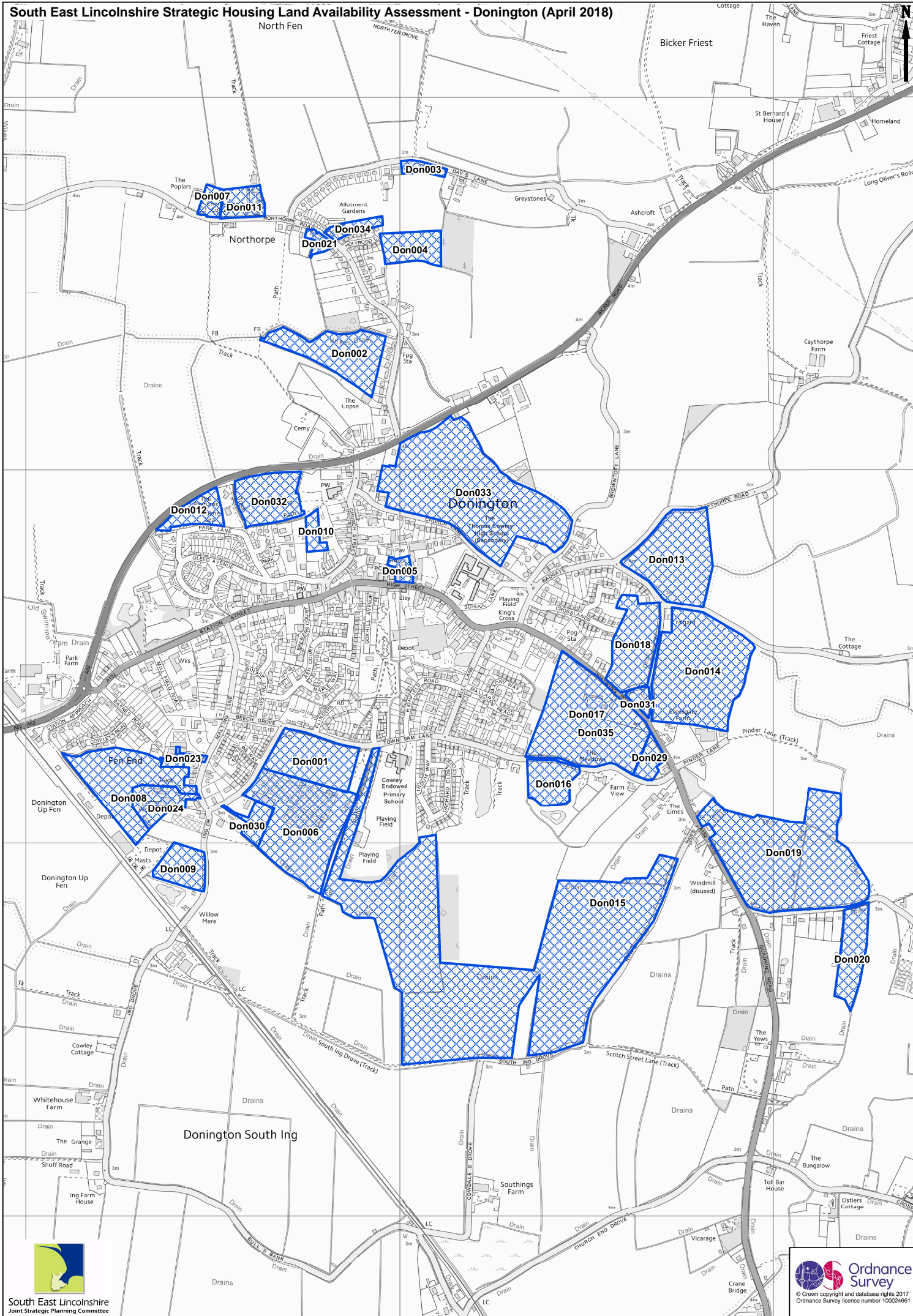


South East Lincolnshire Strategic Housing Land Availability Assessment - Donington (April 2018)



