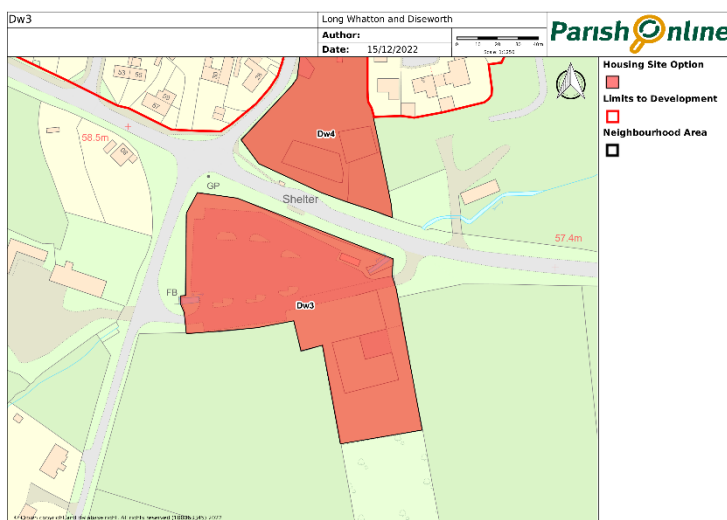


Site Dw3: Tea Kettle Hall, Diseworth

Location

Address	Former site of Tea Kettle Hall, Salter Road, Diseworth, Derby, DE74 2QH		
SHLAA Reference	Dw3		
Site description	The site is flat and is bound by mature trees and hedgerows. There are several mature trees on the site with a particular cluster of trees in the southern part of the site.		
Current use	Vacant		
Land type	The site is previously developed, with evidence of work relating to the construction of a hotel, for which approval was granted in 1996.		
Adjacent uses			
Capacity	19dw	Grid reference	SK 45286 24112
		Site size	0.79ha
Accessibility			
Highway access	Existing access of The Green.		
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	615m	
	Long Whatton Community Centre/ Diseworth Village Hall	665m	
	Long Whatton Village Store	2.89km	



	The Falcon Inn/ The Royal Oak/The Plough Inn	525m	
	Bus stop	30m	
	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	715m	
	Pegasus Business Park or Harlow	2.7km	
Rights of Way	Footpath L49 alongside eastern boundary		
Heritage Assets			
Archaeology	There is a site of archaeological interest on the north eastern part of the site. The site of interest includes a sizable sandstone block which formed part of a sandstone bridge. Part Ridge and Furrow.		
Listed Buildings	N/A		
Other	N/A		
Ecology			
There is the potential for badger to be on site. The hedges, trees and scrub woodland are all potential BAP habitats. As part of previous planning applications hedge and badger surveys have been produced. The hedges should be retained with a 5 metre buffer zone. The scrub woodland in the southern part of the site should also be retained. The site is considered acceptable in ecology term with mitigation.			
Landscape			
Medium-low sensitivity. Proposal would 'erode the present open character of the site and have an urbanising effect on the rural character of the area to the south of The Green'. 'proposal would be harmful to the character of the countryside and the surrounding area.' Higher landscape sensitivity relating to intimate scale enclosures and dense boundary tree cover. Outside Vulnerable Landscape.			
Environmental Protection			
The site is within a 250m threshold of a closed/historic landfill site.			
Drainage etc.			
Flood Zone	1		
Water Resources			
Minerals			
Minerals Consultation Area	No		
Planning History			
03/01957/OUT	Residential Development (Outline - means of access)	07 Oct 2004	Withdrawn
08/00478/FULM	Erection of hotel with function rooms, leisure facilities, car park and gardens	24 Jul 2008	Refused
APP/G2435/A/09/2095072		28 May 2009	Appeal Dismissed
10/00417/CLE	Application for a Certificate of Lawfulness of Existing Use or Development, under Section 191(1)(c) of the 1990 Town and Country Planning Act (as amended), certifying that the works carried out on the application site, are lawful by virtue of a material start having been made on permission 95/1038 in accordance with Section 56 of the 1990 Act. The works referred to are the formation of an access,	25 Nov 2010	Permitted

