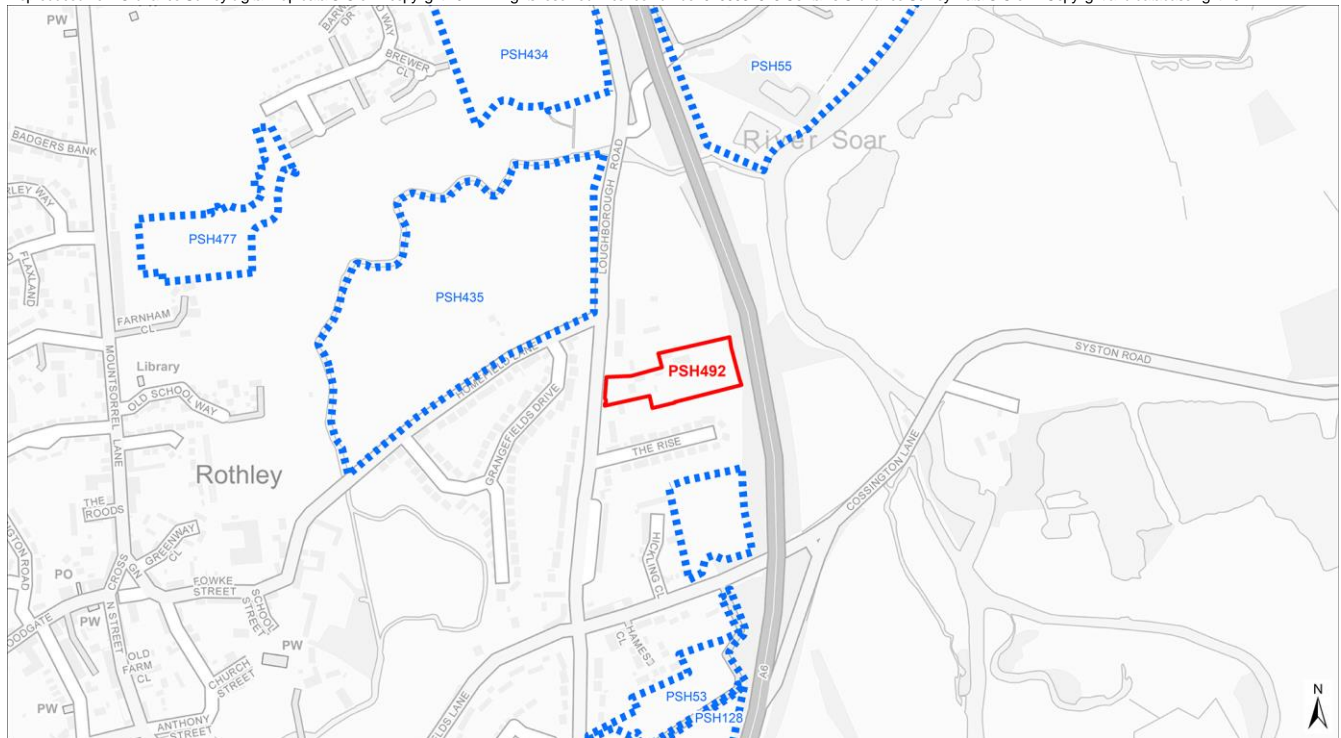


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low sensitivity
Biodiversity and Nature Conservation:	A rating. Loss of trees, shrubs and grass. Trees require a buffer area. However, green roofs, SUDs and landscaping ought to provide enhancement 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:	Reuse of Brownfield Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	180m from a bus stop with excellent accessibility
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is not within close proximity to nationally designated sites and unlikely to have negative effects in this respect. However, it is adjacent to a Conservation Area and contains the locally listed Southfields building. If the building was not retained this would lead to significant negative effects. It is unclear whether the buildings could be retained, hence a precautionary score. However, with retention and new development being delivered sensitively, then negative effects could be avoided.
Regeneration:	Neutral effects
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	42m to Park View Surgery
Loss of Employment Land:	Yes, office building.
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	350m to Cobden Street Primary
Access to Secondary School:	850m to Limehurst Academy
Access to Convenience Store:	100m to Tesco Express
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM296
Charnwood Site ID:	PSH492
Settlement Location:	Rothley
Site Address:	971 Loughborough Road ,Rothley
Site Area (ha):	1

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Potential Site Other Potential Sites

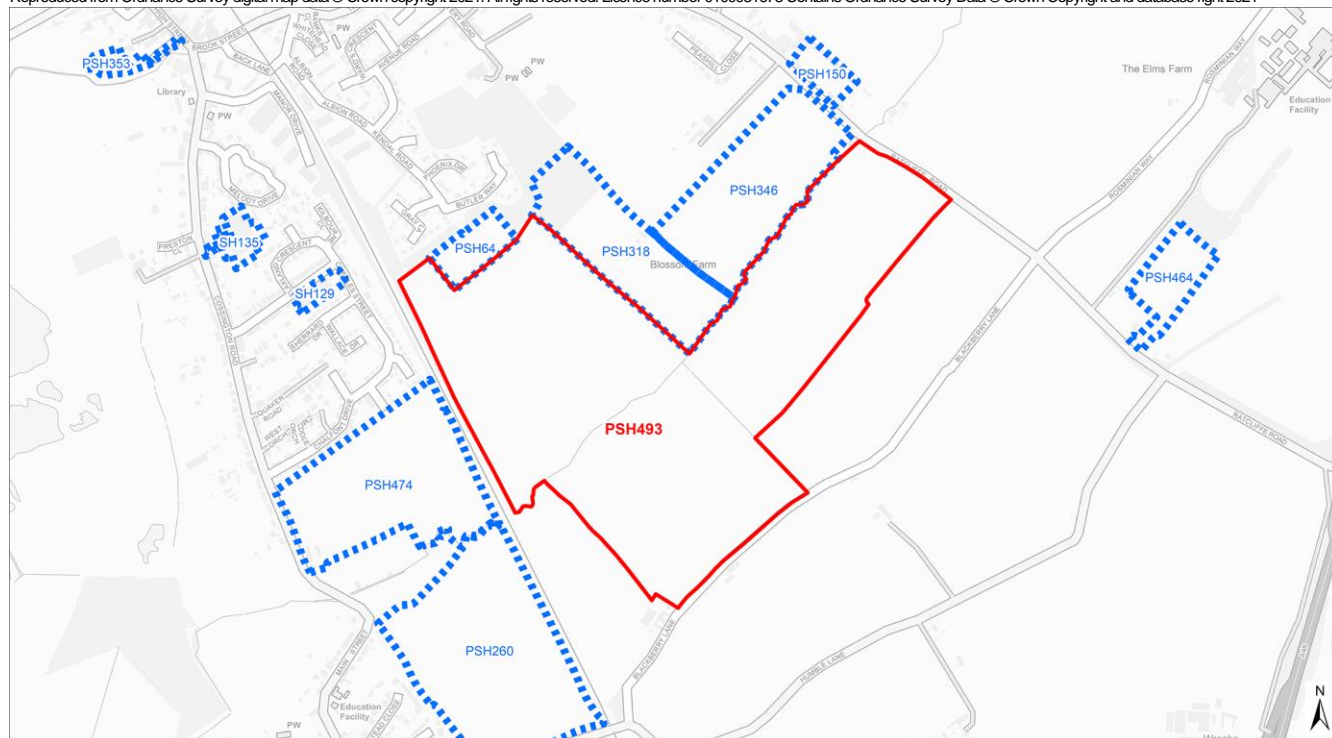


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low sensitivity
Biodiversity and Nature Conservation:	C 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:	370m from excellent frequency bus stop
Climate Change Mitigation:	Within 250m of area potentially suitable for wind energy
Historic Environment:	270m from the Rothley Conservation area but extensive shielding from multiple rows of buildings means that effects are unlikely. No local listed buildings nearby and over 300m from archaeological alert and interest areas.
Regeneration:	Mixed brownfield and greenfield
Access to Open Space:	Within 400-800m of Open Space
Access to healthcare:	1817m from a healthcare facility and 370m 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:	1032m
Access to Secondary School:	4415m
Access to Convenience Store:	342m Co Op Rothley
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:	AECOM299
Charnwood Site ID:	PSH493
Settlement Location:	Sileby
Site Address:	Sileby
Site Area (ha):	45.16

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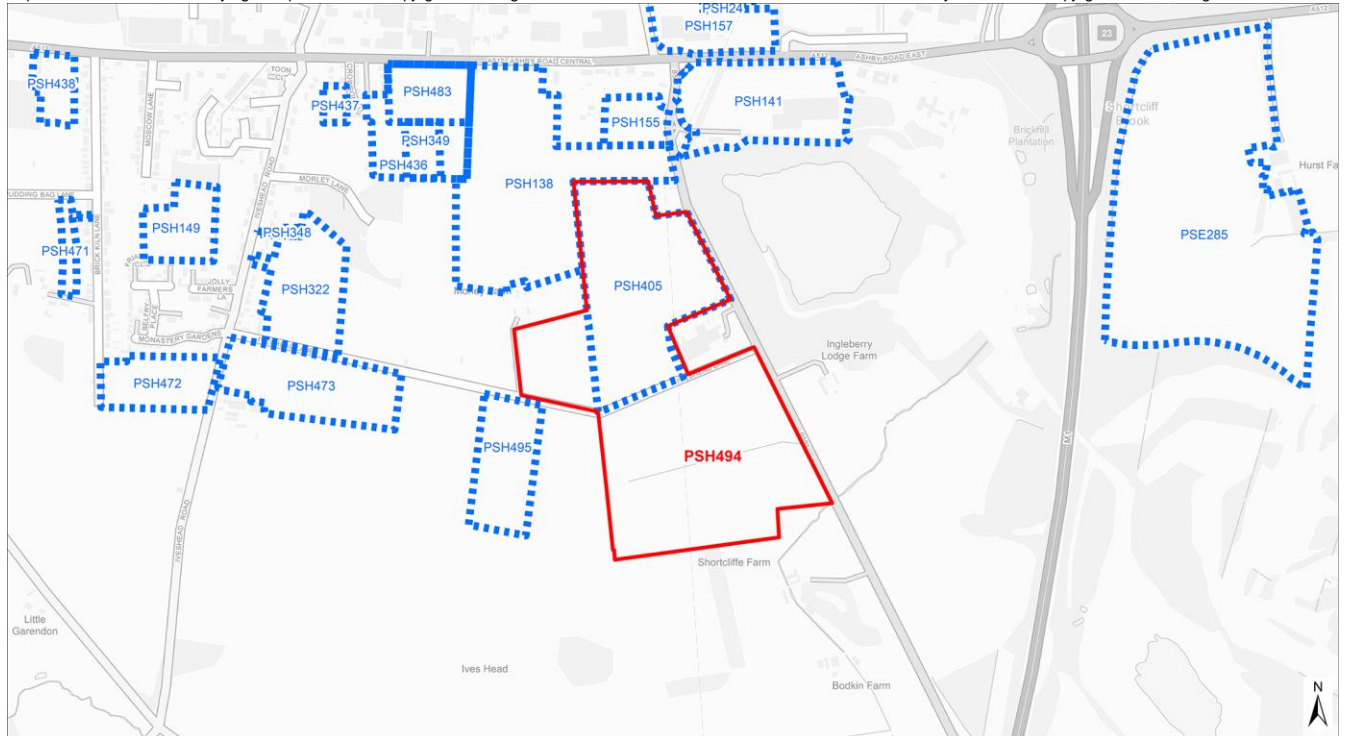


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium to high sensitivity
Biodiversity and Nature Conservation:	B/C Rating
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 over 20ha of Grade 1 and 2 Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	640m to bus stop with good frequency service
Climate Change Mitigation:	Overlap with area potentially suitable for wind energy
Historic Environment:	470m from two separate conservation areas (Cossington and Sileby) however severance from a railway line and screening from rows of buildings mean that effects are not likely to be significant. Large scale of site could have impacts on numerous locally listed buildings through change to setting and additional traffic flows; however, distance and screening mean that effects are not likely to be significant.
Regeneration:	Greenfield land
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	1050m from healthcare facility and 640m from a good frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	1510m
Access to Secondary School:	5871m
Access to Convenience Store:	1600m Tesco Sileby
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:	AECOM300
Charnwood Site ID:	PSH494
Settlement Location:	Shepshed
Site Address:	Ingleberry Road Shepshed
Site Area (ha):	25.74

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Potential Site Other Potential Sites

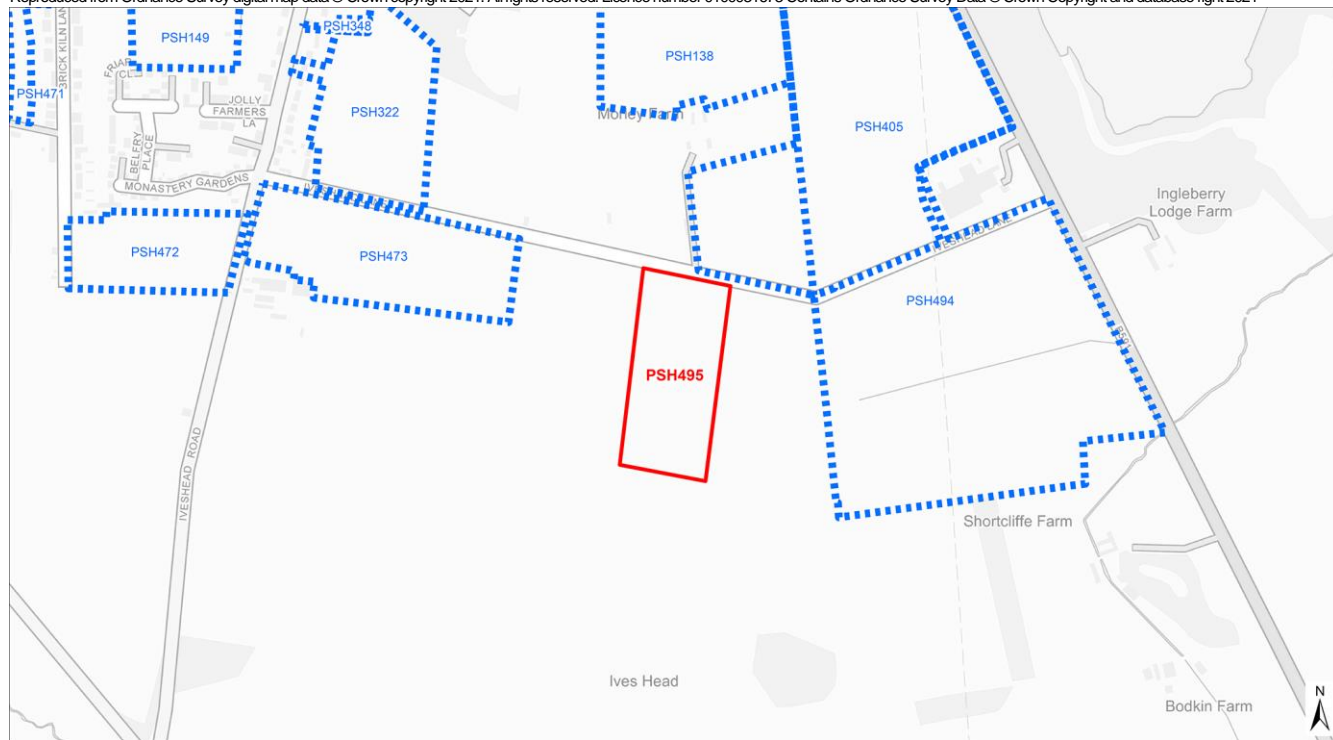


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium to high sensitivity
Biodiversity and Nature Conservation:	B rating
Water Pollution:	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 25ha of Best and Most Versatile Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	340m to bus stop with good accessibility.
Climate Change Mitigation:	More than 250m from areas potentially suitable for wind energy
Historic Environment:	No nationally listed buildings nearby likely to be affected by development. 70m from Shortcliffe Farm locally listed building. Screening is offered and sensitive development would not be likely to lead to significant harm. No archaeological alert or interest areas nearby.
Regeneration:	Greenfield land
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	1250m from a healthcare facility and 340m from a good frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	1180m
Access to Secondary School:	1920m
Access to Convenience Store:	1880m from co-op
Access to Leisure Facilities:	Within 1200m of 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM301
Charnwood Site ID:	PSH495
Settlement Location:	Shepshed
Site Address:	Rothley
Site Area (ha):	3.23

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Potential Site Other Potential Sites

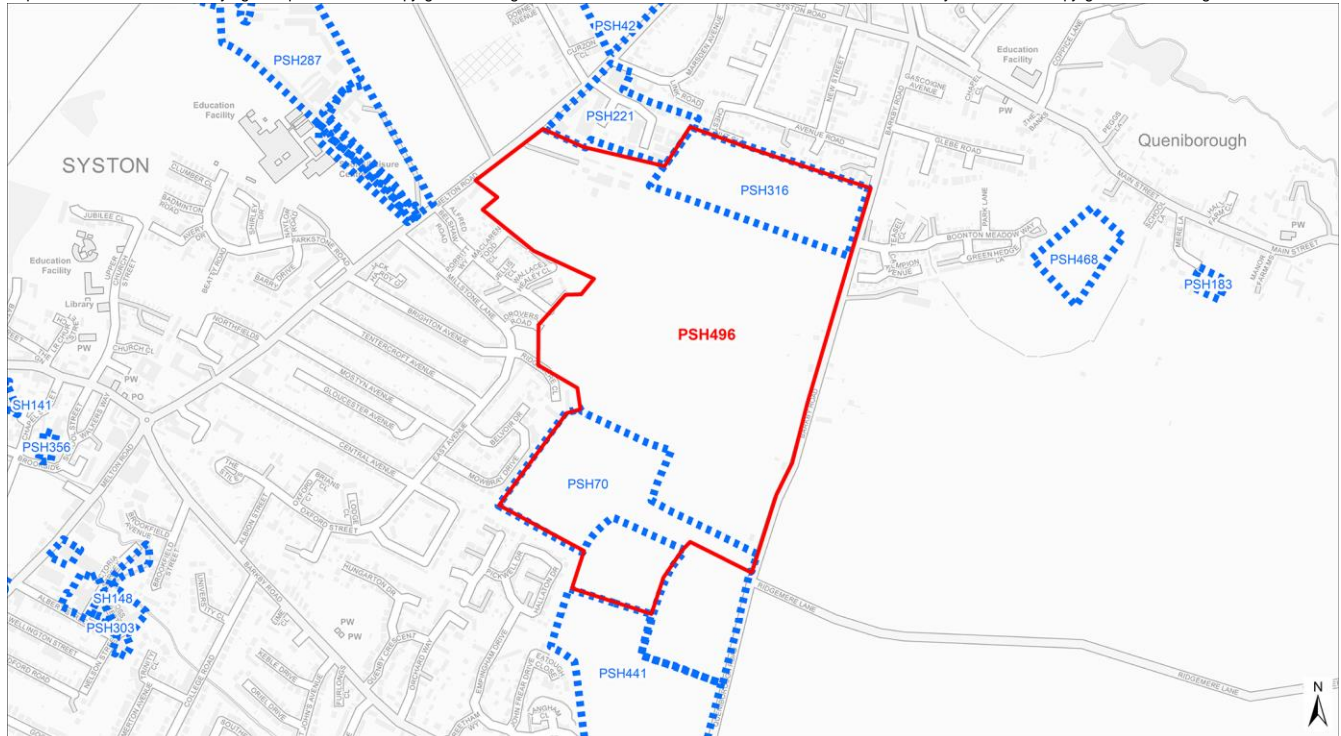


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium to high 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:	1140m from good accessibility
Climate Change Mitigation:	More than 250m from areas 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:	Greenfield land
Access to Open Space:	Over 800m to Open Space
Access to healthcare:	2025m from a healthcare facility and 1140m from a good frequency bus stop
Loss of Employment Land:	No loss of employment land
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	1975m
Access to Secondary School:	2716m
Access to Convenience Store:	2260m Co Op Anson Road
Access to Leisure Facilities:	Within 800m of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM313
Charnwood Site ID:	PSH496
Settlement Location:	Syston
Site Address:	Syston 002
Site Area (ha):	49.7