Reference	Don001	Settlement:	Donington	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the south of Town Dam Lane, Donington								
Site area (Hectares)	2.65	Site capacity at 30 dph:	80	Site capacity at 25 dph:	66	Site capacity at 20 dph:	53	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including school improvement costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		25						
	Delivered in yrs 11-15:		28						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets; nor upon the character and appearance of the area as it is surrounded by development and therefore, and does not have a countryside character. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);²</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two road frontages that are sufficiently open to provide the required visibility for the access to the site although frontage footpaths, kerbs and drainage are required and a water course may need to be culverted or piped.²</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1	<input checked="" type="checkbox"/>	No hazard	<input checked="" type="checkbox"/>	No Depth	<input checked="" type="checkbox"/>			
	Zone 2	<input checked="" type="checkbox"/>	Low hazard	<input type="checkbox"/>	0m to 0.25m	<input type="checkbox"/>			
	Zone 3a	<input type="checkbox"/>	Danger for some	<input type="checkbox"/>	0.25m to 0.50m	<input type="checkbox"/>			
	Zone3b	<input type="checkbox"/>	Danger for most	<input type="checkbox"/>	0.50m to 1.0m	<input type="checkbox"/>			
		<input type="checkbox"/>	Danger for all	<input type="checkbox"/>	1.0m to 2.0m	<input type="checkbox"/>			
		<input type="checkbox"/>		<input type="checkbox"/>	>2.0m	<input type="checkbox"/>			

Reference	Don002	Settlement:	Donington	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the west of Northorpe Road, Donington								
Site area (Hectares)	2.75	Site capacity at 30 dph:	82	Site capacity at 25 dph:	69	Site capacity at 20 dph:	55	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		5						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - although it is located behind frontage development when viewed from Northorpe Road it can be glimpsed from the A52 and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) owing to the site being to the north of the A52;</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A52 to the detriment of the characters area - development on this side of the A52 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - although the site is relatively close to Donington's centre, it is separated from it by the A52 which means that it is not as accessible to the majority of the town's services and facilities as other sites located to the south of the A52. The means of access is also narrow and visibility splays would cross adjacent properties.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Don003	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Day's Lane, Donington			
Site area (Hectares)	0.35	Site capacity at 30 dph:	10	Site capacity at 25 dph:
			9	Site capacity at 20 dph:
			7	Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 7 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing ribbon development and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) owing to the site being to the north of the A52;</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A52 to the detriment of the characters area - development on this side of the A52 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - the site is not close to Donington's centre and it is separated from it by the A52 which means that it is not as accessible to the majority of the town's services and facilities as other sites located to the south of the A52.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Don004	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Holyrood Close, Donington			
Site area (Hectares)	1.28 Site capacity at 30 dph:	38 Site capacity at 25 dph:	32 Site capacity at 20 dph:	26 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15). Possible 'ransom strip'?			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 2 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington. ☒</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing development further out into the countryside and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) owing to the site being to the north of the A52;</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A52 to the detriment of the characters area - development on this side of the A52 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - the site is not close to Donington's centre and it is separated from it by the A52 which means that it is not as accessible to the majority of the town's services and facilities as other sites located to the south of the A52.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don005	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of High Street, Donington			
Site area (Hectares)	0.34 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it were brought forward by its owner, there is a reasonable prospect that it would be developed (assumed to begin in year 6, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		7	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets; nor upon the character and appearance of the area as it is surrounded by development and therefore, and does not have a countryside character.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is currently used for employment. There is another employment use next door and so residential development could be affected by noise. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>Consequently, owing to the potential noise issues, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don006	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Town Dam Lane, Donington								
Site area (Hectares)	5.49	Site capacity at 30 dph:	165	Site capacity at 25 dph:	137	Site capacity at 20 dph:	110	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including school improvements. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network as well as the water recycling centre (assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		25						
	Delivered in yrs 11-15:		85						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area from the south as it will extend development further than the current glass houses. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some open land as well as glass houses upon it. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. A frontage footway, kerbs and drainage would be required and need to extend northwards if Don001 did not come forward first. The frontage would provide suitable junction visibility.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1 <input checked="" type="checkbox"/>		No hazard <input checked="" type="checkbox"/>		No Depth <input checked="" type="checkbox"/>				
	Zone 2 <input checked="" type="checkbox"/>		Low hazard <input type="checkbox"/>		0m to 0.25m <input type="checkbox"/>				
	Zone 3a <input type="checkbox"/>		Danger for some <input type="checkbox"/>		0.25m to 0.50m <input type="checkbox"/>				
	Zone 3b <input type="checkbox"/>		Danger for most <input type="checkbox"/>		0.50m to 1.0m <input type="checkbox"/>				
			Danger for all <input type="checkbox"/>		1.0m to 2.0m <input type="checkbox"/>				
					>2.0m <input type="checkbox"/>				