	laying out of a car park, the installation of services and drainage infrastructure, landscaping and the construction of much of the building itself up to the level of the damp proof course		
13/00120/OUTM	Proposed residential development of 19 dwellings (Outline - Details of part access included)	24 May 2013	Refused
APP/G2435/A/13/2208611		7 May 2014	Appeal Dismissed
14/00118/OUTM	Proposed residential development of 13 dwellings (Outline - Details of part access included)	29 Jul 2014	Withdrawn
16/01099/OUTM	Proposed Residential Development of one Dwellings (Outline - Part Access for Approval)	19 Apr 2017	Withdrawn
Conclusion			
For	Previously developed Close to bus stop		
Against	Poorly related to the existing built form of the village Planning history Walking distance to Long Whatton Village Store and Pegasus Business Park		
Issues for consideration	Ecology Archaeological interest Footpath L49 alongside eastern boundary Within a 250m threshold of a closed/historic landfill site		

Site Dw4: Lady Gate/The Green, Diseworth

Location

Address
The Green,
Diseworth,
Derby, DE74
2QF

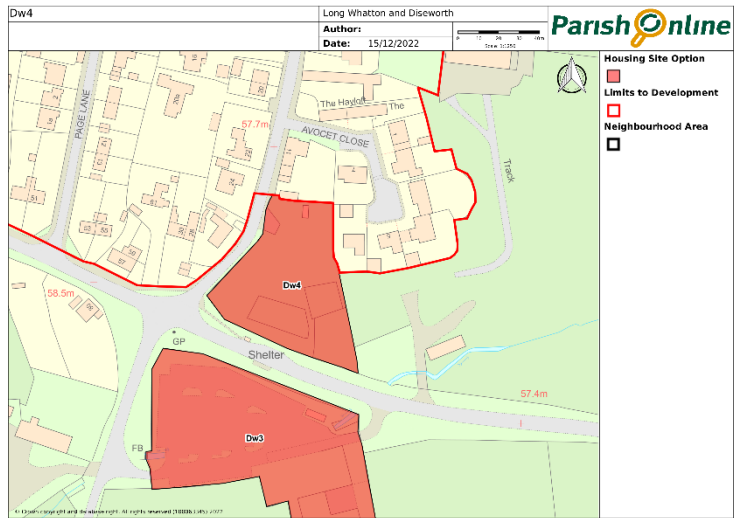
SHLAA Reference
Dw4

Site description
The field is flat with mature hedgerows to Lady Gate. Vehicular access off Lady Gate.

Current use
The site is currently an agricultural paddock used for the grazing of horses.

Land type
Greenfield

Adjacent uses
To the north of the site are residential dwellings, there are also residential dwellings on the opposite side of the road along Lady Gate.



Capacity
11dw

Grid reference

SK 45297 24199

Site size

0.37ha

Accessibility

Highway access
Access off Lady Gate on bend and close to junction with The Green.

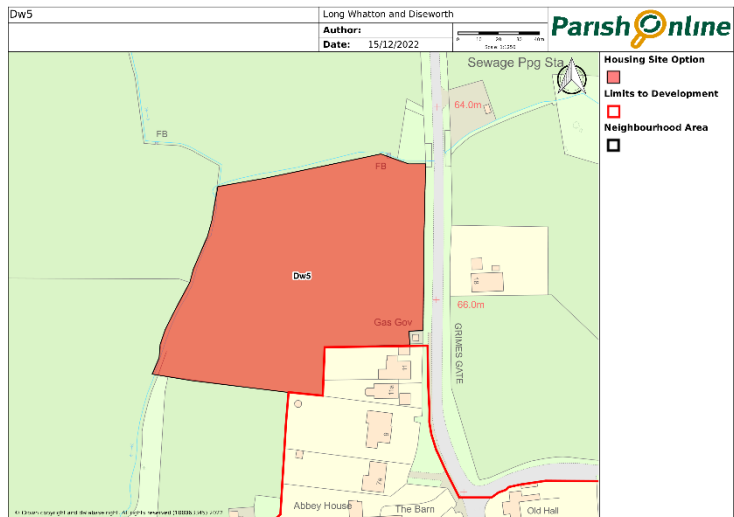
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	520m
	Long Whatton Community Centre/ Diseworth Village Hall	585m
	Long Whatton Village Store	2.89km
	The Falcon Inn/ The Royal Oak/The Plough Inn	445m