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Potential Site Other Potential Sites

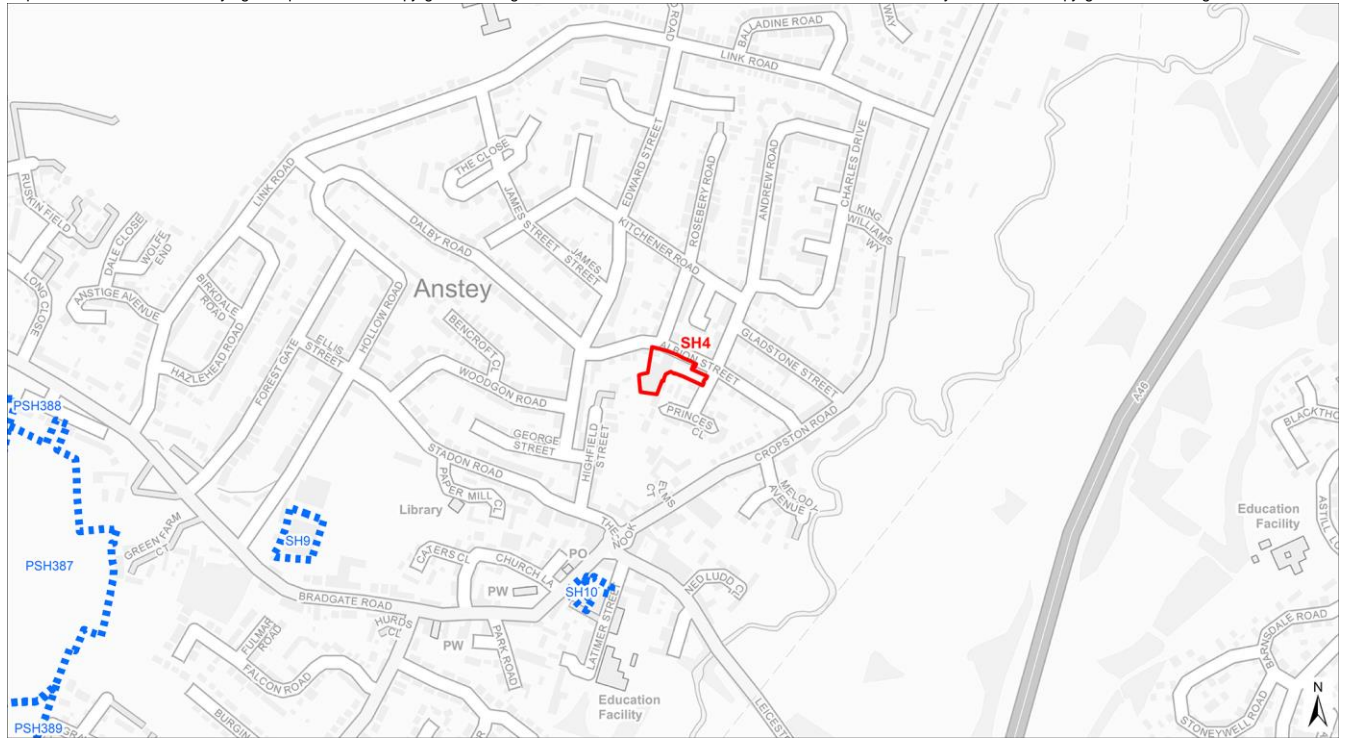


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Medium to high sensitivity
Biodiversity and Nature Conservation:	B rating
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 over 20ha of Grade 1 and 2 Land
Air Quality:	Residential development within AQMA
Access to Public Transport:	240m from accessible bus stop
Climate Change Mitigation:	More than 250m from areas potentially suitable for wind energy
Historic Environment:	Large scale of site as well as overlapping with archaeological interest areas and proximity to Queniborough Conservation Area means that negative effects are possible. 380m from locally listed Wreake Valley College, but negative effects unlikely in this respect.
Regeneration:	Greenfield land
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	840m from a healthcare facility and 240m from a bus stop
Loss of Employment Land:	No loss
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	1012m
Access to Secondary School:	640m
Access to Convenience Store:	1240m Tesco Sileby
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:	AECOM165
Charnwood Site ID:	SH4
Settlement Location:	Anstey
Site Address:	Albion Street/Rosebery Road, Anstey
Site Area (ha):	0.28

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Potential Site Other Potential Sites

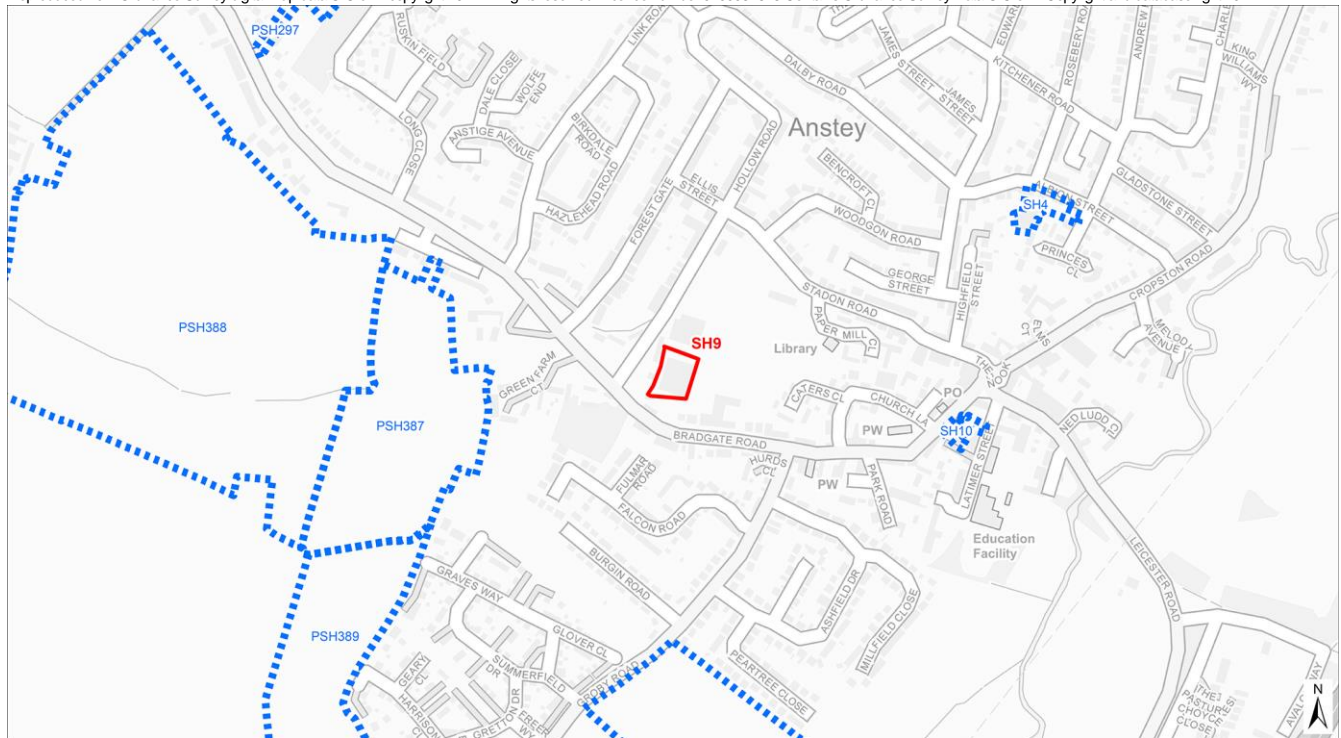


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains a dwelling and industrial buildings with some bat potential. Otherwise 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 200 - 400m of a bus stop with excellent service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 118m from the nearest listed building (The Elms), 329m from a schedule monument (Churchyard cross in St Mary's Churchyard) and 223m from Anstey Conservation Area. 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 assets. The site is also not particularly strong in terms of heritage features. No locally listed buildings 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:	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:	AECOM036
Charnwood Site ID:	SH9
Settlement Location:	Anstey
Site Address:	Hollow Road, Anstey General Industrial, Anstey
Site Area (ha):	0.3

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Potential Site Other Potential Sites

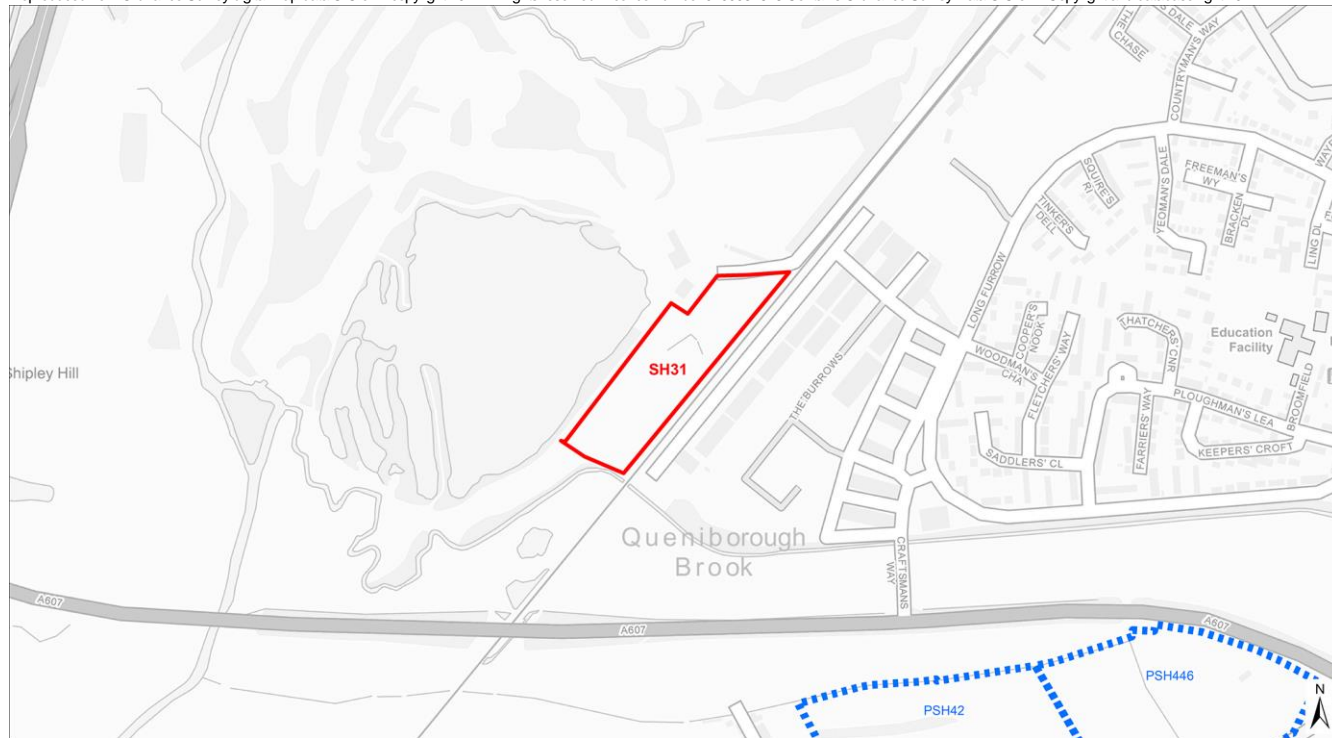


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

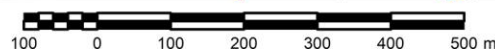
Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. Site is industrial in nature with low bat potential. Any issues with bats likely to be minor and possible to mitigate on site.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more than 70% within Flood Zone 1
Land and Soils:	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 service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The south of the site is adjacent to the Anstey conservation area and falls within an area of archaeological alert. There are also several listed buildings within close proximity to the site. The buildings on site are relatively modern and do not contribute strongly to the character of the Conservation Area, and so redevelopment is unlikely to have negative effects. 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:	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:	AECOM082
Charnwood Site ID:	SH31
Settlement Location:	East Goscote
Site Address:	West of Railway Line, ex Sewage Works,
Site Area (ha):	2.91

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Potential Site Other Potential Sites

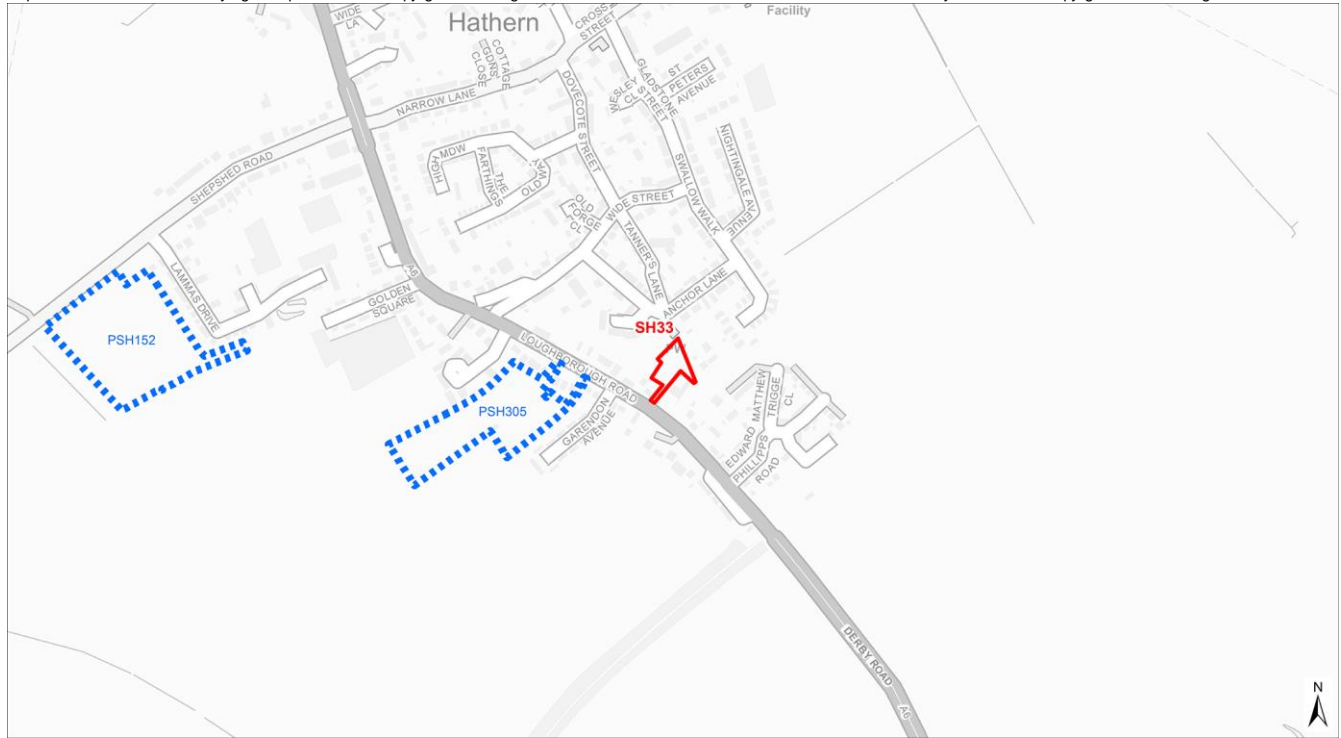


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.
Biodiversity and Nature Conservation:	B rating. The site contain a golf course with rough (areas of higher and thicker grass), ponds and scrub. Collectively, these are of some biodiversity value. The site is also adjacent to the Queniborough brook and railway corridors, to which effects can be avoided through adequate buffering. There is also potential for Great crested newts.
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:	The site is within 800 - 1200m 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 close proximity and development would not lead to adverse effects given its location adjacent to an industrialised 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 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:	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 of 1 facility
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM177
Charnwood Site ID:	SH33
Settlement Location:	Hathern
Site Address:	J R Walton, The Leys
Site Area (ha):	0.21

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Potential Site Other Potential Sites

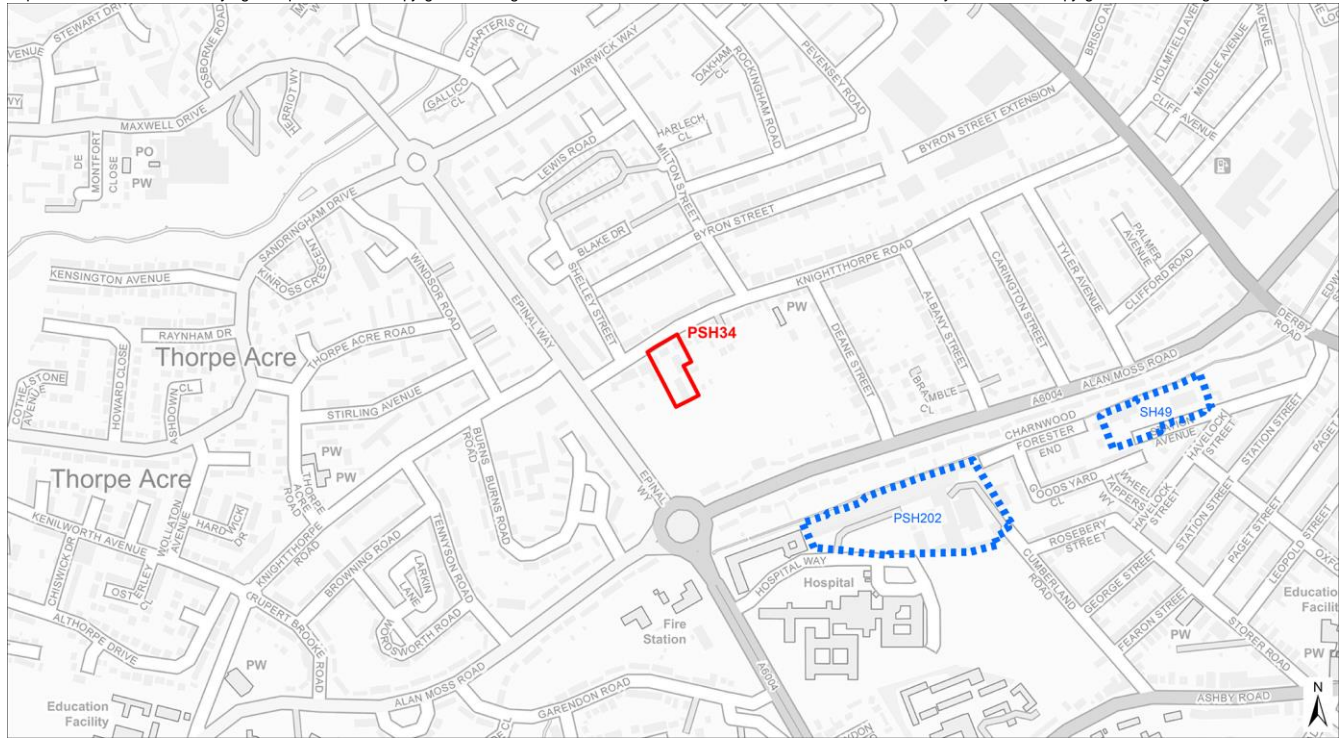


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. Mainly hardstanding with 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:	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 very good service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	The site is adjacent to a listed building (19 The Leys) but this is screened by tall hedgerows. The site does not currently contribute positively to the setting of this asset, and so effects are unlikely.
Regeneration:	Neutral effects
Access to Open Space:	Overlap
Access to healthcare:	470m from a healthcare facility and under 200m 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 of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM130
Charnwood Site ID:	PSH34
Settlement Location:	Loughborough
Site Address:	Knightthorpe Road
Site Area (ha):	0.35

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Potential Site
 Other Potential Sites