Reference	Don006a	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Town Dam Lane, Donington								
Site area (Hectares)	5.49	Site capacity at 30 dph:	165	Site capacity at 25 dph:	137	Site capacity at 20 dph:	110	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including school improvements. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network as well as the water recycling centre (assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		25						
	Delivered in yrs 11-15:		85						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area from the south as it will extend development further than the current glass houses.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some open land as well as glass houses upon it. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1	<input checked="" type="checkbox"/>	No hazard	<input checked="" type="checkbox"/>	No Depth	<input checked="" type="checkbox"/>			
	Zone 2	<input checked="" type="checkbox"/>	Low hazard	<input type="checkbox"/>	0m to 0.25m	<input type="checkbox"/>			
	Zone 3a	<input type="checkbox"/>	Danger for some	<input type="checkbox"/>	0.25m to 0.50m	<input type="checkbox"/>			
	Zone 3b	<input type="checkbox"/>	Danger for most	<input type="checkbox"/>	0.50m to 1.0m	<input type="checkbox"/>			
		<input type="checkbox"/>	Danger for all	<input type="checkbox"/>	1.0m to 2.0m	<input type="checkbox"/>			
		<input type="checkbox"/>		<input type="checkbox"/>	>2.0m	<input type="checkbox"/>			

Reference	Don007	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Northorpe Road, Donington			
Site area (Hectares)	0.43 Site capacity at 30 dph:	13 Site capacity at 25 dph:	11 Site capacity at 20 dph:	9 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 9 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing development further out into the countryside and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) owing to the site being to the north of the A52;</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A52 to the detriment of the characters area - development on this side of the A52 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - the site is not close to Donington's centre and it is separated from it by the A52 which means that it is not as accessible to the majority of the town's services and facilities as other sites located to the south of the A52.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don008	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Maltings Lane, Donington			
Site area (Hectares)	3.61 Site capacity at 30 dph:	108 Site capacity at 25 dph:	90 Site capacity at 20 dph:	72 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there is no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including school improvement and noise attenuation costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 10, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		25	
	Delivered in yrs 11-15:		47	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will not change the built up character and appearance of the area. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is close to a distribution site which will impact on the residential amenities of this site. Although some of the site will be no more impacted than the E & S Forklifts site, which has planning permission, the boundary would need to be protected in some way, such as an earth bund.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. The access would be close to the junction for the E & S Forklifts site, but this is acceptable in this situation.</p> <p>☒</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1	<input checked="" type="checkbox"/> No hazard	<input checked="" type="checkbox"/> No Depth	
	Zone 2	<input checked="" type="checkbox"/> Low hazard	<input checked="" type="checkbox"/> 0m to 0.25m	
	Zone 3a	<input checked="" type="checkbox"/> Danger for some	<input checked="" type="checkbox"/> 0.25m to 0.50m	
	Zone3b	<input checked="" type="checkbox"/> Danger for most	<input checked="" type="checkbox"/> 0.50m to 1.0m	
		<input checked="" type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> 1.0m to 2.0m	
			<input checked="" type="checkbox"/> >2.0m	

Reference	Don009	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Ing Drove, Donington			
Site area (Hectares)	1.22 Site capacity at 30 dph:	37 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets; but will have some impact on the character and appearance of the area as it has countryside to the south east but employment to the north west.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities but is not located against the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is currently farmed. There is an employment use behind and so residential development could be affected by noise.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, owing to the partial countryside location and the potential noise issues, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

