Site Dw3: Tea Kettle Hall, Diseworth

Location				
Address	Former site of			
	Tea Kettle Hall, Salter Road,			
	Diseworth,			
	Diseworth, Derby, DE74			
	2QH			
SHLAA Reference	Dw3			
Site description	The site is flat			
Site description	and is bound by	Dw3	Long Whatton and Diseworth	
	mature trees		Author:	Parish Paline
	and hedgerows.			Housing Site Option
	There are			Limits to Development
	several mature	58.5m	Dwd	Neighbourhood Area
	trees on the	GP She		
	site with a			57.4m
	particular	Ralling		
	cluster of trees		wa	
	in the southern	RE		
Current use	part of the site. Vacant			
Land type	The site is			
Luna type	previously			
	developed, with	430		
	evidence of	er Dende enger gefarigt die planse reget. Al regets wessend Diffithe 1980 2022	0, 9 ,	
	work relating to			
	the			
	construction of			
	a hotel, for			
	which approval			
	was granted in			
Adjacent uses	1996.			
nujucent uses				
Capacity	19dw	Grid reference		SK 45286 24112
		Site size		0.79ha
Occessibility				
Accessibility Highway access	Existing access o	f The Green		
Distances	Long Whatton Ch		615m	
(walking from	Primary School o	r Diseworth Church of		
centre of site)	England Primary			
· ·		ommunity Centre/	665m	
	Diseworth Village	e Hall		
	Long Whatton Vi	llage 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 site. The site of interest includes a sizable s part of a sandstone bridge. Part Ridge and Furrow.			
Listed Buildings	N/A			
Other	N/A			
Ecology		, ,	, .,	
potential BAP habit have been produced woodland in the so	ial for badger to be on site. The hedges, trees tats. As part of previous planning application d. The hedges should be retained with a 5 me uthern part of the site should also be retaine gy term with mitigation.	ns hedge and badge etre buffer zone. The	r surveys e scrub	
Landscape				
have an urbanising would be harmful t	tivity. Proposal would 'erode the present ope effect on the rural character of the area to the o the character of the countryside and the su ensitivity relating to intimate scale enclosur erable Landscape.	he south of The Gre ırrounding area.'	en'. 'proposal	
Environmental Pro	otection			
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 access)	of 07 Oct 2004	Withdrawn	
08/00478/FULM	Erection of hotel with function rooms, leis	ure 24 Jul 2008	Refused	
APP/G2435/A/09 /2095072	facilities, car park and gardens	28 May 2009	Appeal Dismissed	
10/00417/CLE	Application for a Certificate of Lawfulness Existing Use or Development, under Sectio 191(1)(c) of the 1990 Town and Country Planning Act (as amended), certifying that works carried out on the application site, a lawful by virtue of a material start having b made on permission 95/1038 in accordance with Section 56 of the 1990 Act. The works referred to are the formation of an access,	of 25 Nov 2010 n the re been	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	24 May 2013	Refused
APP/G2435/A/13/ 2208611	included)	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 th Planning history Walking distance to Long Whatton Village S Business Park	-	asus
Issues for	Ecology		
consideration	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	Dw4			
Reference				
Site	The field is flat	-		
description	with mature			
	hedgerows to	Dw4	Author:	Parısh 📿 nlıne
	Lady Gate.	Tel L'Untel	Date: 15/12/2022	Housing Site Option
	Vehicular		The Haylot	Limits to Development
	access off Lady		AVOCET.CLOSE	Neighbourhood Area
	Gate.		The star	
Current use	The site is			9×
	currently an			
	agricultural		L'H	y
	paddock used	58.5m		
	for the grazing			
	of horses.	Shelter		
Land type	Greenfield			57.4m
Adjacent uses	To the north of	Dw3		
,	the site are			
	residential	10 Darfor carry get and threaded regit. At regits susceed (31006,545) 2027		
	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	Access off I adv (late on hand and close to i	ium ati am turith M	ha Cuaan
Highway	Access on Lady G	ate on bend and close to	junction with T	ne Green.
access Distances	I ong Whatton Ob	urch of England	520m	
(walking from	Long Whatton Ch	r Diseworth Church of	520m	
centre of site)	England Primary			
centre or site)		ommunity Centre/	585m	
	Diseworth Village		505111	
			- 0-1	
	Long Whatton Vi	llage Store	2.89km	
		The Royal Oak/The	445m	
	Plough Inn			