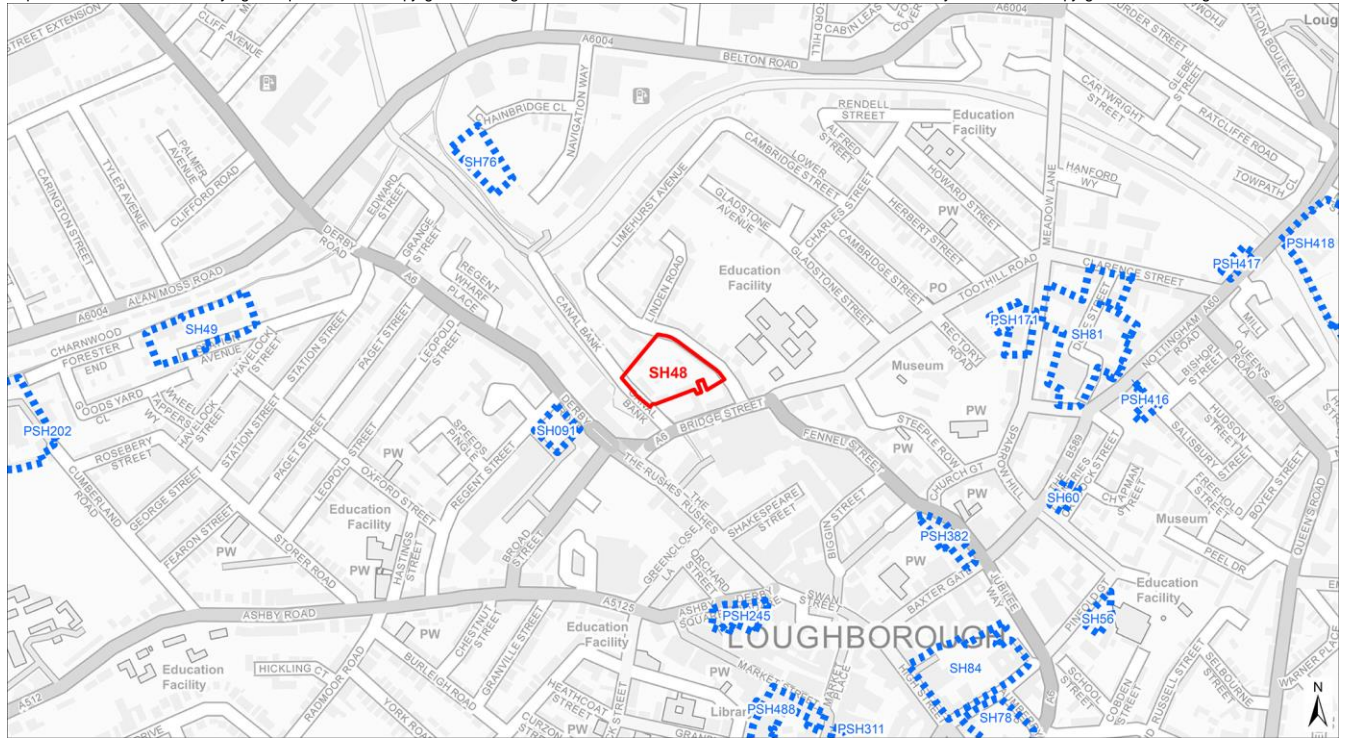


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains built development and has limited biodiversity value. However, the dwellings onsite have moderate 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 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 (national or local) 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:	Loss of employment land would occur
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	Within 800m 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 of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM287
Charnwood Site ID:	SH48
Settlement Location:	Loughborough
Site Address:	Former Limehurst Depot
Site Area (ha):	7.55

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Potential Site Other Potential Sites

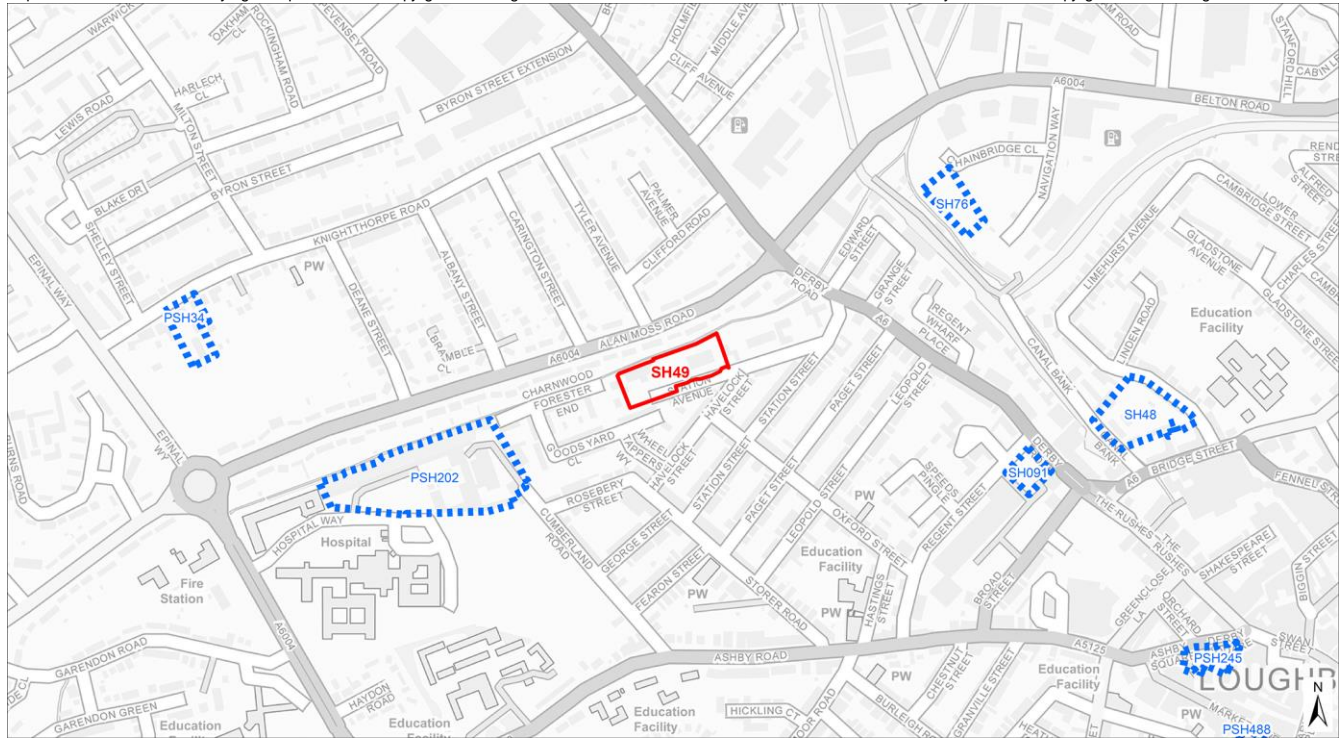


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Low sensitivity
Biodiversity and Nature Conservation:	A rating. Green roofs, SUDs and landscaping ought to provide enhancement on site with limited ecological value. Need to ensure no impact on Wood Brook.
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:	120m from a bus stop with excellent accessibility
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is not prominent with regards to nationally listed assets. The site is nearby to the edge of the Conservation Area and adjacent to the locally listed Old Fire station. However, the site does not currently contribute positively to the built environment and redevelopment ought to present opportunities for enhancement.
Regeneration:	Redevelopment of vacant site
Access to Open Space:	Loss of Formal Open Space
Access to healthcare:	150m to Bridge Street Surgery
Loss of Employment Land:	Former works depot.
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	750m to Rendell Primary
Access to Secondary School:	250m to Limehurst Academy
Access to Convenience Store:	290m to Tesco Superstore
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM132
Charnwood Site ID:	SH49
Settlement Location:	Loughborough
Site Address:	Cumberland Industrial Estate, Loughborough
Site Area (ha):	0.71

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Potential Site Other Potential Sites

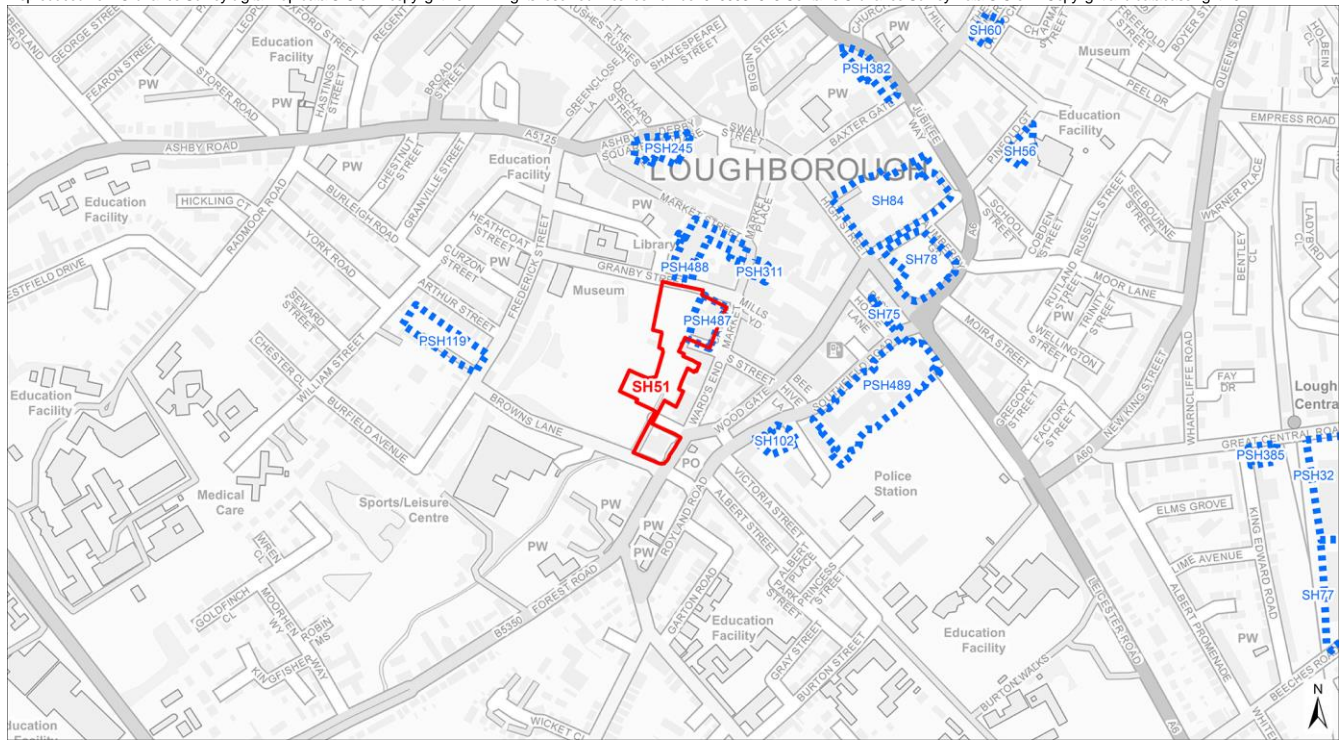


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site is industrial in nature and of limited biodiversity value. There is potential for impact on the woodbrook corridor 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 is 380m from a locally listed chain bridge, and 105m from the Grade 2 listed building (Rosebery school). It is also within close proximity to the Ashby Road Conservation Area. However, adverse effects are unlikely, as the site is industrial in nature and does not hold any particular cultural or historic value.
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:	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:	AECOM179
Charnwood Site ID:	SH51
Settlement Location:	Loughborough
Site Address:	Devonshire Square Opportunity Site, Loughborough
Site Area (ha):	1.3

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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 hardstanding as well as a culverted brook (Wood brook) which flows through part of the site. Potential for harm to ecological connectivity but equally opportunities for enhancement.
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:	Reuse of Brownfield Land
Air Quality:	Site does not intersect AQMA
Access to Public Transport:	The site is within 200m of bus stops with excellent services.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	Part of the site falls within the Loughborough Queens Park conservation area and the site is adjacent to the Emmanuel church conservation area. The north of the site is also within close proximity to several listed buildings. The site also falls wholly within an archaeological interest area and is adjacent to several locally listed buildings. The building to the north of the site is not considered to make a positive contribution to the streetscape of Devonshire Square / Cattle Market and the setting of the listed buildings along Cattle Market. Therefore, there is some potential for enhancement through redevelopment. Much of the site consists of car parking, and a change in use is not likely to be negative with regards to heritage.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	370m 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:	AECOM131
Charnwood Site ID:	SH60
Settlement Location:	Loughborough
Site Address:	Former Main Post Office, Sparrow Hill, Loughborough
Site Area (ha):	0.08

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Potential Site Other Potential Sites

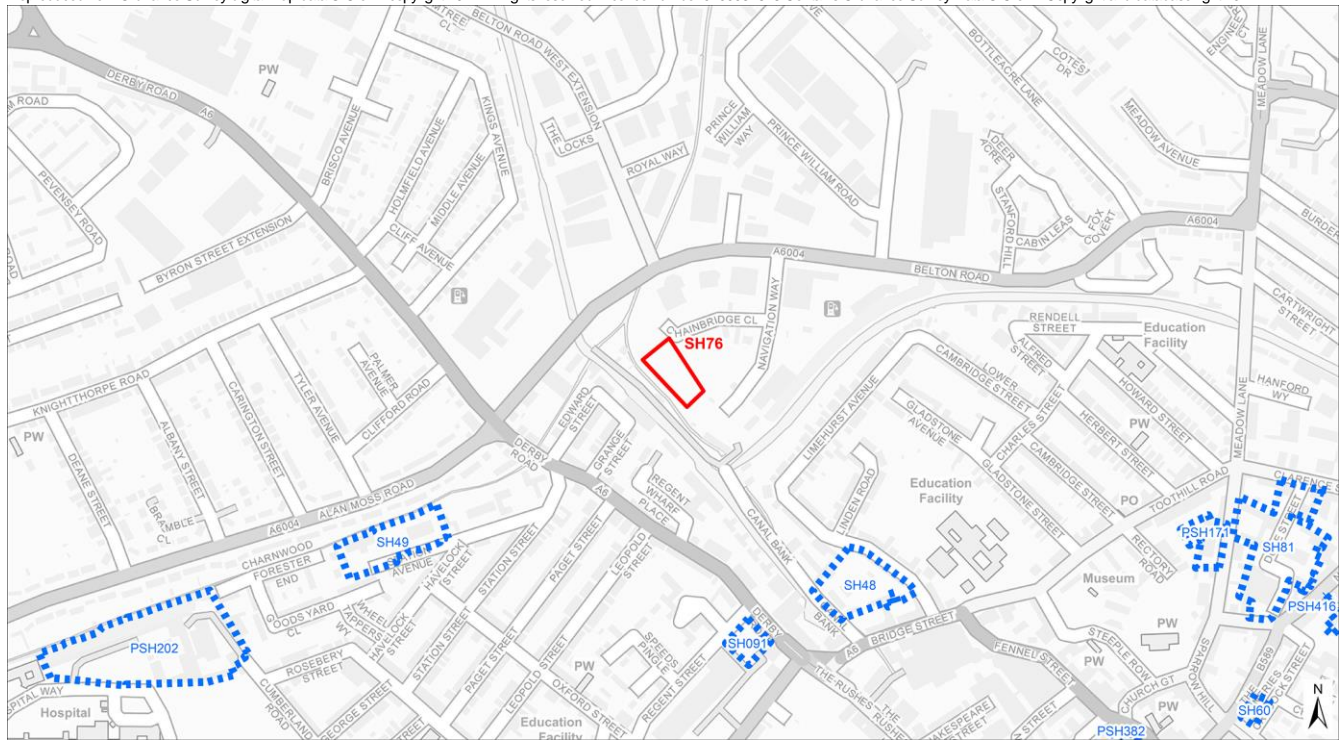


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. Building onsite has bat potential, otherwise site has 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 within 200m of a bus stop with excellent service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 53m from the nearest listed building (10 Sparrow Hill) and in close proximity to Beacon Bingo Club and Loughborough Church gate conservation area. An adverse effect is unlikely in terms of these buildings as the site is very small, in an urban area and buildings obstruct views between the site and the heritage assets. However, the site includes the locally listed post office building. Development could possibly involve complete loss of this building, which would be significant. Should the building be retained though, it provides an active use, which could be beneficial.
Regeneration:	Potential redevelopment on partially vacant site
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m 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:	1200m – 1600m 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:	AECOM180
Charnwood Site ID:	SH76
Settlement Location:	Loughborough
Site Address:	Land Used for Storage & Premises, Chainbridge Road
Site Area (ha):	0.34

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Potential Site Other Potential Sites

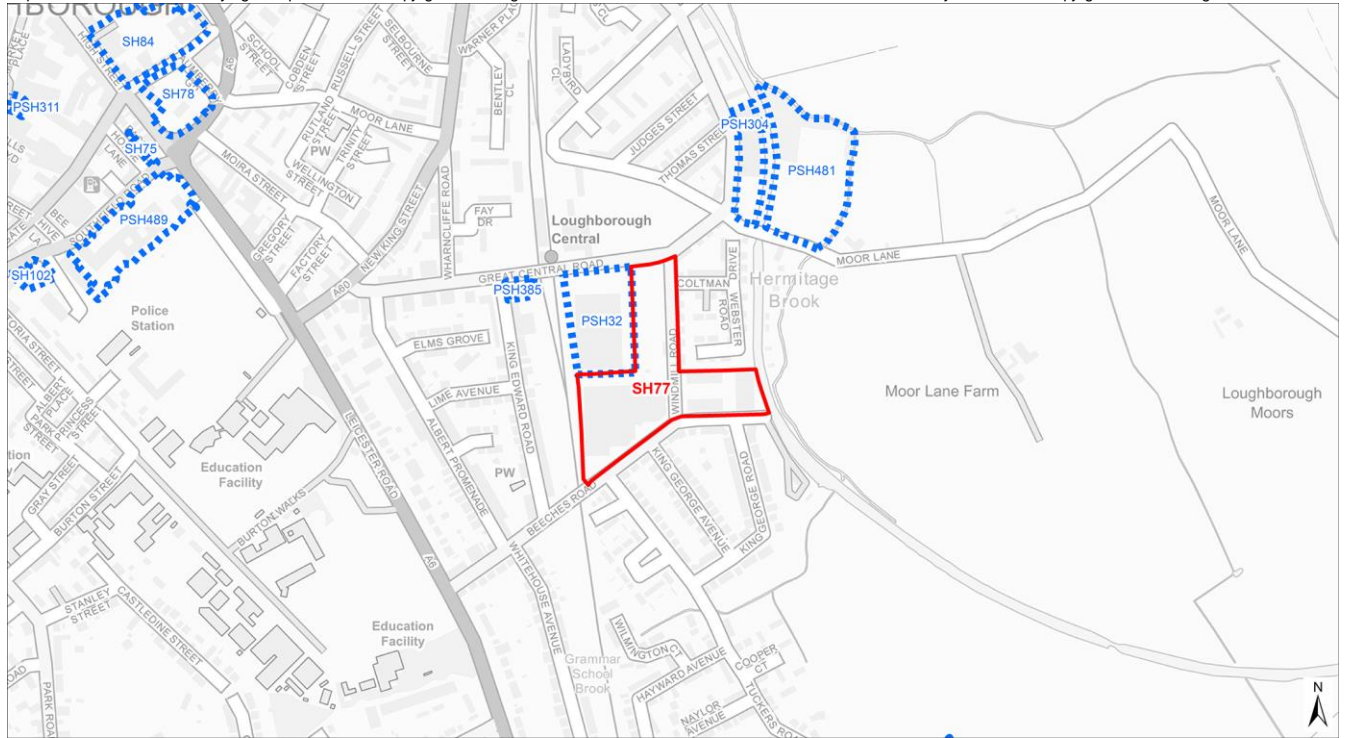


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. Mainly industrial buildings of limited biodiversity value. Wood brook forms south west boundary and is of some ecological connectivity 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 within 400 - 800m of a bus stop with excellent bus service.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is within an urban built-up area and there are no listed buildings within 400m. The site is 160m from Ashby Road Conservation area but an effect is unlikely. Site is 90m from locally listed canal bridge, the sites are segregated by a variety of uses which do not positively contribute towards to the local character or significance of the bridge.
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:	1200 - 1600m to a Primary School
Access to Secondary School:	650m to a Secondary School
Access to Convenience Store:	Less than 800m 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:	AECOM136
Charnwood Site ID:	SH77
Settlement Location:	Loughborough
Site Address:	Land Used for Storage, Windmill Road, Loughborough
Site Area (ha):	3.03