	Bus stop	50m
	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	535m
	Pegasus Business Park or Harlow	2.7km
Rights of Way	Site bisected by footpath L49	
Heritage Assets		
Archaeology	N/A	
Listed Buildings	N/A	
Other	Conservation Area Feature of Local Heritage Interest (MLE16049) to north. Green space recognised within Conservation Area appraisal	
Ecology		
Rich grassland. There is the potential for badger to be on site. The hedgerows along the road, the tree, and possible species-rich grassland represent potential BAP habitats. A Phase 1 habitat survey and a badger survey would be required. A buffer should be retained to the tree belt.		
Landscape		
Medium sensitivity. Higher landscape sensitivity relating to intimate scale enclosures and dense boundary tree cover. Outside Vulnerable Landscape.		
Environmental Protection		
The site is within a 250m threshold of a closed/historic landfill site.		
Drainage etc.		
Flood Zone	1 Potential surface water flooding	
Water Resources		
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For	Close to bus stop	
Against	Small site Higher landscape sensitivity Heritage Site bisected by footpath L49 Walking distance to Long Whatton Village Store and Pegasus Business Park	
Issues for consideration	Ecology The site is within a 250m threshold of a closed/historic landfill site Impact on existing residents Potential surface water flooding	

Site Dw5: Land at Grimes Gate, Diseworth

Location

Address	Grimes Gate, Diseworth, Derby, DE74 2QD
SHLAA Reference	Dw5
Site description	
Current use	Agriculture
Land type	Greenfield
Adjacent uses	The site is bordered by hedgerows and watercourses to the north and west, beyond which is open countryside. To the south lies a row of dwellings.
Capacity	28dw



Grid reference	SK 45229 24863
Site size	1.15ha

Accessibility

Highway access	The site is located on Grimes Gate, a Class C road subject to the national speed limit (NSL) at the point of the proposed access, however the NSL / 30mph terminal point is located immediately to the south of the site boundary.	
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	240m
	Long Whatton Community Centre/ Diseworth Village Hall	600m
	Long Whatton Village Store	3.5km
	The Falcon Inn/ The Royal Oak/The Plough Inn	460m
	Bus stop	350m
	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	650m
	Pegasus Business Park or Harlow	1.93km
Rights of Way	Footpath L43 along frontage of site. Footpath L42 to east of site.	