	Bus stop	50m			
	Sherwood Court Play Area, Cawdell Drive	535m			
	Playground or Diseworth Village Hall play area	535111			
	Pegasus Business Park or Harlow	2.7km			
Rights of Way	Site bisected by footpath L49				
Heritage Assets					
Archaeology	N/A				
Listed	N/A				
Buildings					
Other	Conservation Area Feature of Local Heritage Interest (MLE160 Green space recognised within Conservation				
Ecology					
the tree, and pos	There is the potential for badger to be on sit ssible species-rich grassland represent pote nd a badger survey would be required. A buf	ntial BAP habitats. A Phase 1			
Landscape					
	<i>v</i> ity. e sensitivity relating to intimate scale enclo ulnerable Landscape.	sures and dense boundary tree			
Environmental	*				
	n a 250m threshold of a closed/historic land	fill site.			
Drainage etc.					
Flood Zone	1 Potential surface water flooding				
Water Resources					
Minerals					
Minerals Consultation Area	No				
Planning Histor	ry				
None					
Conclusion					
For	Close to bus stop				
Against	Small site				
	Higher landscape sensitivity				
	Heritage				
	Site bisected by footpath L49				
	Walking distance to Long Whatton Ville	age Store and Pegasus			
T	Business Park				
Issues for	Ecology	alogod/higherialandfill site			
consideration	The site is within a 250m threshold of a Impact on existing residents	closed/historic lanafill site			
	Potential surface water flooding				
	Potential surface water nooaing				

Site Dw5: Land at Grimes Gate, Diseworth

Location Address	Grimes Gate,			
Audress	Diseworth,			
	Discworth, Derby, DE74			
	2QD	Dw5	Long Whatton and Diseworth	Parısh <mark>©</mark> nlıne
SHLAA	Dw5		Author: Date: 15/12/2022	32 (0m
Reference	Dw2		Sewag	Housing Site Option
		- <u> </u> t	64.0m	Limits to Development
Site description		FB	FB	Neighbourhood Area
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		Gas Cov Gas Cov Cos Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cos Cov Cov Cov Cov Cov Cov Cov Cov Cov Cov	Oce Heal
	the south lies a row of dwellings.			
Capacity	28dw	Grid reference		SK 45229 24863
Suparity	20411			24005
		Site size		1.15ha
Accessibility		Site size		1.15ha
Accessibility Highway access	speed limit (NSL)	Site size d on Grimes Gate, a Class) at the point of the propo point is located immediat	sed access, how	to the national vever the NSL /
Highway	speed limit (NSL) 30mph terminal j boundary. Long Whatton Ch Primary School o England Primary	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School	sed access, how rely to the south 240m	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal p boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co Diseworth Village	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall	sed access, how ely to the south	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall	sed access, how rely to the south 240m	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal j boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co Diseworth Villago Long Whatton Vi	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall	sed access, how ely to the south 240m 600m	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal j boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co Diseworth Village Long Whatton Vi	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall llage Store	sed access, how ely to the south 240m 600m 3.5km	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal p boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co Diseworth Village Long Whatton Vi The Falcon Inn/T Plough Inn Bus stop Sherwood Court I Playground or Di play area	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall llage Store The Royal Oak/The Play Area, Cawdell Drive seworth Village Hall	sed access, how ely to the south 240m 600m 3.5km 460m 350m 650m	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal p boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co Diseworth Village Long Whatton Vi The Falcon Inn/T Plough Inn Bus stop Sherwood Court I Playground or Di	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall llage Store The Royal Oak/The Play Area, Cawdell Drive seworth Village Hall	sed access, how ely to the south 240m 600m 3.5km 460m 350m	to the national vever the NSL /
Highway access Distances (walking from	speed limit (NSL) 30mph terminal p boundary. Long Whatton Ch Primary School o England Primary Long Whatton Co Diseworth Village Long Whatton Vi The Falcon Inn/T Plough Inn Bus stop Sherwood Court I Playground or Di play area Pegasus Business	d on Grimes Gate, a Class) at the point of the propo point is located immediat nurch of England or Diseworth Church of School ommunity Centre/ e Hall llage Store The Royal Oak/The Play Area, Cawdell Drive seworth Village Hall	sed access, how ely to the south 240m 600m 3.5km 460m 350m 650m 1.93km	to the national vever the NSL / n of the site