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Potential Site Other Potential Sites

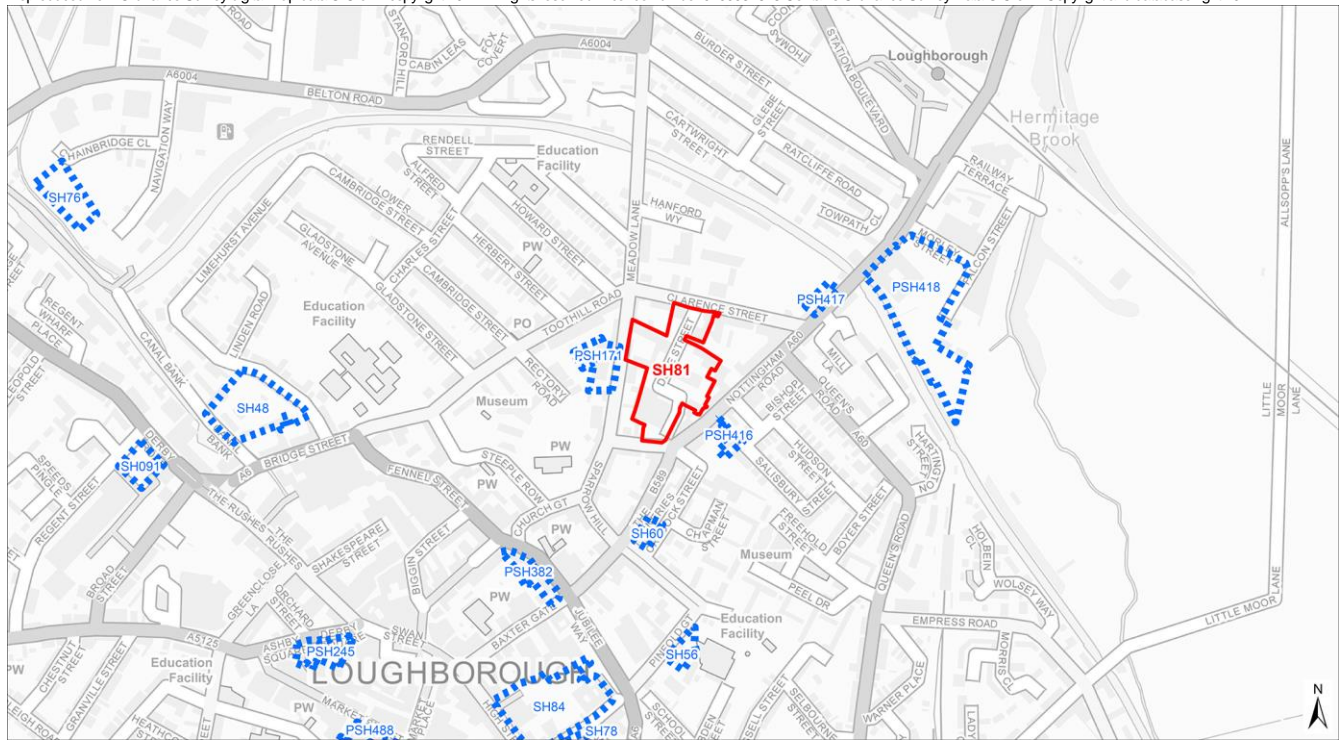


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site is industrial in nature but includes TPO trees and peripheral vegetation along its southern boundary and amenity grassland of some biodiversity importance. There is potential for development to result in the loss of protected trees and ecological connections.
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 200m of a bus stop with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	With the exception of a Grade II listed water tank 20m north west of the site, there are no heritage assets within close proximity that are visible or likely to be affected. The land does not add to the setting of the Grade II asset and is essentially of a low quality.
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:	1350m to a Primary School
Access to Secondary School:	1200 - 3200m 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:	Site not within MSA

AECOM Site ID:	AECOM139
Charnwood Site ID:	SH81
Settlement Location:	Loughborough
Site Address:	Nottingham Road, Loughborough
Site Area (ha):	1.46

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Potential Site Other Potential Sites

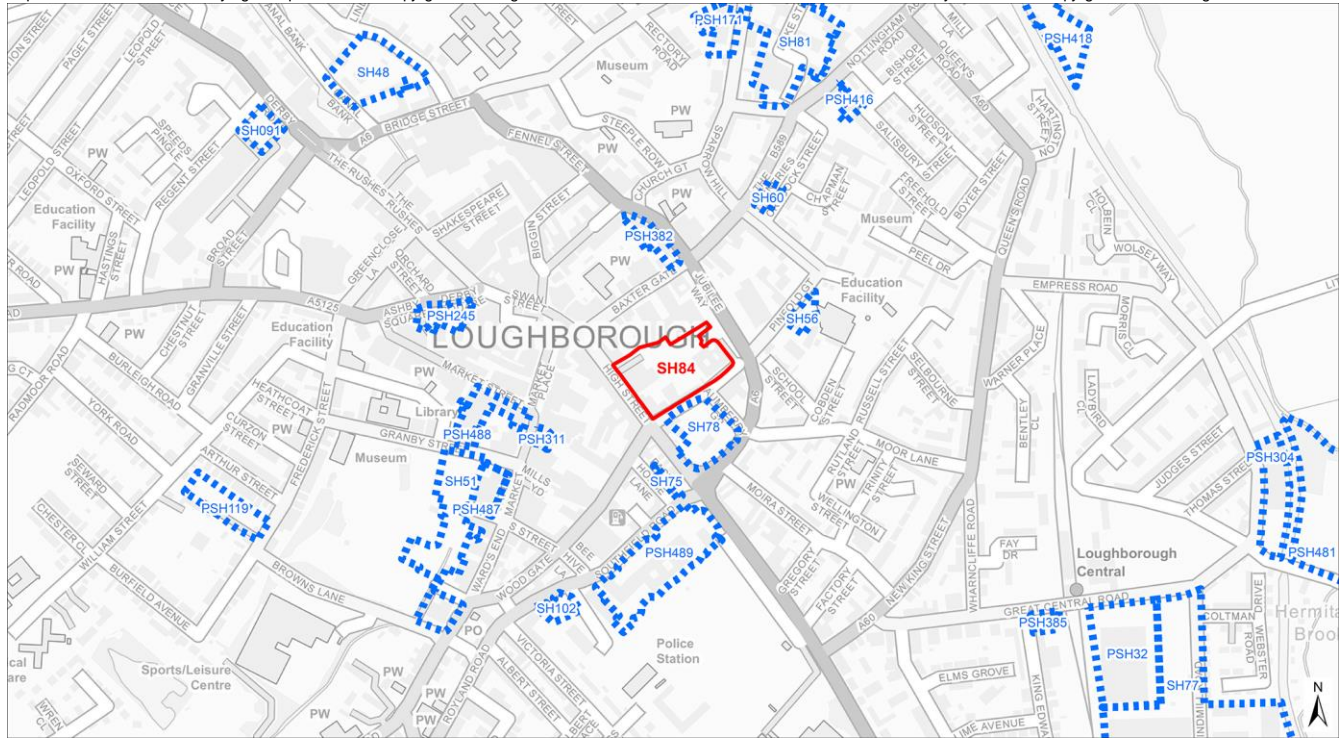


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site is industrial by nature with little green infrastructure and no significant 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 contains a listed building (Former Framework Knitting Workshop) and a locally listed hosiery factory lies adjacent. The current setting of the heritage assets is predominantly industrial / retail in nature, with a mixture of architectural styles and materials that are not in-keeping with the character of the listed building. Therefore, there is some potential for enhancement through the redevelopment of the site. The listed building itself should be possible to retain given the scale of the opportunity.
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:	AECOM137
Charnwood Site ID:	SH84
Settlement Location:	Loughborough
Site Address:	Part of Baxter Gate Opportunity Site, Loughborough
Site Area (ha):	1.08

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Potential Site
 Other Potential Sites

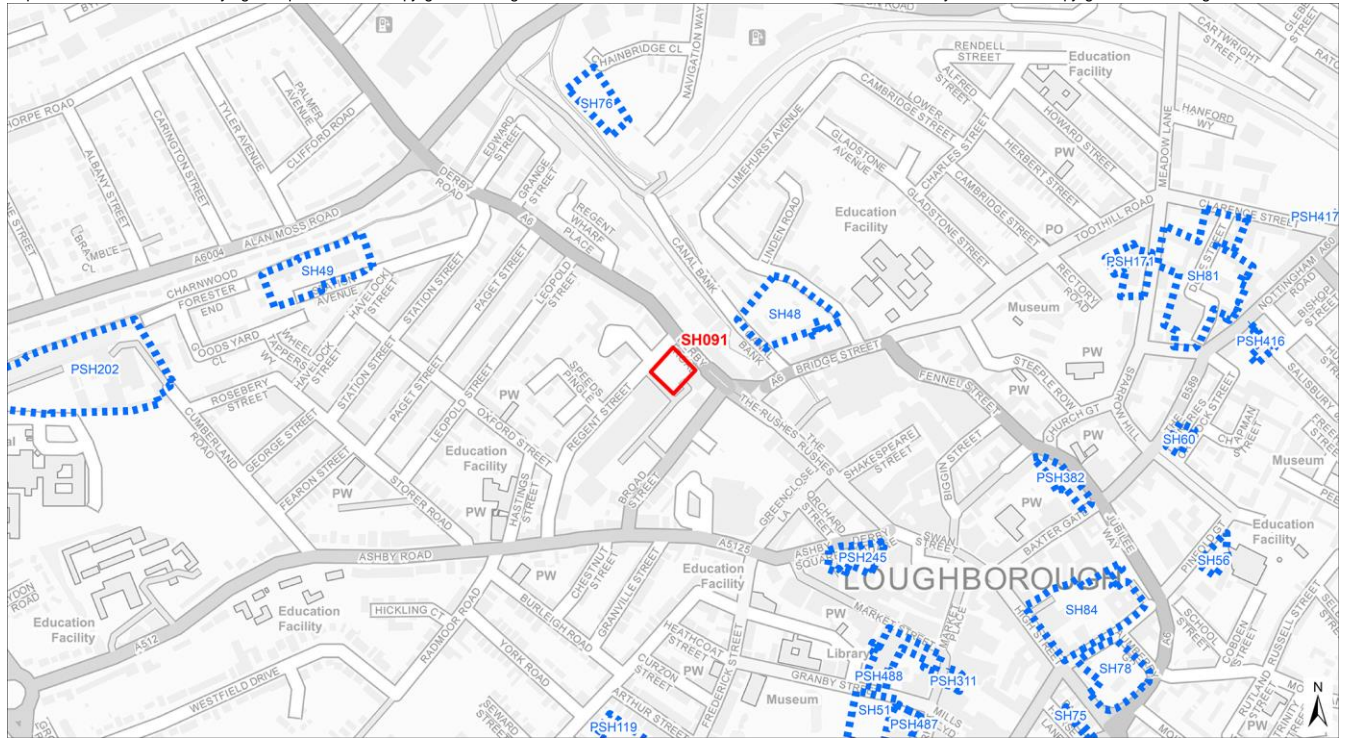


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site contains built development with minor bat potential. Development could also result in the loss of urban green infrastructure of importance to 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:	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 contains listed buildings in the form of a terraced block of houses (45-54 Pinfold Gate) and is also adjacent to a listed building (30-31 Pinfold Gate). The listed buildings on site and their amenity areas are contained within a defined bounded area and thus the remainder of the site should be easily developable. It is possible that a development with tall structures may undermine the character of the listed buildings though. The listed buildings are also predominantly red brick and it is important that the materials used are in-keeping to avoid any potential adverse effect, although on the whole such effects are unlikely. Part of the site also falls within an archaeological alert area. The site is adjacent to one and surrounded by multiple locally listed buildings on all sides. These too could be affected by insensitive development.
Regeneration:	Potential redevelopment involving vacant buildings
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	<400m Walking / Cycling to a GP/Health Centre
Loss of Employment Land:	Vacant buildings on site
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:	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:	AECOM294
Charnwood Site ID:	SH091
Settlement Location:	Loughborough
Site Address:	Regent Place Retail Park, Loughborough
Site Area (ha):	0.19

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Potential Site Other Potential Sites

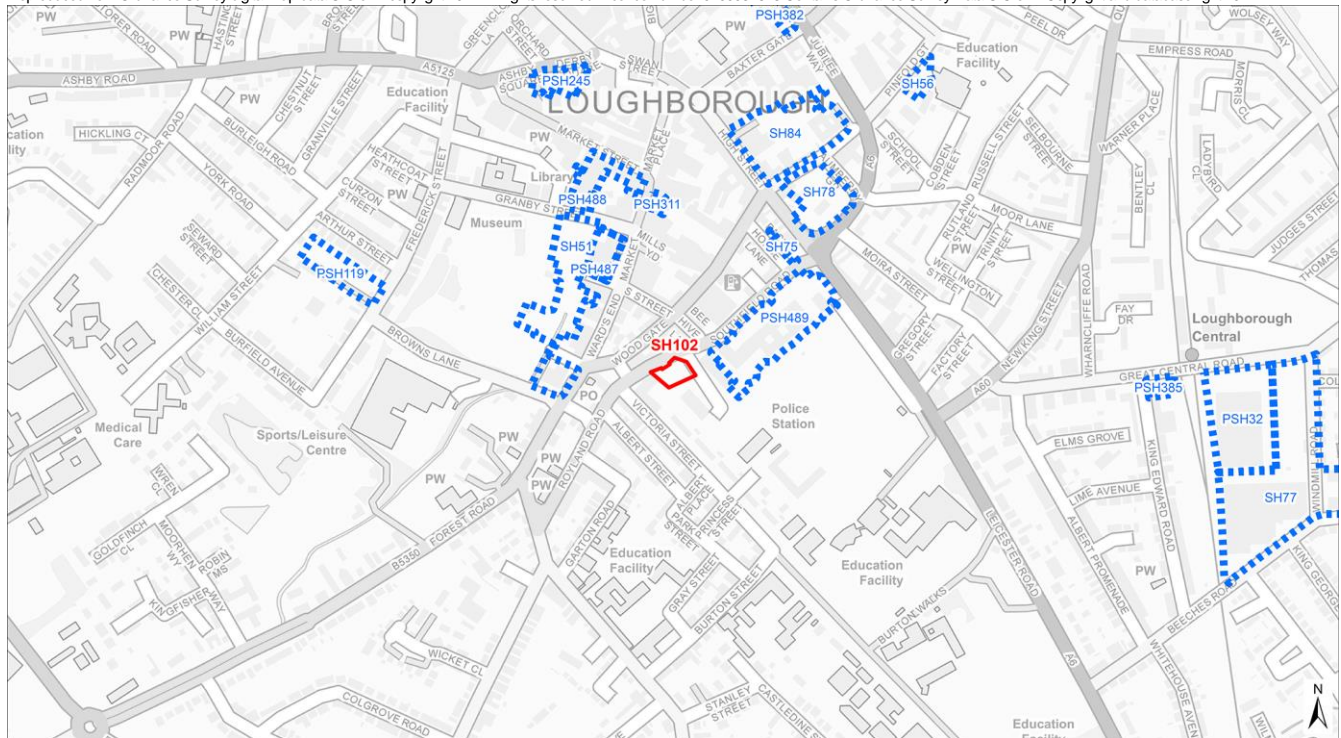


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Urban setting
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:	Residential development within AQMA
Access to Public Transport:	87m of excellent services
Climate Change Mitigation:	More than 250m from areas potentially suitable for wind energy
Historic Environment:	Site is nearby (118m) to the Loughborough Ashby Road Conservation Area. Is also 195m from the Old Fire station Locally listed building. Mixed character of the area and full screening mean that effects are not likely. Within an Archaeological Alert Zone though.
Regeneration:	Reuse of brownfield land
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	270m from a healthcare facility
Loss of Employment Land:	Loss of employment land
Access to Key Routes (employment sites only):	N/A
Access to Primary School:	550m
Access to Secondary School:	400m
Access to Convenience Store:	25m
Access to Leisure Facilities:	Within 800m of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM004
Charnwood Site ID:	SH102
Settlement Location:	Loughborough
Site Address:	Southfields Road Car Park, Loughborough
Site Area (ha):	0.13

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Potential Site Other Potential Sites

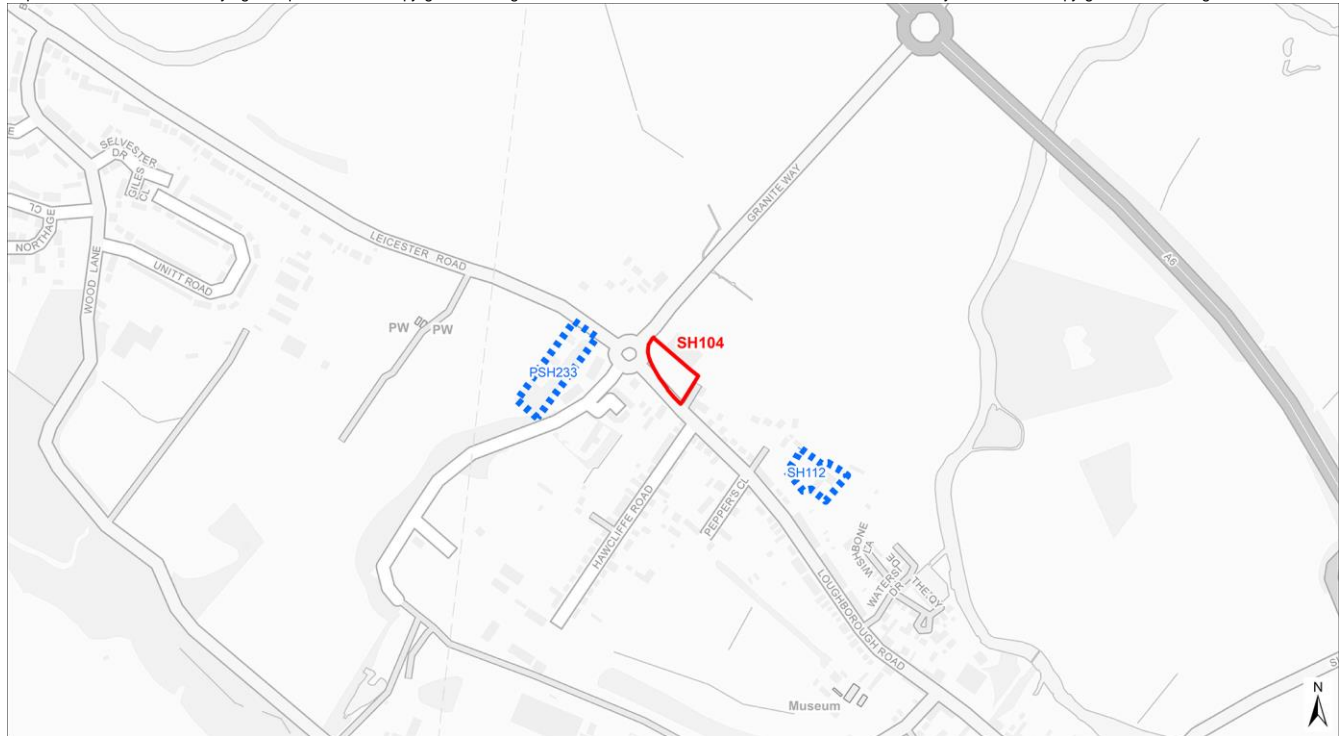


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site has 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 excellent frequency
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is within close proximity to three conservation areas (Queens Park, Victoria Street and Emmanuel Church). It is unlikely that development will result in harm if delivered sensitively and given its current use, enhancement may be possible. Site is in close proximity to one locally listed site which is out of site. There is a locally listed building opposite the proposed site which would be impacted, although surrounding character is mixed.
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:	807m to a Primary School
Access to Secondary School:	Less than 1200m 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:	AECOM146
Charnwood Site ID:	SH104
Settlement Location:	Mountsorrel
Site Address:	2 Granite Way, Mountsorrel
Site Area (ha):	0.28