Heritage Assets

Archaeology	The site itself has the remains of ridge and furrow earthworks which suggests that the site was used for cultivation alongside the adjacent fields which also have extant ridge and furrow earthworks. Little archaeological work has been done in the surrounds of the application area, and the ridge and furrow earthworks could mask earlier archaeological remains therefore it is unclear if the development will impact on any archaeology.		
Listed Buildings	N/A		
Other	N/A		
Ecology			
There is potential for badgers and water voles to inhabit the site. The stream, hedgerows and possibly grassland within the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey will be needed before making a decision. Buffer zones will also be needed to the streams and hedges.			
There do not appear to be any significant arboricultural constraints to prevent residential development of the centre of the site.			
Landscape			
Extends the village toward the Airport . Vulnerable Landscape.			
Environmental Protection			
The site is within a 250m threshold of a closed/historic landfill site. Noise mitigation measures must be put in place prior to occupation of the dwellings.			
Drainage etc.			
Flood Zone	1	Northern and western boundaries of the site to be at high risk of flooding from surface water. This high flood risk is associated with an ordinary watercourse (tributary of the Diseworth Brook), which flows from east to west along the northern boundary of the site.	
Water Resources			
Minerals			
Minerals Consultation Area	No		
Planning History			
22/00578/OUTM	Residential development of up to 25 dwellings (outline- access only)	09 Sep 2022	Withdrawn
Conclusion			
For	Close to Diseworth Church of England Primary School		
Against	Archaeology Ecology Surface water flooding Walking distance to Long Whatton Village Store and Pegasus Business Park		
Issues for consideration	Footpath L43 The site is within a 250m threshold of a closed/historic landfill site Noise mitigation measures required		

Site 6: Land at Clements Gate, Diseworth

Location

Address	Clements Gate, Diseworth, Derby, DE74 2QE		
SHLAA Reference	N/A		
Site description			
Current use			
Land type			
Adjacent uses			
Capacity	18dw	Grid reference	SK 45786 24419
		Site size	0.77

Accessibility

Highway access	Does not appear to be a safe point of access to the development site without significant investment in highway infrastructure.	
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	625m
	Long Whatton Community Centre/ Diseworth Village Hall	725m
	Long Whatton Village Store	3.7km
	The Falcon Inn/ The Royal Oak/The Plough Inn	585m
	Bus stop	500m
	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	775m
	Pegasus Business Park or Harlow	2.7km
Rights of Way	Footpath L48 alongside eastern boundary of site.	

Heritage Assets

Archaeology	N/A
Listed Buildings	N/A
Other	N/A

Ecology

Field margins and hedgerows are listed on the Leicester, Leicestershire and Rutland Biodiversity Action Plan and whilst this habitat will be affected by the proposals the habitats

present on the site are not considered to be of high ecological value. None of the remaining habitats lists on the LBAP will be affected by the proposals.
 There are no designated (statutory / non-statutory) sites with ecological interest within 2 km of the proposed development site.

Landscape

Extends village into surrounding countryside. Vulnerable Landscape.
 Consider view from Town End.

Environmental Protection

Drainage etc.

Flood Zone

1

Water Resources

Minerals

Minerals Consultation Area

No

Planning History

None

Conclusion

For

Against

Access
Walking distance to Long Whatton Village Store and Pegasus Business Park.

Issues for consideration

Footpath L48 alongside eastern boundary of site
Consider view from Town End

Site Lw2: The Green, Long Whatton

Location

Address	The Green, Long Whatton, Loughborough, LE12 5DA		
SHLAA Reference	LW2		
Site description	Paddock for grazing livestock		
Current use			
Land type	Greenfield		
Adjacent uses	There are residential properties to the south, east and west and the timber merchants to the north.		
Capacity	12dw	Grid reference	SK 48566 23144
		Site size	0.5ha

Accessibility

Highway access	Existing access off Hathern Road too narrow to meet highway standards. Additional land required.		
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	560m	
	Long Whatton Community Centre/ Diseworth Village Hall	560m	
	Long Whatton Village Store	885m	
	The Falcon Inn/ The Royal Oak/The Plough Inn	395m	
	Bus stop	130m	
	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	670m	
	Pegasus Business Park or Harlow	300m	
Rights of Way	N/A		
Heritage Assets			
Archaeology	N/A		
Listed Buildings	N/A		
Other	N/A		