Reference	Don010	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of 12 Market Place, Donington			
Site area (Hectares)	0.39 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	There is planning permission for two plots (H04-0912-13)			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated and if an acceptable vehicular access can be identified, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 8 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will not change the residential character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for 2 dwellings. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Don011	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Northorpe Road, Donington			
Site area (Hectares)	0.89 Site capacity at 30 dph:	27 Site capacity at 25 dph:	22 Site capacity at 20 dph:	18 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 6 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing development further out into the countryside and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) owing to the site being to the north of the A52;</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A52 to the detriment of the characters area - development on this side of the A52 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - the site is not close to Donington's centre and it is separated from it by the A52 which means that it is not as accessible to the majority of the town's services and facilities as other sites located to the south of the A52.</p> <p>☐ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don012	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Park Lane, Donington			
Site area (Hectares)	<input type="text" value="1"/> Site capacity at 30 dph:	<input type="text" value="30"/> Site capacity at 25 dph:	<input type="text" value="25"/> Site capacity at 20 dph:	<input type="text" value="20"/> Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 20 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. The character and appearance of the area will change as the built up area will extend to the A52. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses, although there maybe some noise from the A52. Visual impacts on neighbours would be acceptable. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Park Lane would require widening and upgrading including a new footpath.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Don013	Settlement:	Donington	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the north of Wykes Lane, Donington				
Site area (Hectares)	4.16	Site capacity at 30 dph:	125	Site capacity at 25 dph:	104
		Site capacity at 20 dph:	83	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?				
	Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?				
	Yes				
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 33 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable?				
	No				
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - The site would change the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend Donington across the road and appear as a significant intrusion into the countryside.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle. ☒</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>				
Classification	Undevelopable				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Don014	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Wykes Lane, Donington								
Site area (Hectares)	6.53	Site capacity at 30 dph:	196	Site capacity at 25 dph:	163	Site capacity at 20 dph:	131	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		81						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - The site would change the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend Donington across the road and appear as a significant intrusion into the countryside.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1	No hazard			No Depth				
	Zone 2	Low hazard			0m to 0.25m				
	Zone 3a	Danger for some			0.25m to 0.50m				
	Zone3b	Danger for most			0.50m to 1.0m				
		Danger for all			1.0m to 2.0m				
					>2.0m				

Reference	Don015	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of South Ing Drive, Donington			
Site area (Hectares)	25.38 Site capacity at 30 dph:	761 Site capacity at 25 dph:	634 Site capacity at 20 dph:	508 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high (at least in part because of unusual site proportions which are likely to increase development costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 250 Delivered in yrs 16-20: 208 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - The site is mostly isolated from the built up area would change the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is mostly not located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend Donington significantly and relates poorly to the existing settlement. It would appear as a significant intrusion into the countryside. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don016	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Town Dam Lane, Donington			
Site area (Hectares)	1.35 Site capacity at 30 dph:	40 Site capacity at 25 dph:	34 Site capacity at 20 dph:	27 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:		3	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site is screened on two sides. A new dwelling has commenced to the west. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is located a short distance from the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - Owing to the landscaping the site would relate to the existing settlement and not appear as a significant intrusion into the countryside, especially in conjunction with Don 017 and 029. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle. Residential development would be likely to increase traffic eastwards on Town Dam Lane (a single track road) towards Quadring Road. This would not be suitable without extensive highway improvements.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1	<input checked="" type="checkbox"/> No hazard	<input checked="" type="checkbox"/> No Depth	
	Zone 2	<input checked="" type="checkbox"/> Low hazard		
	Zone 3a	<input checked="" type="checkbox"/> Danger for some		
	Zone 3b	<input checked="" type="checkbox"/> Danger for most		
		<input checked="" type="checkbox"/> Danger for all		
			<input checked="" type="checkbox"/> 0m to 0.25m	
			<input checked="" type="checkbox"/> 0.25m to 0.50m	
			<input checked="" type="checkbox"/> 0.50m to 1.0m	
			<input checked="" type="checkbox"/> 1.0m to 2.0m	
			<input checked="" type="checkbox"/> >2.0m	