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Potential Site Other Potential Sites

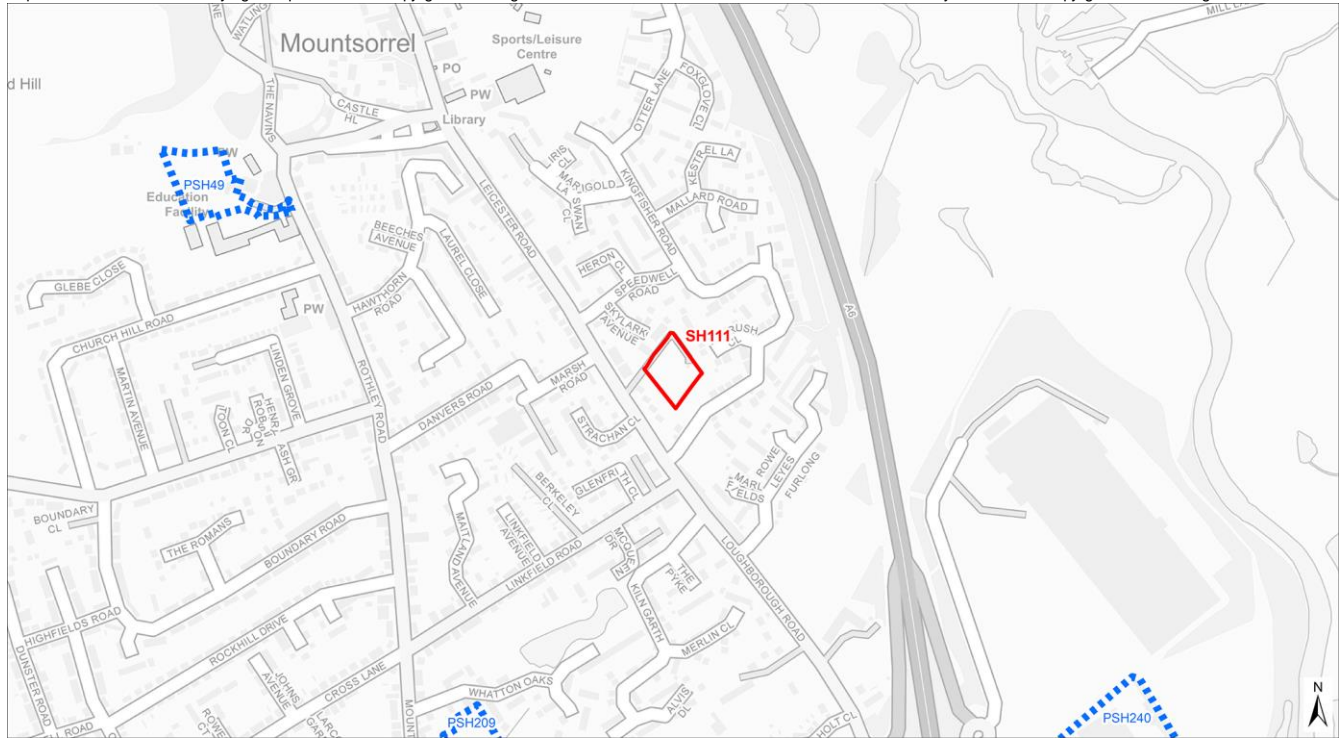


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site contains some moderate value habitat but there is limited similar habitat in the wider 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 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 305m from locally listed cemetery chapel, trees provide significant screening from the site and so effects are not expected to be significant.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1400m from a healthcare facility but within 200m of 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:	1200 - 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:	AECOM056
Charnwood Site ID:	SH111
Settlement Location:	Mountsorrel
Site Address:	Rear of 249-263 Leicester Road
Site Area (ha):	0.41

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Potential Site Other Potential Sites

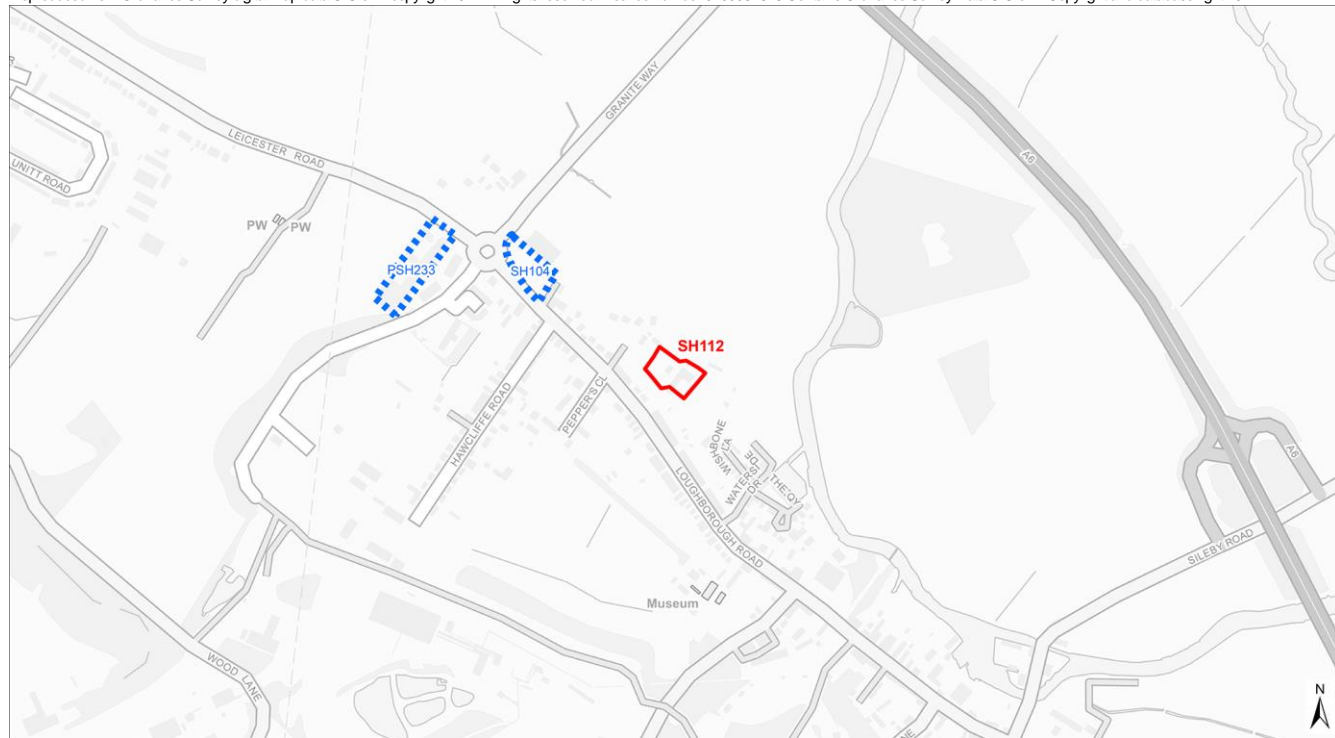


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. Mainly mature gardens of some 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 within 200m of bus stops with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets within close proximity to this small infill site. No locally listed assets are in close proximity.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	Within 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:	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:	AECOM166
Charnwood Site ID:	SH112
Settlement Location:	Mountsorrel
Site Address:	Walkers Transport, Loughborough Road
Site Area (ha):	0.29

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Potential Site Other Potential Sites

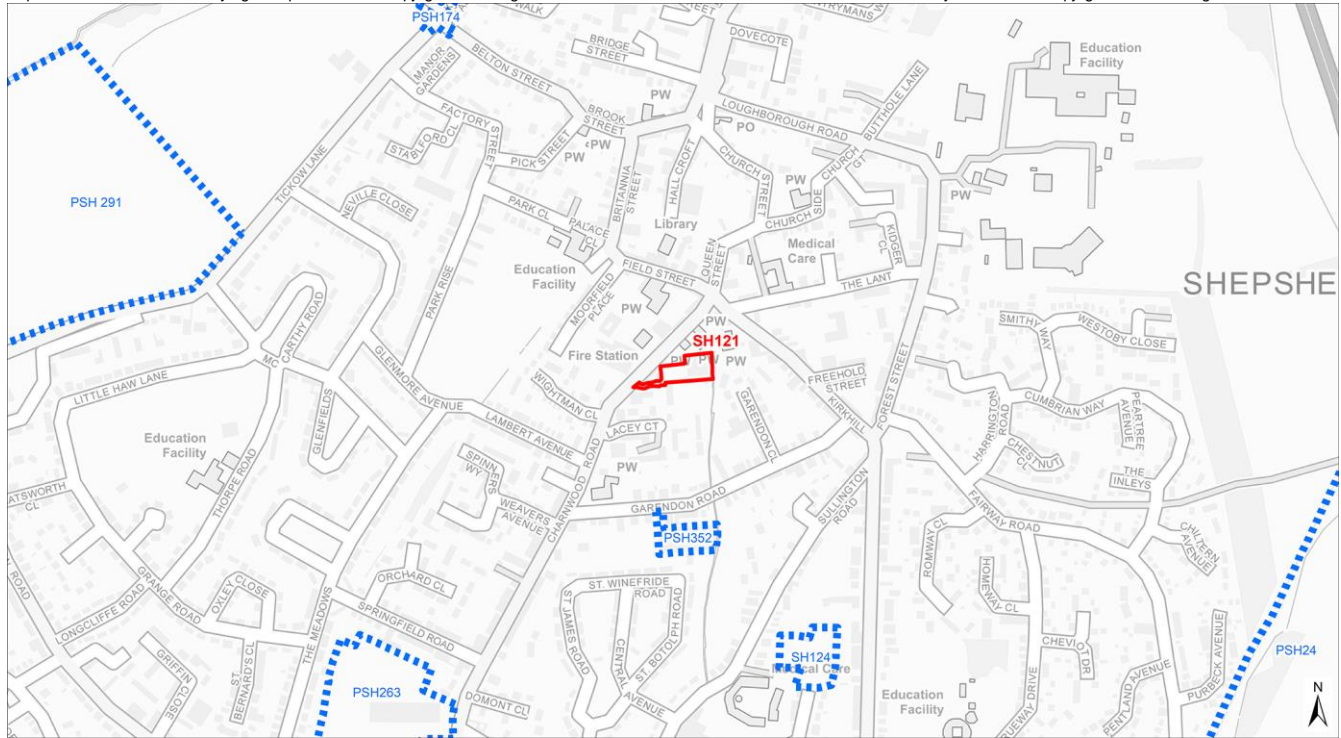


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value. There is 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 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 121m from a conservation area (Mountsorrel conservation area) and 237m from the nearest listed building (Stonehurst farmhouse). An adverse effect is unlikely as the site is screened by trees and buildings and is of low quality.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	1400m from a healthcare facility and within 200m of an excellent frequency bus stop
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:	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:	AECOM015
Charnwood Site ID:	SH121
Settlement Location:	Sheps shed
Site Address:	32 Charnwood Road, Sheps shed
Site Area (ha):	0.23

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Potential Site Other Potential Sites

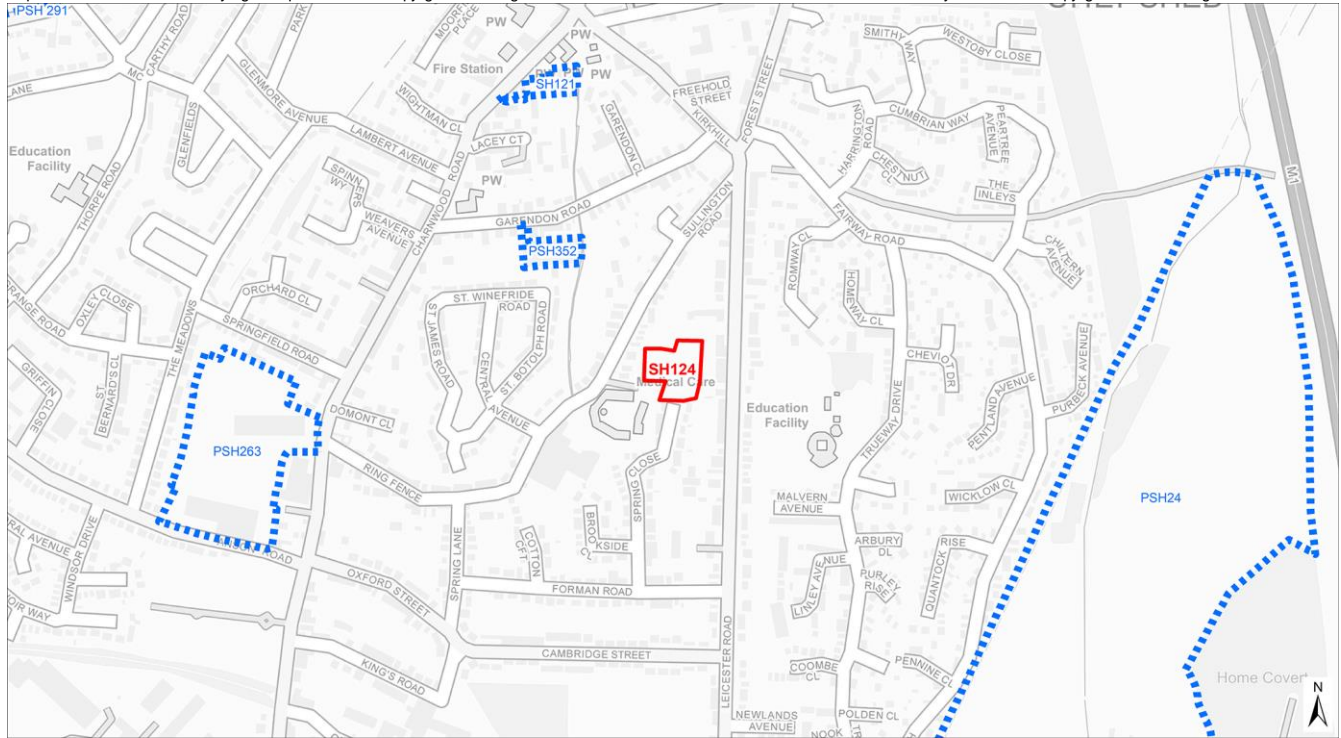


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site 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 200m of a bus stop with good frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 43m from a listed building (37 Charnwood Road) and is within close proximity to another (3 Bull Ring). A significant effect on these heritage assets is unlikely as the site is sufficiently screened by the surrounding townscape. The site falls within an archaeological alert area. Site is 108m away from locally listed church but separated by three roads and several rows of buildings.
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:	Less than 800m Distance 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:	AECOM087
Charnwood Site ID:	SH124
Settlement Location:	Shepshed
Site Address:	North of Spring Close, Shepshed
Site Area (ha):	0.5

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Potential Site Other Potential Sites

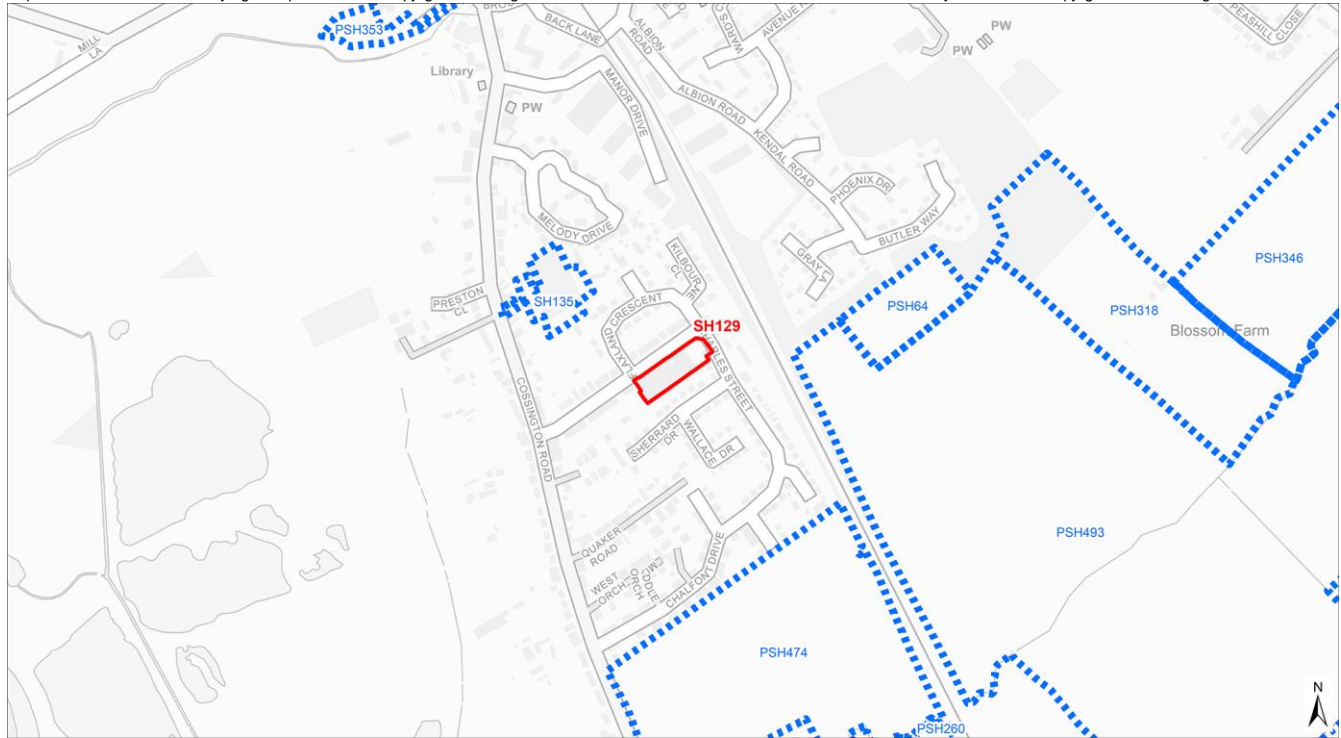


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	D rating. The site contains mature gardens with mature orchard planting, other trees and woody planting, collectively forming a woodland area of some biodiversity value in an urban setting.
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 200m - 400m from a bus stop with excellent service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 28m from a listed building (Forest House). An adverse effect is unlikely as the site is well screened with existing trees and hedgerows that could be retained. The site does not contribute strongly towards the setting of the heritage asset. Site is 300m away from locally listed St Winefride's Church with trees, housing and general urban features acting as screening.
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:	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:	AECOM018
Charnwood Site ID:	SH129
Settlement Location:	Sileby
Site Address:	36 Charles Street, Sileby
Site Area (ha):	0.38

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Potential Site Other Potential Sites