Ecology			
There is the potential for badger to be on site. The possible species-rich grassland and hedge to the north are potential BAP habitats. A Phase 1 habitat survey and badger survey would be required. A buffer should be retained to the tree belt to the north.			
Landscape			
Within built-up area.			
Environmental Protection			
Could be potentially impacted by both noise and dust. On the noise side the proposals appear to be adjacent to the stocking yard which has movement throughout the day with forklifts etc and the movement of timber. Any development there would need to be accompanied by a robust acoustic survey and include a BS4142 assessment. This assessment is to rate industrial noise in close proximity to residential properties. With regards to dust this should be less of a problem, there have been a couple of previous complaints of this nature and they were all several years ago.			
Drainage etc.			
Flood Zone	1	Potential surface water flooding	
Water Resources			
Minerals			
Minerals Consultation Area	No		
Planning History			
05/01313/FUL	Change of use of land for outside timber storage associated with existing woodyard activities, together with associated lorry and trailer parking area	07 Feb 2006	Permitted
06/01845/VCU	Erection of sound proof boundary screen fence and associated landscaping works in substitution of details approved under planning permission 05/01313/FUL and secured by Conditions 2, 3 and 7 attached thereto, together with consequential alterations to layout	29 Mar 2007	Refused
Conclusion			
For	Within built-up area Close to bus stop and Harlow		
Against	Existing access off Hathern Road too narrow to meet highway standards. Additional land required Potentially impacted by both noise and dust		
Issues for consideration	Ecology Surface water flooding Amenities of nearby residents		

Site Lw3: West End, Long Whatton

Location

Address
67 West End,
Long Whatton,
Loughborough,
LE12 5DW

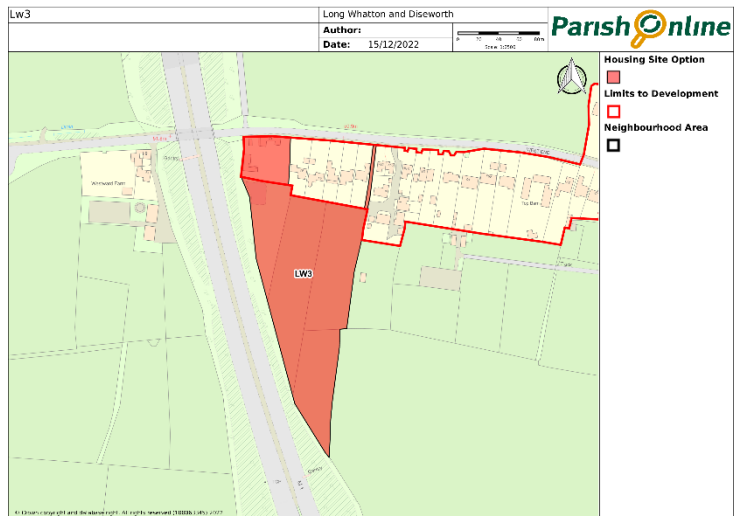
SHLAA Reference
Lw3

Site description
The site is to the rear of 67 West End.

Current use
The site is a mix of residential curtilage and agricultural land.

Land type
Greenfield

Adjacent uses
To the north of the site are properties fronting West End. The western boundary is densely planted with 2 rows of mature trees, beyond which is the M1 motorway.



Capacity
47dw

Grid reference

SK 46976 23682

Site size

1.98ha

Accessibility

Highway access
The site appears to be land locked unless property 67 West End is demolished.

Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	1.5km
	Long Whatton Community Centre/ Diseworth Village Hall	1.5km
	Long Whatton Village Store	1.2km
	The Falcon Inn/ The Royal Oak/The Plough Inn	1.1km
	Bus stop	250m