Archaeology Listed Buildings	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. N/A			
Other	N/A			
Ecology				
hedgerows and j Plan habitats. A will also be need There do not apj	al for badgers and water voles to inhabit the site. The stream, possibly grassland within the site represent potential Biodiversity Action Phase 1 habitat survey will be needed before making a decision. Buffer zones led to the streams and hedges. pear to be any significant arboricultural constraints to prevent residential the centre of the site.			
Landscape				
	age toward the Airport . Vulnerable Landscape.			
Environmental				
	n a 250m threshold of a closed/historic landfill site.			
	n measures must be put in place prior to occupation of the dwellings.			
.	- -			
Drainage etc.				
Flood Zone Water	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.			
Resources				
Minerals				
Minerals	No			
Consultation				
Area				
Planning Histor				
22/00578/OUTN	AResidential development of up to 25 dwellings (outline- access only)09 Sep 2022Withdrawn			
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,	6	Long Whatton and Diseworth	Parısh Ønlıne
	Diseworth,		Date: 15/12/2022 * 12 24 12 12 12	Housing Site Option
	Derby, DE74			Limits to Development
	2QE			Neighbourhood Area
SHLAA	N/A			
Reference		LANGLEY CLOSE		
Site		LUUI - 6-6		
description		1-15-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	<u> </u>	
Current use				
Land type		Lough	6	
Adjacent uses				
		40 Diserversing in facel investion right. At spirits sensional (1000b.100b) 2022		
Capacity	18dw	Grid reference		SK 45786 24419
Supacity	1000	Graference		01(4)700 24419
		Site size		0.77
		Site Size		0.77
Accessibility				
Highway	Does not appear	to be a safe point of access	s to the develop	ment site without
access		tment in highway infrastr		
Distances	Long Whatton Ch	nurch of England	625m	
(walking from		or Diseworth Church of		
centre of site)	England Primary	School		
		ommunity Centre/	725m	
	Diseworth Villag	e Hall		
	Long Whatton Vi	llage Store	3.7km	
	U	0		
	The Falcon Inn/	The Royal Oak/The	585m	
	Plough Inn	ine noyai oan, ine		
	Bus stop		500m	
	-			
		Play Area, Cawdell Drive	775m	
	30	seworth Village Hall		
	play area		1	
	Pegasus Busines	s Park or Harlow	2.7km	
Rights of Way	Footpath L48 alo	ngside eastern boundary	of site.	
Heritage Asset				
Archaeology	N/A			
Listed	N/A			
Buildings				
Other	N/A			
Ecology	, , <u> </u>			
	nd hedgerows are	isted on the Leicester, Lei	icestershire and	d Rutland
		t this habitat will be affec		

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.

min of the propo	kii of the proposed development site.					
Landscape						
Extends village into surrounding countryside. Vulnerable Landscape.						
Consider view fr	rom Town End.					
Environmental	Protection					
Drainage etc.						
Flood Zone	1					
Water						
Resources						
Minerals						
Minerals	No					
Consultation						
Area						
Planning Histor	ry					
None						
Conclusion						
For						
Against	Agginst Access					
nguinst	Walking distance to Long Whatton Village Store and Pegasus					
	Business Park.					
	ssues for Footpath L48 alongside eastern boundary of site					
consideration Consider view from Town End						