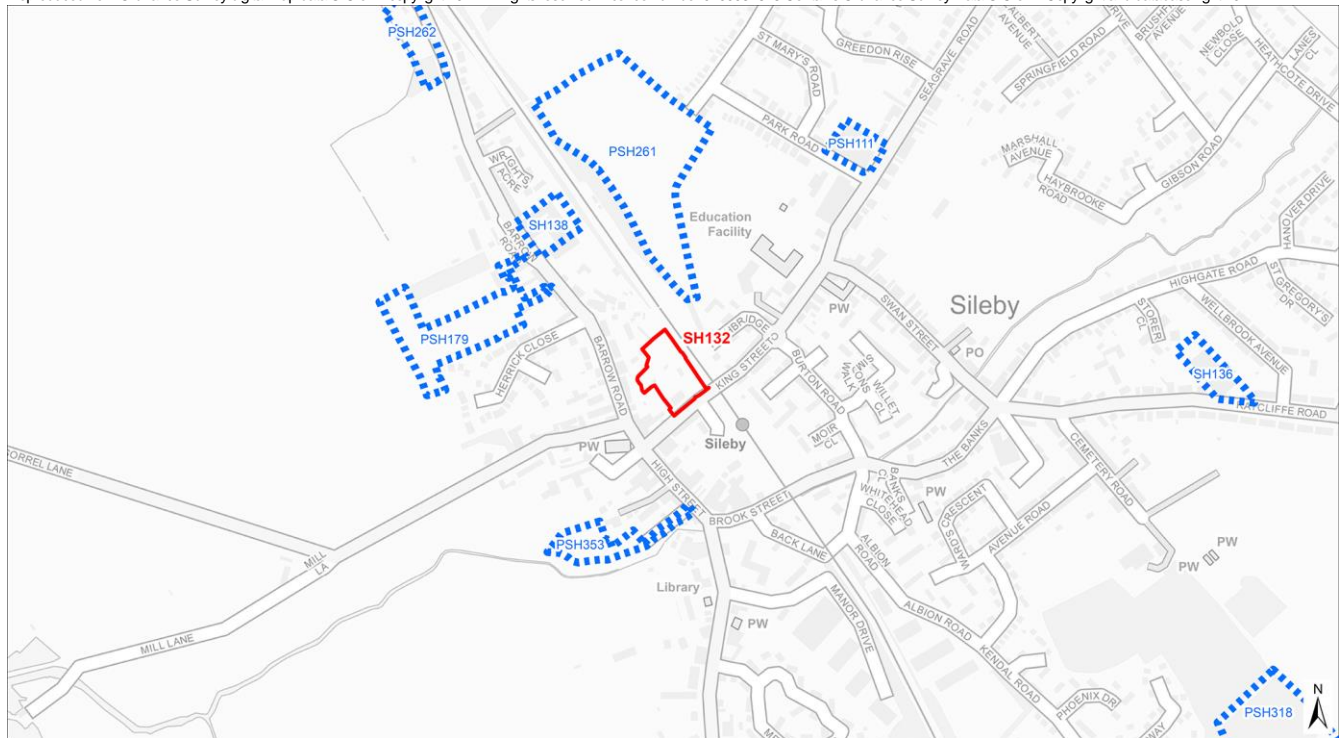


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains buildings with low bat potential and hardstanding, thus considered to be 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 within 200m of a bus stop with good service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no listed buildings or other heritage assets within close proximity and the scale of development is small in the context of the built environment. 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:	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:	AECOM019
Charnwood Site ID:	SH132
Settlement Location:	Sileby
Site Address:	9 King Street, Sileby
Site Area (ha):	0.56

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Potential Site Other Potential Sites

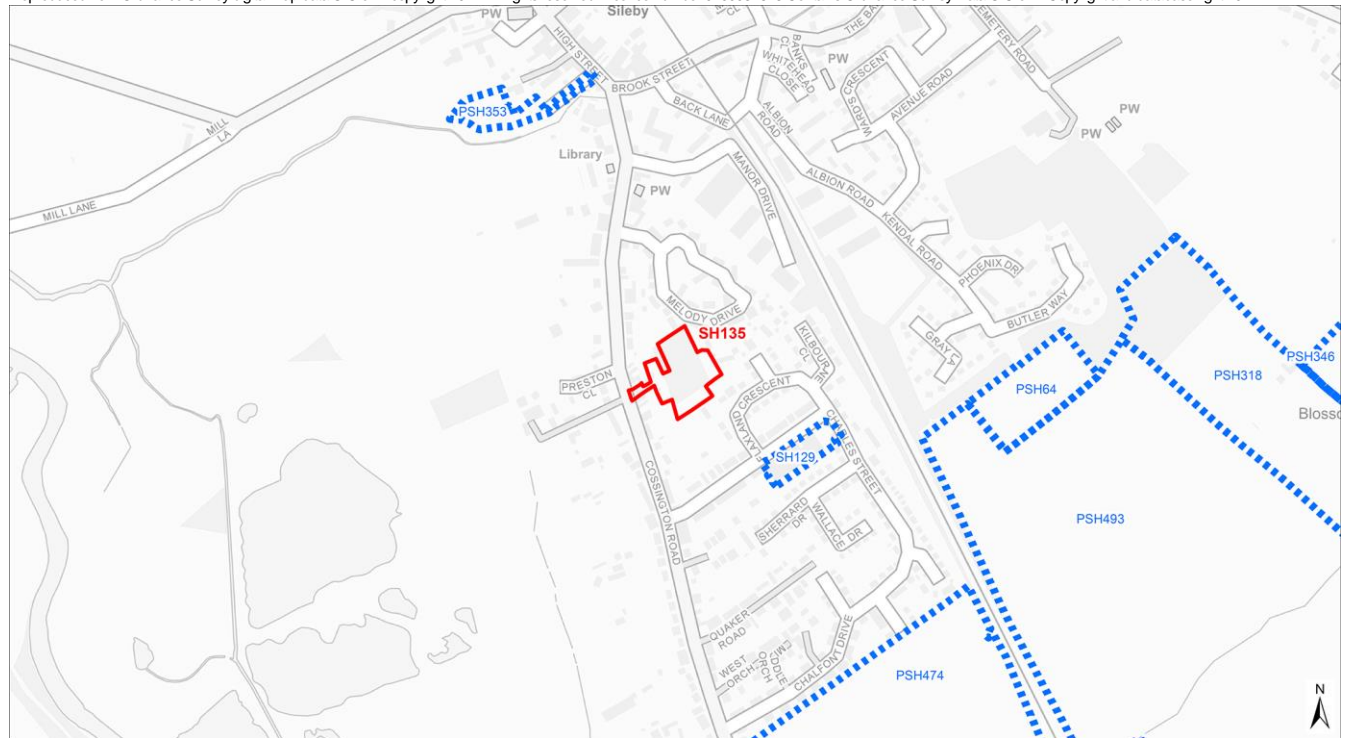


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site contains derelict buildings and unmanaged garden surrounds which may be 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:	Part Brownfield and part 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 service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is adjacent to a listed building (7 King Street). There are therefore potential effects upon its character. The site is also within the Sileby conservation and an archaeological alert area. Site is 300m 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:	AECOM020
Charnwood Site ID:	SH135
Settlement Location:	Sileby
Site Address:	Land r/o Cossington Road, Sileby
Site Area (ha):	0.73

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Potential Site Other Potential Sites

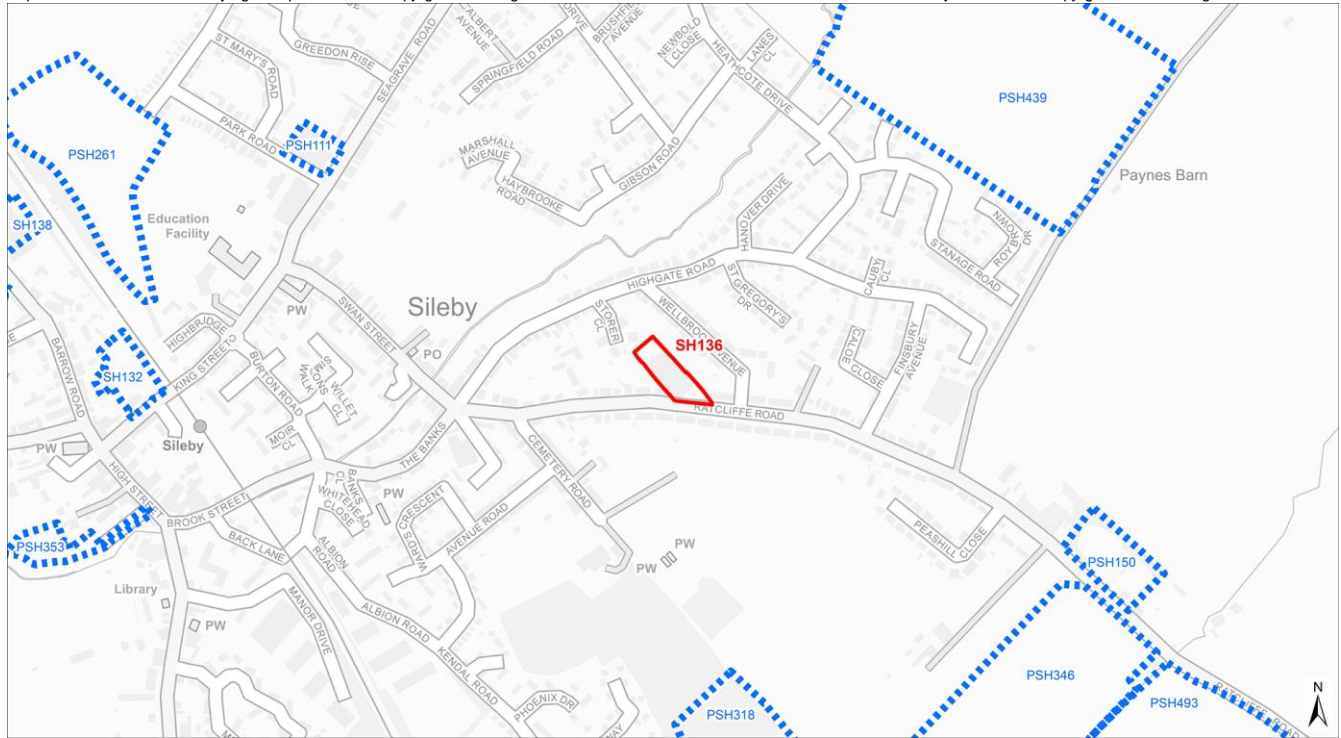


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site contains a combination of hard standing and tall ruderal / scrub vegetation. Overall, the site 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:	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 service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 164m from the nearest listed buildings (35 and 37 Crossington Road). An adverse effect is unlikely as the site is a small infill within the urban area and a combination of buildings and trees obstruct views between the site and the heritage assets. The site is also 142m from the Sileby conservation area but is unlikely to affect its character. Site is 380m away from locally listed church and separated by extensive residential housing and streets, as well as large commercial buildings.
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:	800-1200m 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:	AECOM152
Charnwood Site ID:	SH136
Settlement Location:	Sileby
Site Address:	The Oaks, Ratcliffe Road, Sileby
Site Area (ha):	0.39

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Potential Site Other Potential Sites

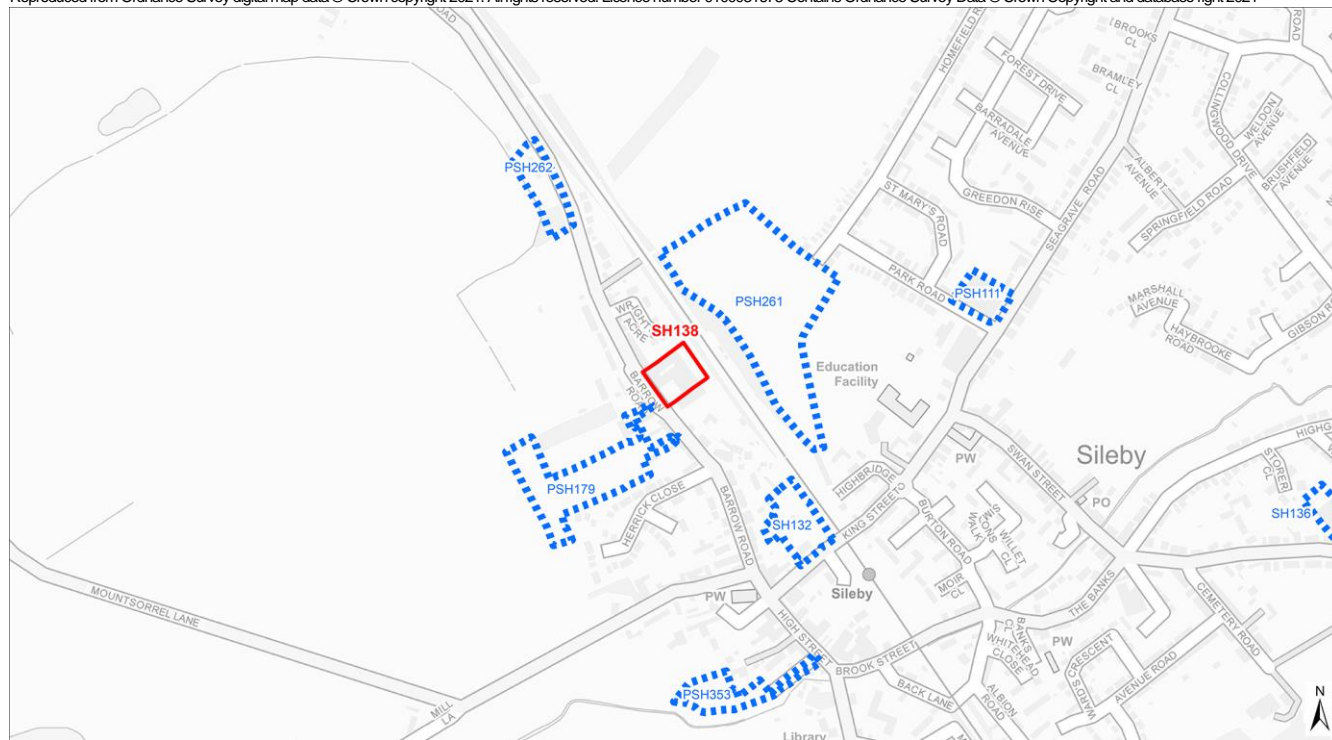


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

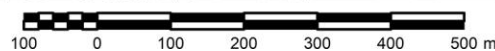
Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	A rating. The site contains industrial buildings with low bat potential.
Water Pollution:	Not within 50m of a Watercourse
Water Quality:	The site consists of non-agricultural land.
Flood Risk:	Site more 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 200 - 400m from a bus stop with good service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	
Regeneration:	Neutral effects
Access to Open Space:	200m - 400m
Access to healthcare:	100m from a healthcare facility
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:	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:	AECOM153
Charnwood Site ID:	SH138
Settlement Location:	Sileby
Site Address:	Barrow Road, Sileby
Site Area (ha):	0.4

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Potential Site Other Potential Sites

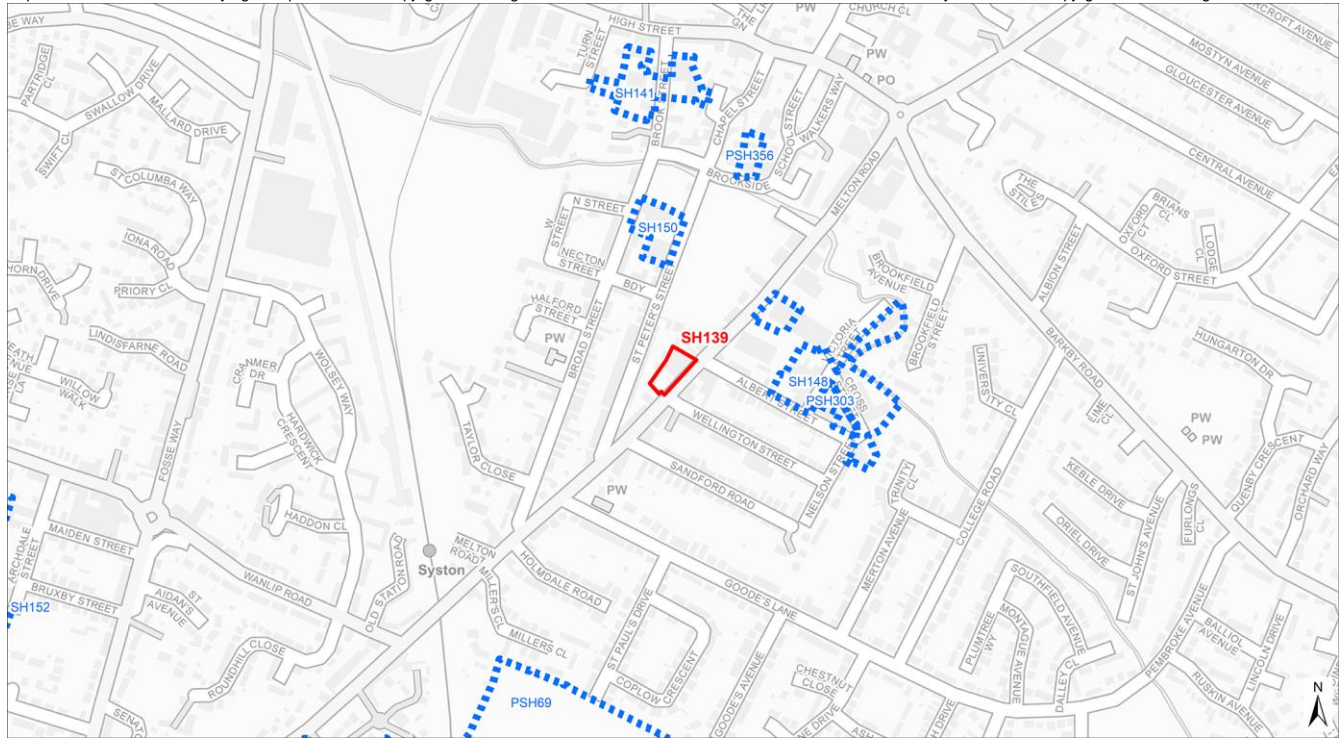


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	Few of the key characteristics and qualities of the landscape are sensitive to change.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value. Minor potential for bats.
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 a good frequency service
Climate Change Mitigation:	Suitable wind farm area overlaps with site
Historic Environment:	The site is 171m from the nearest listed building (13 and 15 Barrow Road) and 52m from the Sileby Conservation Area. There is potential for a negative effect on the Conservation Area as some of the current buildings fronting the site contribute to the character of Barrow Road as it approaches the Conservation Area. However, some parts of the site are poor quality, and there could potentially be improvements. The site falls within an archaeological alert area. No locally listed assets are 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:	460m 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:	AECOM121
Charnwood Site ID:	SH139
Settlement Location:	Syston
Site Address:	1142 Melton Road, Syston
Site Area (ha):	0.19

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Potential Site Other Potential Sites

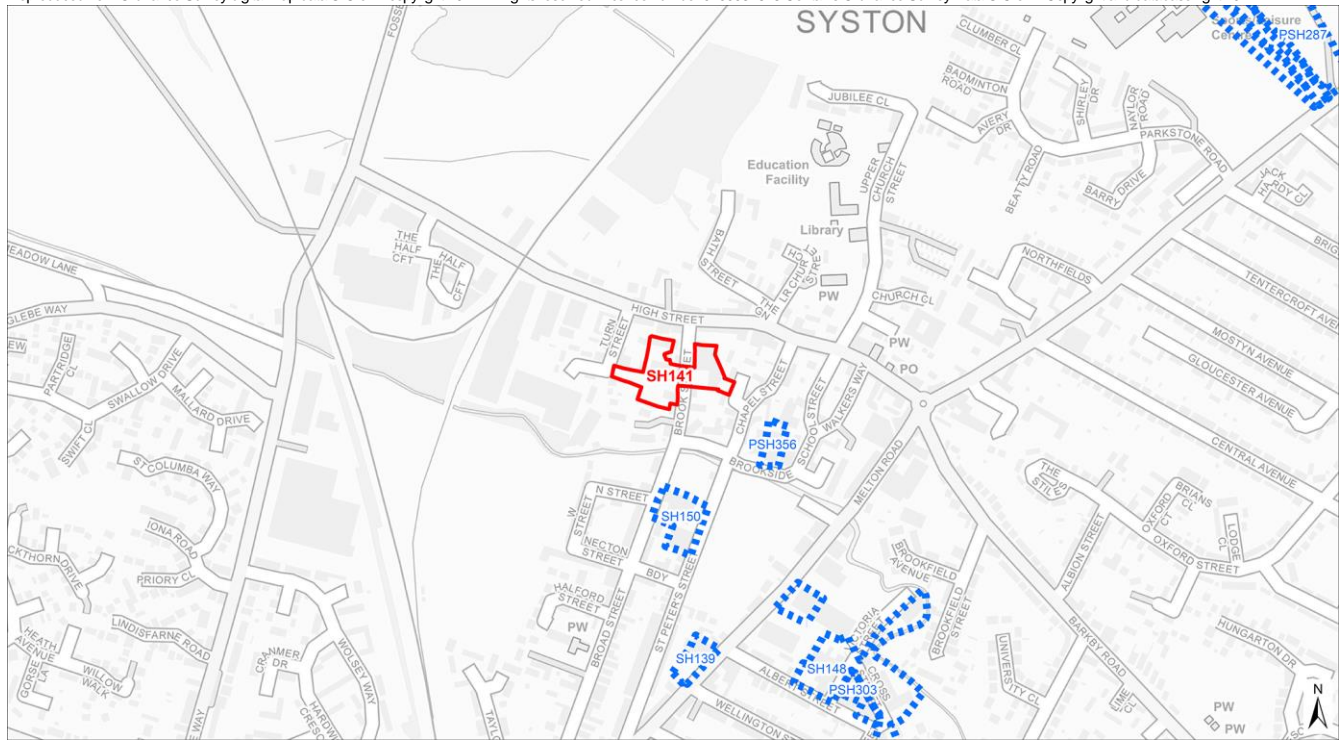


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	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:	Residential development within AQMA
Access to Public Transport:	The site is adjacent to a bus stop with excellent service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is 40m from the nearest listed heritage asset (Syston War Memorial Clock Tower). The listed clock tower is set back from the road and thus a small-scale development in-keeping with the character of the local area is unlikely to adversely affect the heritage asset. Site is 120m from locally listed buildings, but views are screened. The sites current use and character does not contribute positively to the built environment, so changes are unlikely to be negative.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	Within 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:	800m - 1200m 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:	AECOM028
Charnwood Site ID:	SH141
Settlement Location:	Syston
Site Address:	Brook Street, Syston
Site Area (ha):	0.74