	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	630m
	Pegasus Business Park or Harlow	2.1km
Rights of Way	Footpath L52 along eastern boundary of site.	
Heritage Assets		
Archaeology	N/A	
Listed Buildings	N/A	
Other	N/A	
Ecology		
<p>There is the potential for badger to be on site as well as potential bat roosts in buildings and for bats foraging. There is a possible Great Crested Newt pond within 300 metres of the site, but no habitat connectivity between the site and the pond. The site is a former Parish-level Local Wildlife Site; several veteran trees are candidate Local Wildlife Sites. The hedges, trees, grassland (ridge and furrow which is known to have been species rich in the past) all represent potential BAP habitats. A Phase 1 habitat survey, hedgerow survey, badger survey and bat survey would all be required.</p>		
Landscape		
Medium sensitivity		
Environmental Protection		
<p>This site would also definitely require acoustic surveys and I would suspect a significant amount of noise mitigation put in place due to the close proximity of the M1. This would be also dependant on the topography of the area.</p>		
Drainage etc.		
Flood Zone	1	
Water Resources		
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For		
Against	<p>The site appears to be land locked unless property 67 West End is demolished. Walking distance to Long Whatton Church of England Primary School, Long Whatton Community Centre, Long Whatton Village Store, The Falcon Inn, Harlow. Proximity of M1- noise, air pollution Ecology</p>	
Issues for consideration	Amenities of nearby residents.	

Site LW4: 11 Turvey Lane, Long Whatton

Location

Address	11 Turvey Lane, Long Whatton, Loughborough, LE12 5DN		
SHLAA Reference	LW4		
Site description	Residential property and garden/land to the rear of 11 Turvey Lane.		
Current use	Residential		
Land type	Greenfield		
Adjacent uses	To the north of the site is part residential and part commercial development. There is residential development to the south, east and west of the site.	Grid reference	SK 48673 22951
Capacity	8dw	Site size	0.21ha

Accessibility

Highway access	This site benefits from a shared boundary with Turvey Lane, at which point is a 7.5t weight restricted, C Class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.	
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	600m
	Long Whatton Community Centre/ Diseworth Village Hall	600m
	Long Whatton Village Store	910m
	The Falcon Inn/ The Royal Oak/The Plough Inn	430m
	Bus stop	195m

	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	440m
	Pegasus Business Park or Harlow	365m
Rights of Way	N/A	
Heritage Assets		
Archaeology	N/A	
Listed Buildings	N/A	
Other	N/A	
Ecology		
There is low possibility that there would be any protected species on site. Overall the site is considered acceptable in ecology terms, there is the potential for incorporating swift boxes.		
Landscape		
Within built-up area.		
Environmental Protection		
Drainage etc.		
Flood Zone	1	
Water Resources		
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For	Within built-up area	
Against	Small site	
Issues for consideration	Amenities of nearby residents.	

Site 6: Hathern Road, Long Whatton

Location

Address	Hathern Road, Long Whatton, LE12 5DD		
SHLAA Reference	N/A		
Site description	Large flat field on eastern edge of village		
Current use	Agriculture		
Land type	Greenfield		
Adjacent uses	Residential to west. Agriculture		
Capacity	90dw	Grid reference	SK 48914 22903
		Site size	3.8ha

Accessibility

Highway access	Hathern Road or Ashby Road	
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School	850m
	Long Whatton Community Centre/ Diseworth Village Hall	850m
	Long Whatton Village Store	1.16km
	The Falcon Inn/ The Royal Oak/The Plough Inn	670m
	Bus stop	390m
	Sherwood Court Play Area, Cawdell Drive Playground or Diseworth Village Hall play area	380m
	Pegasus Business Park or Harlow	260m

Rights of Way N/A

Heritage Assets

Archaeology	N/A
Listed Buildings	N/A
Other	N/A

Ecology

Field margins and hedgerows are listed on the Leicester, Leicestershire and Rutland Biodiversity Action Plan and whilst this habitat will be affected by the proposals the habitats present on the site are not considered to be of high ecological value. There are no designated (statutory / non-statutory) sites with ecological interest within the proposed development site.

Landscape

Extends village into surrounding countryside.
Medium sensitivity.

Environmental Protection

Drainage etc.

Flood Zone	1
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Water Resources	
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Minerals

Minerals Consultation Area	No
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Planning History

None

Conclusion

For	Walking distance to Harlow.
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Against	Large site
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Issues for consideration	Amenities of nearby residents.
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