Reference	Don017	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of Town Dam Lane, Donington								
Site area (Hectares)	6.19	Site capacity at 30 dph:	186	Site capacity at 25 dph:	155	Site capacity at 20 dph:	124	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		74						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area as it will extend development to the highway. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is open grade 1 land . There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. This has good visibility along the A152, which has street lighting and 30mph speed limit. Development would require a frontage footway to the existing network, extended street lighting and highway drainage. Access to Town Dam Lane would not be acceptable without extensive improvements.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Don018	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Quadring Road, Donington			
Site area (Hectares)	2.62	Site capacity at 30 dph:	79	Site capacity at 25 dph:
			66	Site capacity at 20 dph:
			52	Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including school improvement costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 10, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 25 Delivered in yrs 11-15: 27 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area as it will extend development to the highway. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is open grade 1 land . There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. This site has sufficient frontage to the A152 to provide suitable junction visibility. There is an existing frontage footway. There is suitable access from Crosslands. Vehicular access from the un-named and unclassified roads to the east would not be acceptable.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Don019	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Wash Dike Lane, Donington			
Site area (Hectares)	9.41 Site capacity at 30 dph:	282 Site capacity at 25 dph:	235 Site capacity at 20 dph:	188 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 13 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing development further out into the countryside and would increase the visual dominance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) ;</p> <p>SITE CHARACTERISTICS - The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside. ☒</p> <p>TRANSPORT - the site is not close to Donington's centre and so services and facilities are less accessible on foot and bicycle. ☒ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don020	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Washdike Lane, Donington			
Site area (Hectares)	1.63 Site capacity at 30 dph:	49 Site capacity at 25 dph:	41 Site capacity at 20 dph:	33 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 9 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing development further out into the countryside and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) ;☐</p> <p>SITE CHARACTERISTICS - The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - the site is not close to Donington's centre and so services and facilities are less accessible on foot and bicycle. ☐ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don021	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Northorpe Road, Donington			
Site area (Hectares)	0.28 Site capacity at 30 dph:	<input type="text" value="8"/> Site capacity at 25 dph:	<input type="text" value="7"/> Site capacity at 20 dph:	<input type="text" value="6"/> Site capacity from planning permissions:
Availability	Is the site available?	<input type="text" value="Yes"/>		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input type="text" value="Yes"/>		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		6	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input type="text" value="No"/>		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - the site would extend an existing development further out into the countryside and would increase the visual dominance of the area .</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not located adjacent to the existing built-up area (defined settlement limit) owing to the site being to the north of the A52;</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A52 to the detriment of the characters area - development on this side of the A52 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area and as a significant intrusion into the countryside.</p> <p>TRANSPORT - the site is not close to Donington's centre and it is separated from it by the A52 which means that it is not as accessible to the majority of the town's services and facilities as other sites located to the south of the A52.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	<input type="text" value="Zone 1"/> <input type="text" value="Zone 2"/> <input type="text" value="Zone 3a"/> <input type="text" value="Zone3b"/>	<input type="text" value="No hazard"/> <input type="text" value="Low hazard"/> <input type="text" value="Danger for some"/> <input type="text" value="Danger for most"/> <input type="text" value="Danger for all"/>	<input type="text" value="No Depth"/> <input type="text" value="0m to 0.25m"/> <input type="text" value="0.25m to 0.50m"/> <input type="text" value="0.50m to 1.0m"/> <input type="text" value="1.0m to 2.0m"/> <input type="text" value(">2.0m")"=""/>	

Reference	Don023	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land at Alexine, Malting Lane, Donington								
Site area (Hectares)	0.28	Site capacity at 30 dph:	8	Site capacity at 25 dph:	7	Site capacity at 20 dph:	6	Site capacity from planning permissions:	2
Availability	Is the site available? <input checked="" type="checkbox"/> Yes								
Explanation	Planning permission (ref H04-0967-13) for 2 dwellings is under construction.								
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes								
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 2 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes								
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will not change the residential character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for 2 dwellings. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m						

Reference	Don024	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	E & S Forklift Sales, Malting lane, Donington								
Site area (Hectares)	1.14	Site capacity at 30 dph:	34	Site capacity at 25 dph:	28	Site capacity at 20 dph:	23	Site capacity from planning permissions:	51
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	The site has planning permission for 51 dwellings now under construction.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
Assumed delivery rate	Delivered in yrs 1-5:					Delivered in yrs 6-10:		51	
	Delivered in yrs 11-15:					Delivered in yrs 16-20:			
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will not change the built up character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for 51 dwellings, now under construction. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1		No hazard	<input checked="" type="checkbox"/>			No Depth		
	Zone 2		Low hazard	<input type="checkbox"/>			0m to 0.25m		
	Zone 3a	<input checked="" type="checkbox"/>	Danger for some	<input type="checkbox"/>			0.25m to 0.50m		
	Zone3b		Danger for most	<input type="checkbox"/>			0.50m to 1.0m		
			Danger for all	<input type="checkbox"/>			1.0m to 2.0m		
				<input type="checkbox"/>			>2.0m		

Reference	Don029	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land adjacent to 69 Quadring Road, Donington			
Site area (Hectares)	0.57 Site capacity at 30 dph:	17 Site capacity at 25 dph:	14 Site capacity at 20 dph:	11 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		11	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area as it will extend development to the highway. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is open grade 1 land . There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered suitable in conjunction with Don 017.</p>			
Classification	Developable (06-10)			
Flood risk	<input checked="" type="checkbox"/> Zone 1	<input checked="" type="checkbox"/> No hazard	<input checked="" type="checkbox"/> No Depth	
	<input type="checkbox"/> Zone 2	<input type="checkbox"/> Low hazard	<input type="checkbox"/> 0m to 0.25m	
	<input type="checkbox"/> Zone 3a	<input type="checkbox"/> Danger for some	<input type="checkbox"/> 0.25m to 0.50m	
	<input type="checkbox"/> Zone3b	<input type="checkbox"/> Danger for most	<input type="checkbox"/> 0.50m to 1.0m	
		<input type="checkbox"/> Danger for all	<input type="checkbox"/> 1.0m to 2.0m	
			<input type="checkbox"/> >2.0m	