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Potential Site
 Other Potential Sites

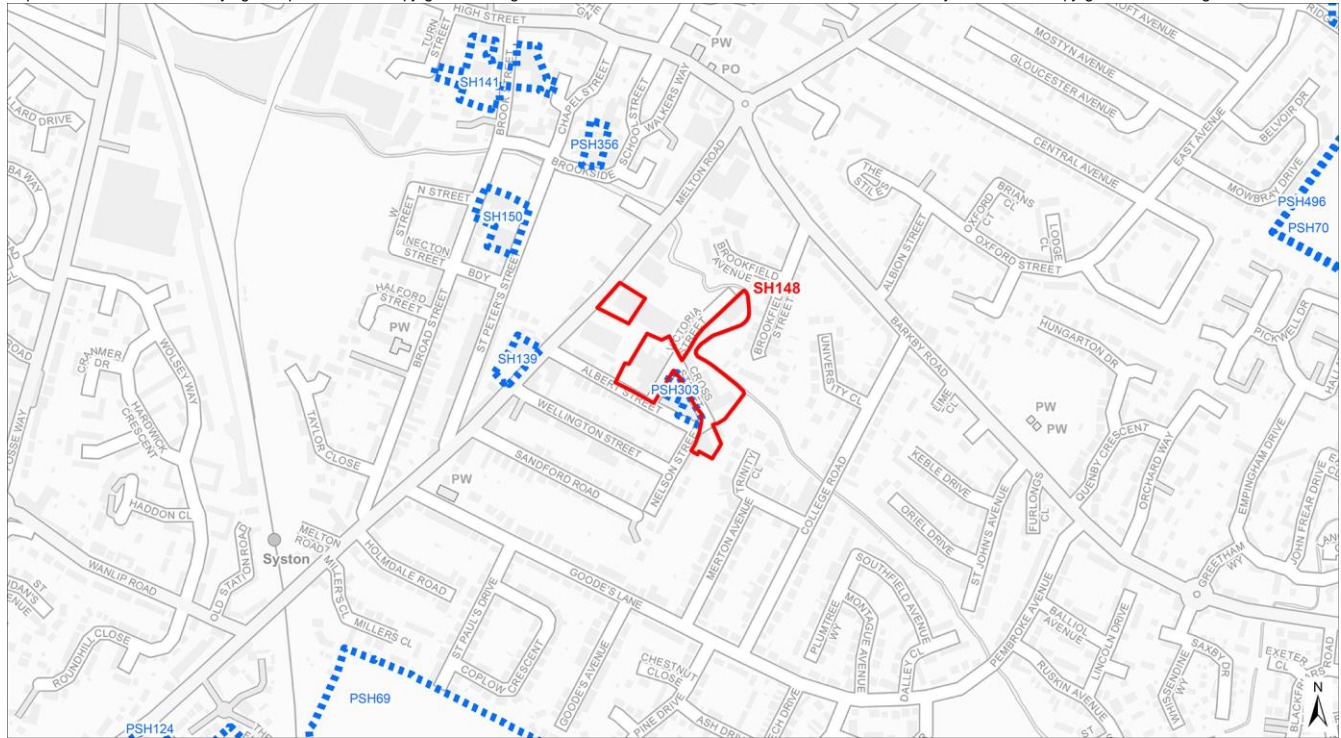


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	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 within 200m of a bus stop with good frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	The site is in immediate proximity to several listed buildings and is partly within the Syston conservation area. The site currently consists of several buildings and land uses that are of low quality and do not contribute positively to the setting of the nearby listed buildings and the Conservation Area. Redevelopment could therefore help to better support the historic environment in this location. Site is 380m away and out of view of the locally listed building, which is separated by multiple rows of housing and roads.
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:	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:	AECOM026
Charnwood Site ID:	SH148
Settlement Location:	Syston
Site Address:	Land off Victoria Street, Syston
Site Area (ha):	1.52

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Potential Site
 Other Potential Sites

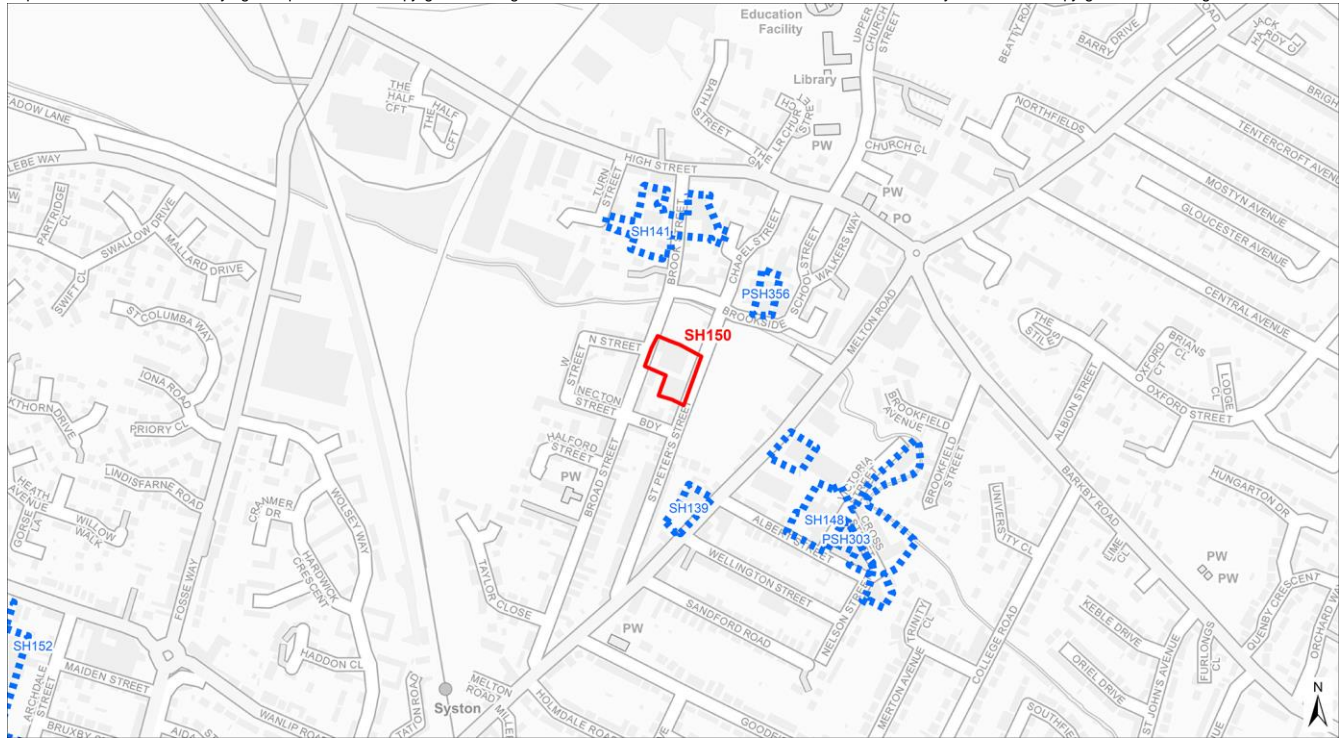


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site consists of industrial buildings and its northern boundary is adjacent to Barkby Brook which is of some ecological importance. There is potential for both harm and enhancement to the Barkby Brook corridor.
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:	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:	The site is 65m from the nearest listed heritage asset (Syston War Memorial Clock Tower). The listed clock tower is set back from the road and thus a development in-keeping with the character of the local area is unlikely to adversely affect the setting of the heritage asset. Site is 280m away and out of view of the locally listed building, which is separated by multiple rows of housing and roads.
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:	800m - 1200m 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:	AECOM109
Charnwood Site ID:	SH150
Settlement Location:	Syston
Site Address:	St Peter's Street, Syston
Site Area (ha):	0.41

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Potential Site Other Potential Sites

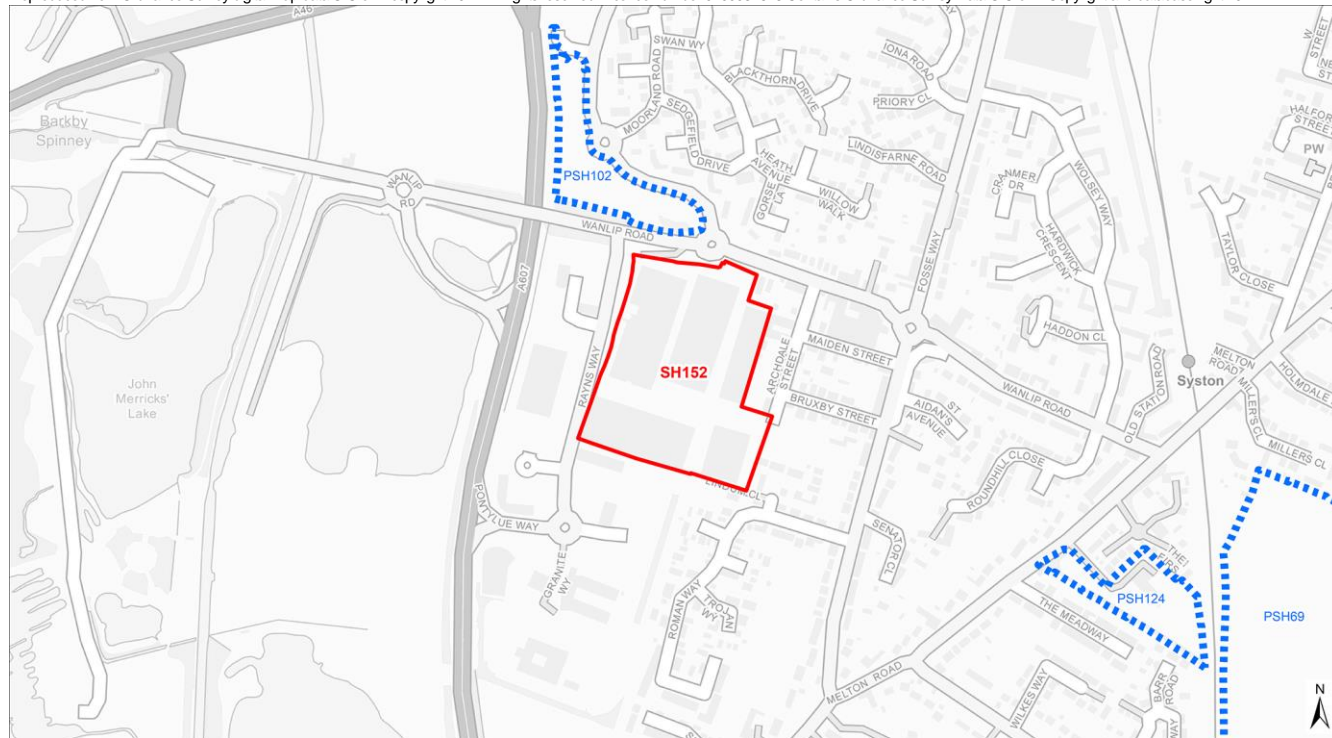


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

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:	30% or more of Site 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 of a bus stop with excellent service.
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	Site is 215m from locally listed building, 104m from the nearest statutorily listed heritage asset (Syston War Memorial Clock Tower) and is 77m from the Syston Conservation Area. An adverse effect is unlikely as the site is in an urban area, industrial in nature and trees provide a degree of screening.
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:	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:	AECOM154
Charnwood Site ID:	SH152
Settlement Location:	Syston
Site Address:	Warehouse & Premises, Unit 5, Wanlip Road, Syston
Site Area (ha):	5.81

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Potential Site Other Potential Sites

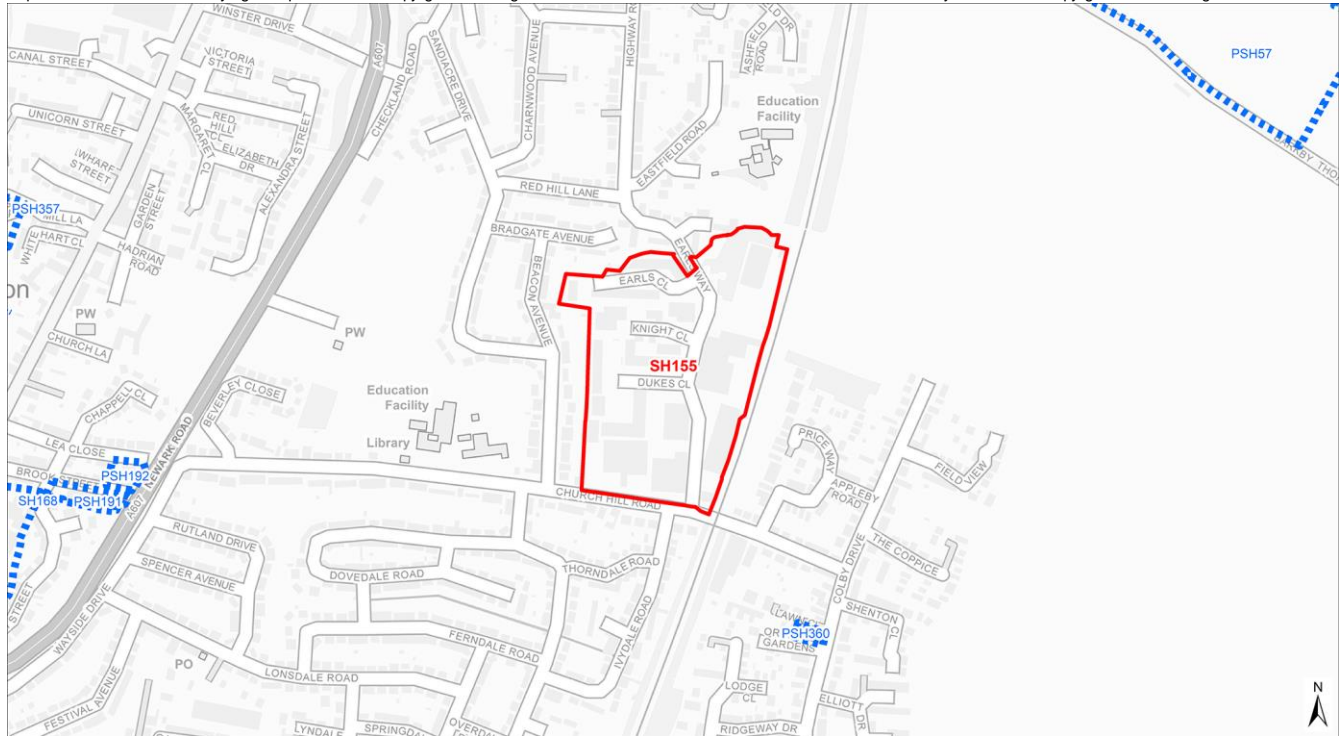


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.
Biodiversity and Nature Conservation:	A rating. The site is industrial in nature and of negligible ecological value. Potential for minor effects on ecological connectivity due to its close proximity to Watermead park.
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 very good frequency service. However, the development of the site has potential to improve this by enhancing access to a bus stop on Fosse Way which is served frequently.
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets (national or locally designated) 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 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:	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 of 4 or more facilities
Loss of Land Safeguarded for Minerals:	Yes - Up to 10ha within MSA

AECOM Site ID:	AECOM155
Charnwood Site ID:	SH155
Settlement Location:	Thurmaston
Site Address:	Church Hill Road, Thurmaston
Site Area (ha):	7.91

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Potential Site Other Potential Sites

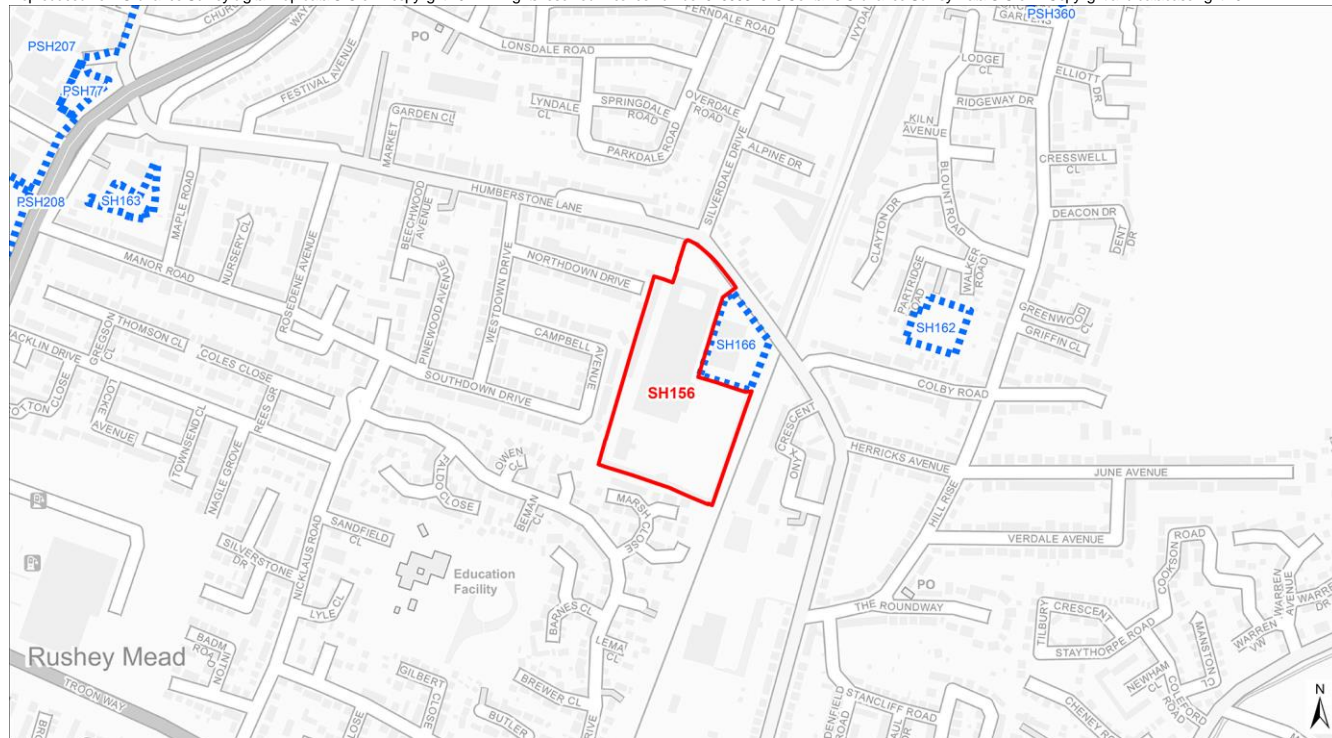


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site is industrial in nature with some woodland planting and minor green infrastructure of biodiversity value. The site is adjacent to a woodland corridor and there are potential for effects upon 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 200 - 400m for a bus stop with excellent bus 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 (Eastfield Primary School). An adverse effect is unlikely as the heritage asset is screened by dense trees and hedgerows. Furthermore, the site is industrial in nature and does not contribute to the setting of the listed building.
Regeneration:	Neutral effects
Access to Open Space:	Within 400m of Open Space
Access to healthcare:	Less than 400m to a bus stop and 1100m 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:	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:	AECOM156
Charnwood Site ID:	SH156
Settlement Location:	Thurmaston
Site Address:	Humberstone Lane, Thurmaston
Site Area (ha):	4.12