Site Lw2: The Green, Long Whatton

Location				
Address	The Green,			
11001033	Long Whatton,			
	Loughborough,	Lw2	Long Whatton and Diseworth	Deweb Onlyne
			Author: Date: 15/12/2022	Parish Online
	LE12 5DA		\sim	Housing Site Option
SHLAA	Lw2			Timber Yard
Reference				Neighbourhood Area
Site	Paddock for			
description	grazing			
	livestock			
Current use			El Sub Sta	
Land type	Greenfield		BUNTATATA	
Adjacent uses	There are		79 4]///	·
· · · · · · · · · · · · · · · · · · ·	residential	A Ray Contractor and the		
	properties to			
	the south, east	10	7m	44.5m
	and west and		De Tha	
	the timber		A A A	
	merchants to	(a) Doney washing and generation (in the association (IIIII)): approximately approxima	N PANK	
	the north.			
Capacity	12dw	Grid reference		SK 48566 23144
Supacity	12000	ond reference		51(40)0029144
		Site size		0.5ha
		Site Size		0.511d
Accessibility	·			
Highway	Existing access o	ff Hathern Road too narro	ow to meet high	way standards.
access	Additional land r		C C	-
Distances	Long Whatton Ch	urch of England	560m	
(walking from		r Diseworth Church of		
centre of site)	England Primary			
		ommunity Centre/	560m	
	Diseworth Village	e Hall	-	
	Long Whatton Vi		885m	
		lidge blore		
		The Royal Oak/The	395m	
	Plough Inn			
	Bus stop		130m	
	Sherwood Court	Play Area, Cawdell Drive	670m	
		seworth Village Hall		
	play area			
	Pegasus Business	Park or Harlow	300m	
	-			
Rights of Way	N/A			
Heritage Assets				
Archaeology	N/A			
Listed	N/A			
Buildings				
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	No				
Consultation	No				
Area					
Planning Histor	ry				
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	Ecology				
consideration	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	The site is to			
description	the rear of 67	Lw3	Long Whatton and Diseworth	
uesemption	West End.		Author: Date: 15/12/2022	ParıshØnlıne
				Housing Site Option
Current use	The site is a		2.94	Neighbourhood Area
	mix of		b L L den ad L T T de	
	residential	Xervail for		
	curtilage and			
	agricultural land.		8	
Land type	Greenfield			
Adjacent uses	To the north of			
najacent abeb	the site are			· · · · · · · · · · · · · · · · · · ·
	properties			
	fronting West		and a	
	End. The			
	western	an reason such dar man an anna a sha o an silan ananan tanna such an silan an		
	boundary is			
	densely planted with 2 rows of			
	mature trees,			
	beyond which is			
	the M1			
	motorway.			•
Capacity	47dw	Grid reference		SK 46976 23682
				-1
		Site size		1.98ha
Accessibility		·		
Highway		to be land locked unless p	property 67 Wes	t End is
access	demolished.		1 .	
Distances	Long Whatton Ch		1.5km	
(walking from centre of site)	Primary School o England Primary	or Diseworth Church of		
centre of site)		ommunity Centre/	1.5km	
	Diseworth Village		1.5KIII	
	Long Whatton Vi	llage Store	1.2km	
		The Royal Oak/The	1.1km	
	Plough Inn			
	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 sit	te.		
Heritage Assets				
Archaeology	N/A			
Listed Buildings	N/A			
Other	N/A			
Ecology				
but no habitat co Local Wildlife Si grassland (ridge represent potent	g. There is a possible Great Crested Newt por onnectivity between the site and the pond. T te; several veteran trees are candidate Local and furrow which is known to have been sp tial BAP habitats. A Phase 1 habitat survey, h yould all be required.	he site is a former Parish-level Wildlife Sites. The hedges, trees, ecies rich in the past) all		
Landsonne				
Landscape Medium sensitiv	ziter			
Environmental				
This site would a amount of noise	also definitely require acoustic surveys and I mitigation put in place due to the close propon on the topography of the area.			
Drainage etc.				
Flood Zone	1			
Water				
Resources				
Minerals				
Minerals Consultation Area	No			
Planning Histor	9			
Conclusion				
For				
Against	The site appears to be land locked unle demolished. Walking distance to Long Whatton Chu School, Long Whatton Community Cent Store, The Falcon Inn, Harlow. Proximity of M1- noise, air pollution Ecology	irch of England Primary		
Issues for consideration	Amenities of nearby residents.			