Reference	Don030	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Town Dam Lane, Donington			
Site area (Hectares)	0.61 Site capacity at 30 dph:	18 Site capacity at 25 dph:	15 Site capacity at 20 dph:	12 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, including school improvement costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 9 Delivered in yrs 11-15: 3 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area from the south as it will extend development further than the current glass houses. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some open land as well as glass houses upon it. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There maybe enough land to form new junction radii and visibility splays. The carriageway is suitable but there would need to be footway to the existing network.</p> <p>☐ Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don031	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north-east of Quadring Road, Donington			
Site area (Hectares)	0.33 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 7 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area as it will extend development onto an area surrounded by highway. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle.</p> <p>☐</p> <p>Consequently, the site is considered suitable in conjunction with Don 017 and Don018.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don032	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north-east of Park Lane, Donington			
Site area (Hectares)	2.12 Site capacity at 30 dph:	64 Site capacity at 25 dph:	53 Site capacity at 20 dph:	42 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 18 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>In scale with the 472 dwellings sought in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, nor upon the character and appearance of the area as it has development on three sides and the bypass to the fourth and therefore it does not have a countryside character. However, the Conservation Officer advises that the site is located to the rear of a site of significant heritage value, the Church of St Mary and Holy Rood (a Grade I listed building) and its churchyard. The site is also significant for the setting of the Donington Conservation Area with which it shares part of its boundary. Development of the site would have a significant impact on the historic setting of the Church and the churchyard, as well as the Conservation Area. It is not considered there is any potential mitigation for this issue.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses, although there maybe some noise from the A52. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Depending on what land is available it may be possible to form a new access from the corner of Park Road. The carriageway of Park Road is suitable and there is a footway.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Don033	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Church Lane, Donington			
Site area (Hectares)	10.13 Site capacity at 30 dph:	304 Site capacity at 25 dph:	253 Site capacity at 20 dph:	203 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 28 Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>In scale with the 472 dwellings sought in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. It will have some impact upon the character & appearance of the area as it is visible from the A52 and closes an open view from properties opposite. Furthermore, the Conservation Officer advises that the site's Church Lane frontage is a surviving example of the (open) historic setting of the town, & its development will change the character of the lane and the wider setting of the Conservation Area. Potential mitigation in the form of landscaping to preserve openness would be beneficial. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses and visual impacts on neighbours will be acceptable. Depending on the impact of development on the school's capacity part of the site maybe required for school expansion. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. The carriageways of Church Lane and Browntoft Lane are suitable to serve residential development but frontage footways and connections to the existing footpath network, together with kerbs and drainage, are required.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (16-20)			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Don034	Settlement:	Donington	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the east of Northorpe Road, Donington			
Site area (Hectares)	0.44 Site capacity at 30 dph:	13 Site capacity at 25 dph:	11 Site capacity at 20 dph:	9 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate (including demolition and site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 9 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would significantly intensify an existing group of buildings in the countryside, which would harm the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is not located within or adjacent to Donington's built-up area. Furthermore, it is separated from Donington's centre by the A52 which means that it is not as accessible to the majority of the town's services and facilities as sites on the southern side of the A52.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is mostly Grade 1 agricultural land & most of it is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot & by bicycle, & by public transport (although its location on the northern side of the A52 inevitably means that the majority of the town's services and facilities are not as accessible as from sites on the southern side of the A52).</p> <p>☒ Unsuitable, due to environmental impacts, poor location and transport issues.</p>			
Classification	Undevelopable			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Don035	Settlement:	Donington	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Quadring Road, Donington								
Site area (Hectares)	6.76	Site capacity at 30 dph:	203	Site capacity at 25 dph:	169	Site capacity at 20 dph:	135	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation and the site is in two separate land ownerships, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		25						
	Delivered in yrs 11-15:		110						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 472 dwellings which the emerging Local Plan seeks to be developed in Donington.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area as it will extend development to the highway. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Donington's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is open grade 1 land . There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. This has good visibility along the A152, which has street lighting and 30mph speed limit. Development would require a frontage footway to the existing network, extended street lighting and highway drainage. Access to Town Dam Lane would not be acceptable without extensive improvements.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			