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Potential Site Other Potential Sites

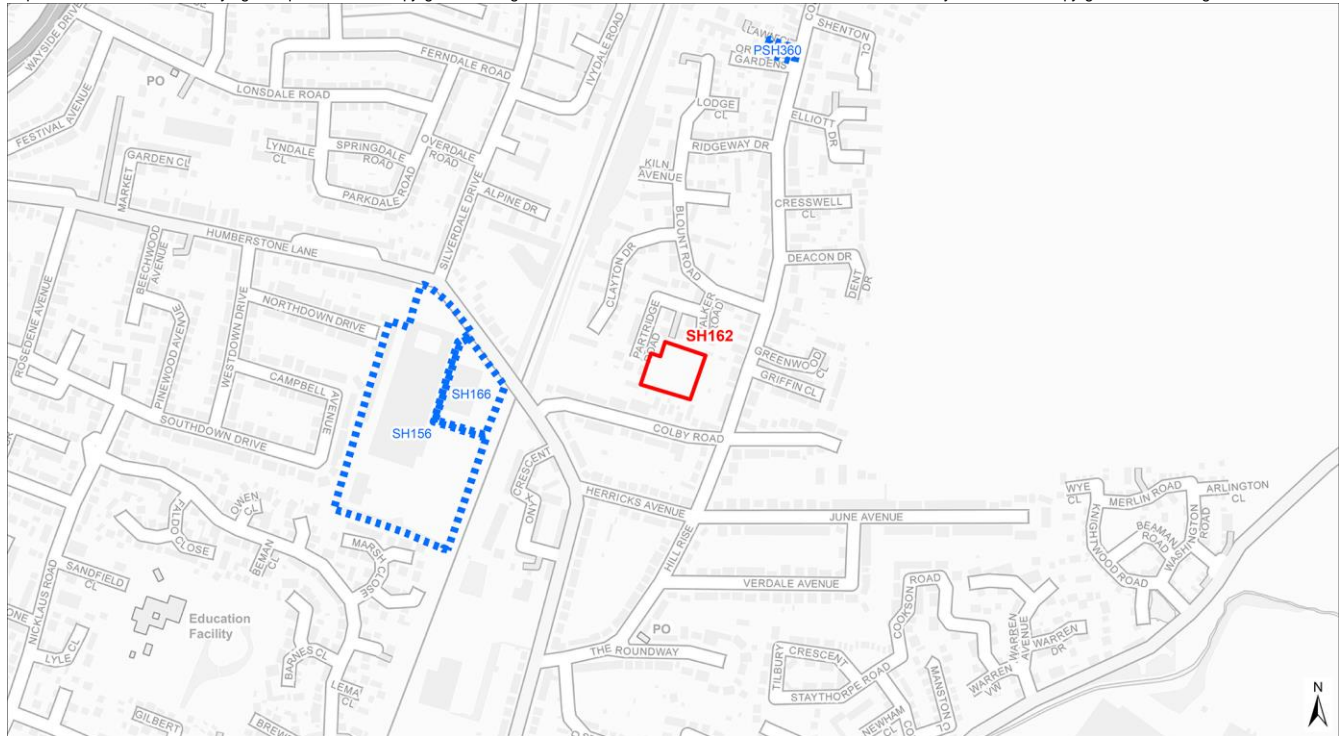


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. The site contains industrial building with grass and tree lines and is adjacent to the railway corridor and therefore there is potential for the minor 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:	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 bus stops with excellent frequency service
Climate Change Mitigation:	Not within area of potential
Historic Environment:	There are no heritage assets (national or locally designated) nearby and the site is industrial in nature with limited historic or cultural value.
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:	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 2 or 3 facilities
Loss of Land Safeguarded for Minerals:	Site not within MSA

AECOM Site ID:	AECOM157
Charnwood Site ID:	SH162
Settlement Location:	Thurmaston
Site Address:	Rear of 36-46 Colby Road, Thurmaston
Site Area (ha):	0.43

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Potential Site
 Other Potential Sites

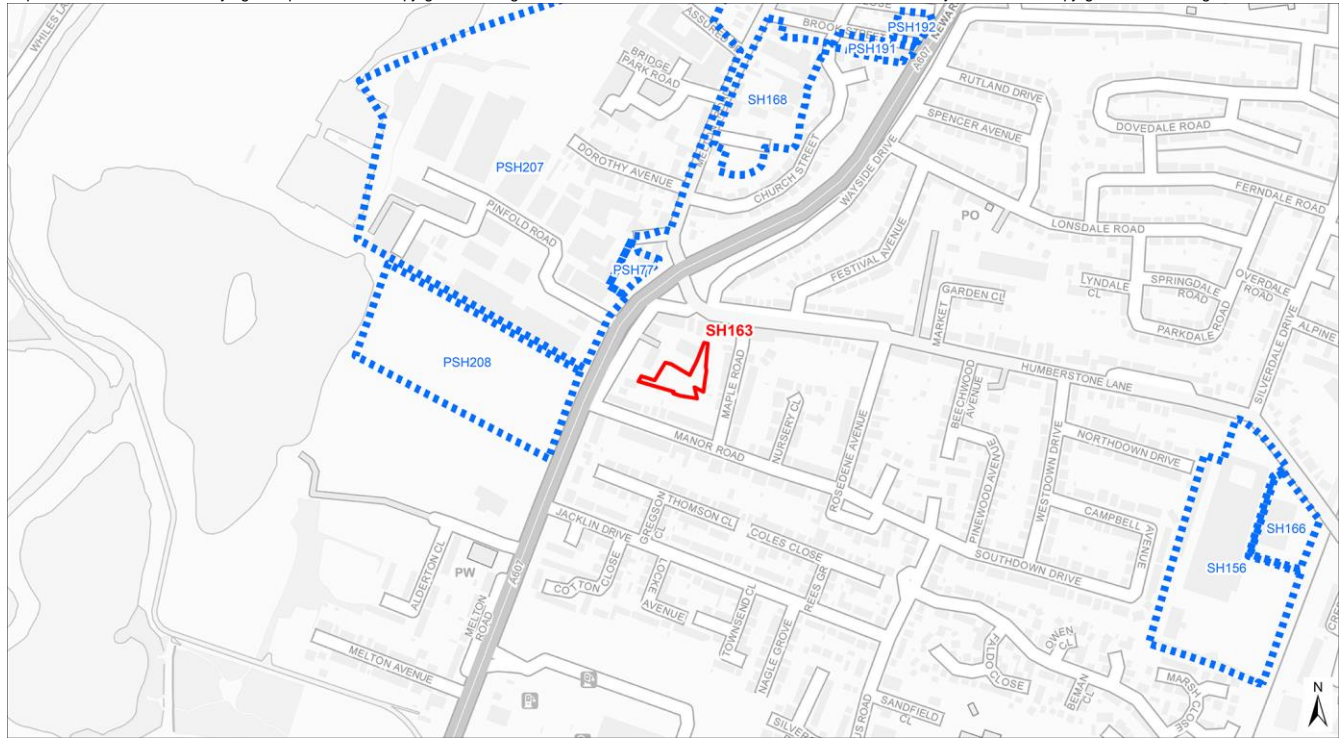


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. The site forms part of a larger block of urban greenspace 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 within 200m of bus stops with excellent 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:	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:	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:	Site not within MSA

AECOM Site ID:	AECOM092
Charnwood Site ID:	SH163
Settlement Location:	Thurmaston
Site Address:	Rear of Manor Medical Centre, Melton Road
Site Area (ha):	0.27

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Potential Site Other Potential Sites

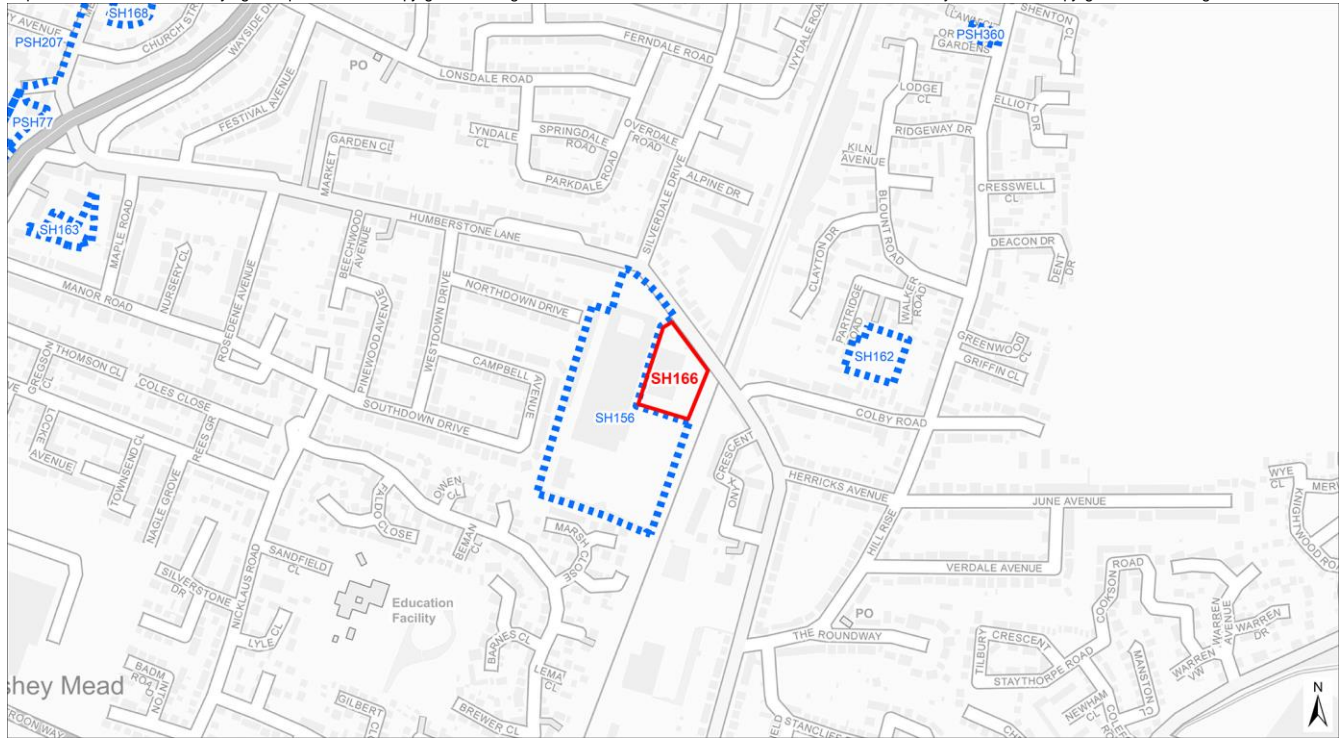


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. Mainly hardstanding with scrub of low biodiversity value. However, ecologically significant habitat in the wider 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 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 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:	No loss of employment land
Access to Key Routes (employment sites only):	N/A Housing Development
Access to Primary School:	1000m to a Primary School
Access to Secondary School:	1200m - 3200m to a Secondary School
Access to Convenience Store:	690m 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:	AECOM084
Charnwood Site ID:	SH166
Settlement Location:	Thurmaston
Site Address:	Warehouse & Premises, Unit 3, 157 Humberstone Lane
Site Area (ha):	0.73

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Potential Site Other Potential Sites

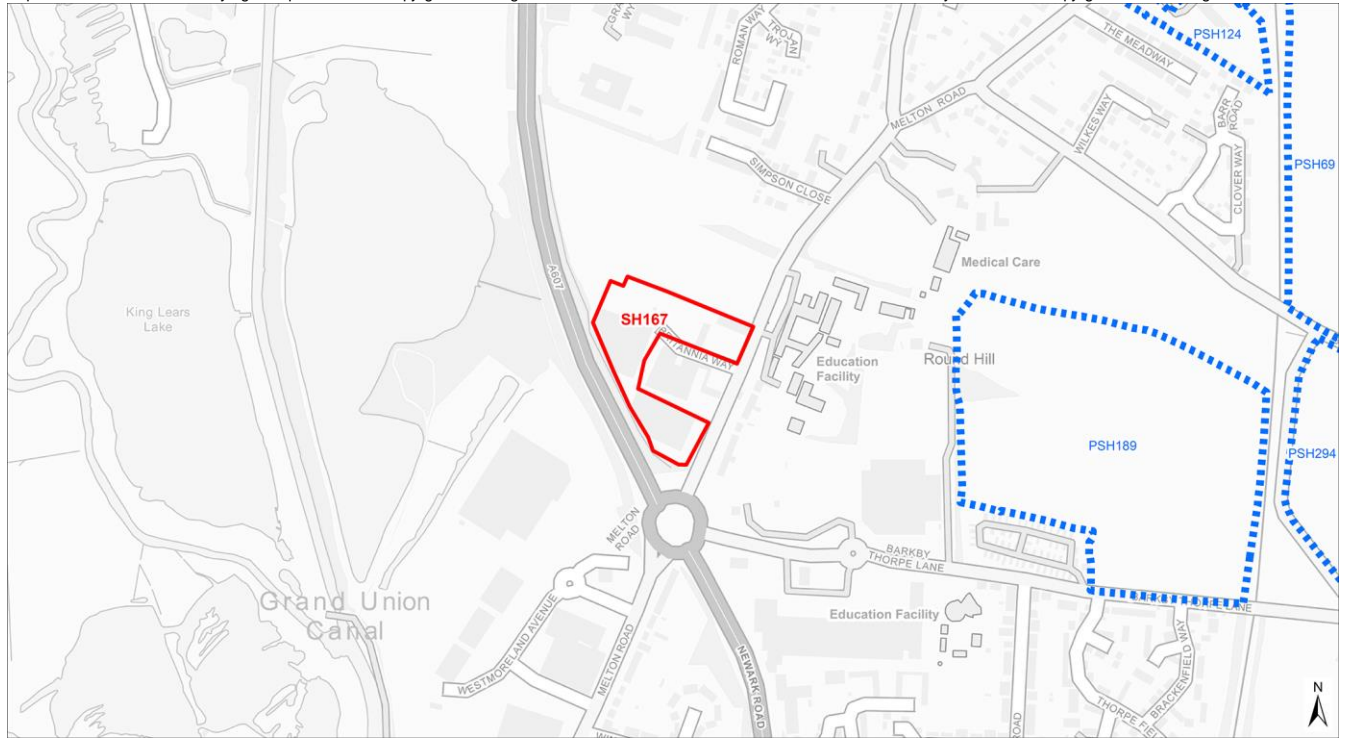


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	B rating. Mainly industrial buildings (with no known bat potential) with tree lines, 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:	Residential development within 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 and the site is not special in character. 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:	770m 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:	AECOM199
Charnwood Site ID:	SH167
Settlement Location:	Thurmaston
Site Address:	Warehouse & Premises, Unit B, Britannia Way
Site Area (ha):	2.27

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Potential Site Other Potential Sites

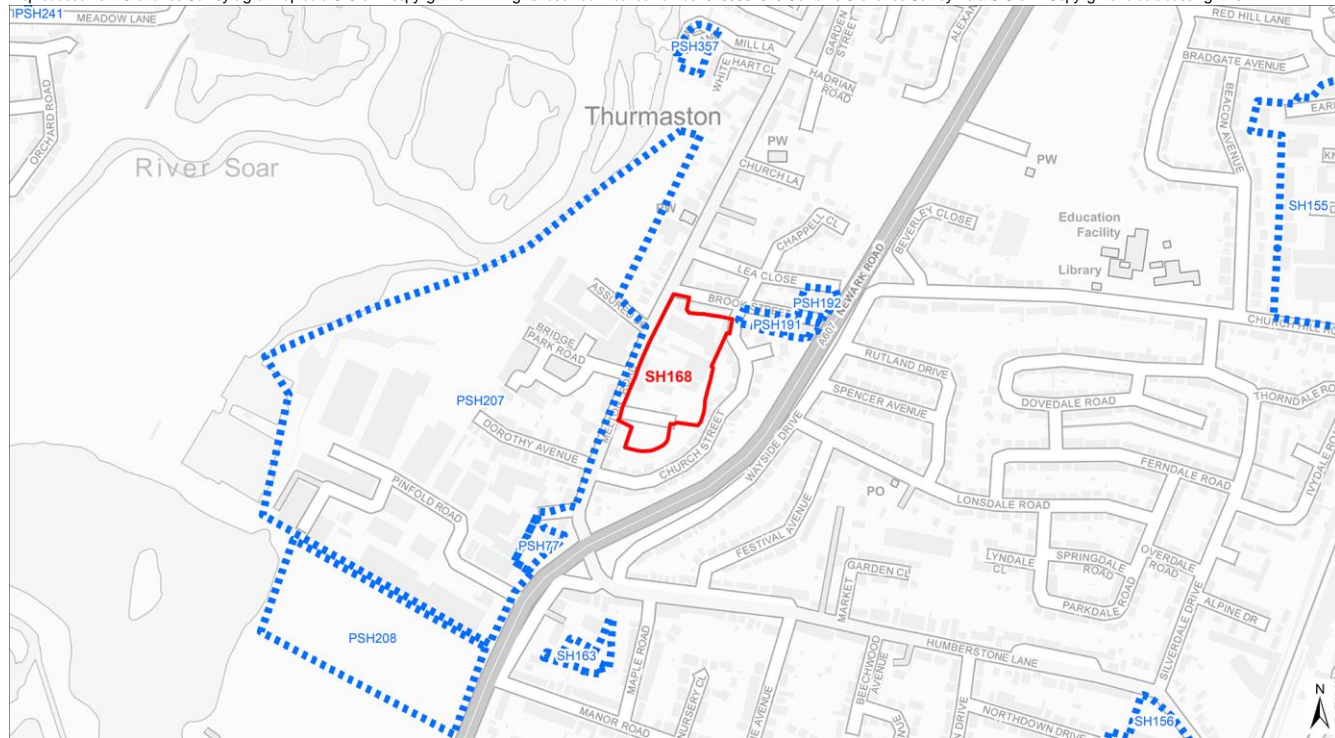


Potential for significant negative effects / major constraint	Potential for negative effects / Minor constraint	Neutral effects likely	Minor positive effects likely	Potential to promote significant positive effects

Landscape Sensitivity:	The site is within an urban setting.
Biodiversity and Nature Conservation:	C rating. Mainly good quality species poor semi improved grassland.
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 bus stops with excellent frequency service
Climate Change Mitigation:	Within 250m of area suitable for wind energy generation
Historic Environment:	There are heritage assets (locally or nationally designated) within close proximity. The site is industrial in nature and does not hold any particular value from a historical / cultural perspective. Therefore, neutral effects are likely.
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:	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:	100m 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:	AECOM094
Charnwood Site ID:	SH168
Settlement Location:	Thurmaston
Site Address:	Wheatleys Road, Thurmaston
Site Area (ha):	1.8

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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:	A rating. Mainly hardstanding with 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:	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:	The site is 123m from the nearest listed heritage asset (Thurmaston War Memorial). An adverse effect is unlikely as the site is well screened and industrial in nature. It does not contribute to the setting of any heritage assets. The site is adjacent to an area of archaeological interest and a small area of archaeological alert covers the north of the site. A locally listed community centre (St Michaels) is 180m away and partially visible, though the local character is mixed and current site use as industrial buildings means that effects should be minimal.
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:	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