Site Lw4: 11 Turvey Lane, Long Whatton

Location		Γ		
Address	11 Turvey Lane, Long Whatton, Loughborough, LE12 5DN			
SHLAA Reference	Lw4	Lw4	Long Whatton and Diseworth	Dawah Onlyna
Site description	Residential property and garden/land to the rear of 11 Turvey Lane.		Autor: Date: 15122022	Parish Online
Current use	Residential			
Land type Adjacent uses	Greenfield 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.			
Capacity	8dw	Grid reference		SK 48673 22951
		Site size		0.21ha
Accessibility	·			
Highway access	is a 7.5t weight re Vehicular access access in accorda Highways Design	from a shared boundary estricted, C Class road wit to the site appears achiev ince with the standards se Guide. There is a footpat	h a speed limit (able subject to c et out in the Leic	of 30 mph. lesigning an cestershire
Distances (walking from centre of site)	Long Whatton Church of England Primary School or Diseworth Church of England Primary School		600m	
	Diseworth Village		600m	
	Long Whatton Vi	0	910m	
	Plough Inn	Гhe Royal Oak/The	430m	
	Bus stop		195m	

	Sherwood Court Play Area, Cawdell Drive	440m		
	Playground or Diseworth Village Hall	++		
	play area			
	Pegasus Business Park or Harlow	365m		
Rights of Way	N/A			
Heritage Assets				
Archaeology	N/A			
Listed	N/A			
Buildings				
Other	N/A			
Ecology				
	sibility that there would be any protected sp			
considered acce	ptable in ecology terms, there is the potentia	al for incorporating swift boxes.		
Landscape				
Within built-up				
Environmental	Protection			
Drainage etc.				
Flood Zone	1			
Water				
Resources				
Minerals				
Minerals	No			
Minerals	No			
Minerals Minerals Consultation Area				
Minerals Minerals Consultation Area Planning Histor				
Minerals Minerals Consultation Area Planning Histor None				
Minerals Minerals Consultation Area Planning Histor				
Minerals Minerals Consultation Area Planning Histor None				
Minerals Minerals Consultation Area Planning Histor None Conclusion	ry			
Minerals Minerals Consultation Area Planning Histor None Conclusion For	ry Within built-up area			
Minerals Minerals Consultation Area Planning Histor None Conclusion	ry			
Minerals Minerals Consultation Area Planning Histon None Conclusion For Against	ry Within built-up area Small site			
Minerals Minerals Consultation Area Planning Histor None Conclusion For	ry Within built-up area			

Site 6: Hathern Road, Long Whatton

Location				
Address	Hathern Road,	5	Long Whatton and Diseworth	
	Long Whatton,	1 LT Ban T	Date: 01/06/2023	Housing Site Option
	LE12 5DD			Neighbourhood Area
SHLAA	N/A			
Reference				
Site	Large flat field			
description	on eastern edge		intrative u	20
1	of village	Stand and a stand and and a stand and and a stand and and a stand		
Current use	Agriculture	•		
Land type	Greenfield			
Adjacent uses	Residential to			100
najacent abeb	west.	The second second		
	Agriculture	2 00 - C - C - C - C - C - C - C - C - C		
	ngriculture			
		the same and the same and		
		e Danserry of performance of a strain and a second strain and a second		
Capacity	90dw	Grid reference		SK 48914 22903
		Site size		3.8ha
Accessibility	1			
Highway	Hathern Road or	Ashby Road		
access			1	
Distances	Long Whatton Church of England 850m		850m	
(walking from	Primary School or Diseworth Church of			
centre of site)	England Primary			
		ommunity Centre/	850m	
	Diseworth Village	e Hall		
	Long Whatton Vi	llage Store	1.16km	
	U	0		
	The Falcon Inn/	The Royal Oak/The	670m	
	Plough Inn	the hoyar out, the	0,011	
	Bus stop		390m	
	-			
		Play Area, Cawdell Drive	380m	
		seworth Village Hall		
	play area	- 1 1		
	Pegasus Business	s Park or Harlow	260m	
Rights of Way	N/A			
Heritage Asset				
Archaeology	N/A			
Listed	N/A			
Buildings				
Other	N/A			
Ecology	11/11			
COLOGY				

Biodiversity Act present on the s There are no des proposed develo	into surrounding countryside. vity.
Drainage etc.	
Flood Zone	1
Water	
Resources	
Minerals	
Minerals	No
Consultation	
Area	
Planning Histor	ſIJ
None	
Conclusion	
For	Walking distance to Harlow.
Against	Large site
Issues for consideration	Amenities of nearby residents.