

Reference	Don001	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the south of Tov	wn Dam Lane, Doningtor		
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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	low, including school im developed although con	provement costs. If it is a numencement may be del	allocated, there is a reaso	ure costs are likely to be relatively onable prospect that it would be rove the water and foul sewerage
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		25 28	
Suitability	Is the site suitable?	Yes		
	the character and appear have a countryside char required dependant on INFRASTRUCTURE - It was open space, green inf LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS - There are no bad neight TRANSPORT - services a frontages that are suffice	arance of the area as it is acter. There are no major development. Ill not lead to the loss of, frastructure or communicate to Donington's existing fined settlement limit); The site has some amerour uses. Visual impacts and facilities are potential iently open to provide the sand drainage are required.	surrounded by development archaeological issues, for nor place undue burdently facilities.  If a grant services and facilities are services are services are services and facilities are services are s	built or heritage assets; nor upon nent and therefore, and does not urther information may be son, existing infrastructure, such and is located adjacent to the gopen and farmed grade 1 land. acceptable. bicycle. There are two road ne access to the site although may need to be culverted or piped.
Classification	Devel	opable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

<b>leference</b>	Don002	Settlement:	Donington	Phase two SHLAA sites
ddress	Land to the west of Nortl	horpe Road, Donington		
te 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:
vailability	Is the site available?	Yes		permissions.
planation	Although there is no plan	ining permission or allo	ation, there are no kno	wn legal or ownership problems.
chievability	Is the site achievable	e? Yes		
planation		re is a reasonable prosp		cture costs are likely to be relatively eloped (assumed to begin in year S
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 5	
uitability	Is the site suitable?	No		
	Northorpe Road it can be INFRASTRUCTURE - It wil as open space, green infr LOCATION - It is not local site being to the north of SITE CHARACTERISTICS - characters area - develop area. The site's developm intrusion into the country TRANSPORT - although the which means that it is no	e glimpsed from the A52 I not lead to the loss of, astructure or communi- ted adjacent to the exis- the A52; The site would extend to ment on this side of the ment would appear unre- yside. The site is relatively close at as accessible to the mane A52. The means of accession	and would increase the nor place undue burder by facilities. ing built-up area (define town to the north of e A52 is not perceived at lated to the town's main to Donington's centre, ajority of the town's ser	elopment when viewed from e visual dominance of the area. Inson, existing infrastructure, such ed settlement limit) owing to the the A52 to the detriment of the spart of the town's main built up in built up area and as a significant it is separated from it by the A52 vices and facilities as other sites visibility splays would cross
lassification	Undev	relopable		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for m Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Don003	Settlement:	Donington	Phase two SHLAA sites
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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no plan	nning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	<b>」</b>	asonable prospect that it		osts are likely to be very low. If it sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7	
Suitability	Is the site suitable?	No		
	visual dominance of the INFRASTRUCTURE - It wi as open space, green inf LOCATION - It is not loca site being to the north o SITE CHARACTERISTICS - characters area - develoarea. The site's developr intrusion into the countr	area. Il not lead to the loss of, is rastructure or community ted adjacent to the existion of the A52; The site would extend the pment on this side of the ment would appear unrelity side. In the majority of the total extending to the majority of the majority	nor place undue burdens y facilities. ng built-up area (defined e town to the north of th A52 is not perceived as pated to the town's main be	elopment and would increase the on, existing infrastructure, such settlement limit) owing to the set A52 to the detriment of the part of the town's main built up built up area and as a significant of the town to the A52 which means es as other sites located to the
Classification	Unde	velopable		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Don004	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the east of Holy	rood 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	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	cation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it	would be developed (assun	sts are likely to be low. If it is ned to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 2	
Suitability	Is the site suitable?	No		
	countryside and would i INFRASTRUCTURE - It wi as open space, green inf LOCATION - It is not loca site being to the north o SITE CHARACTERISTICS - characters area - develo area. The site's developr intrusion into the countr	ncrease the visual domi ill not lead to the loss of frastructure or commun ated adjacent to the exist if the A52; The site would extend pment on this side of the ment would appear unre ryside. not close to Donington' le to the majority of the	, nor place undue burdens of ity facilities. sting built-up area (defined s the town to the north of the e A52 is not perceived as pa elated to the town's main b s centre and it is separated	on, existing infrastructure, such settlement limit) owing to the e A52 to the detriment of the eart of the town's main built up uilt up area and as a significant from it by the A52 which means as a sother sites located to the
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth  Om 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
Address	Land to the north of Hig	h 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		wner, there is a reasonal		osts are likely to be low. If it were I be developed (assumed to begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7	
Suitability	Is the site suitable?	No		
	the character and appear have a countryside charal INFRASTRUCTURE - It was open space, green into LOCATION - It is accessifully built-up area (defined seasof some solution of the site is on a list of potential of the site is on a list of th	arance of the area as it is a acter. ill not lead to the loss of, frastructure or communit ole to Donington's existing ettlement limit);	surrounded by development or place undue burdens of facilities.  If or employment. There ected by noise. SHDC Enter requiring further investy accessible on foot and	bicycle.
Classification	Unde	velopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don006	5	Settlement:	D	onington	Phase two SHLAA sites	_
Address	Land to the east of Tow	n Dam L	ane, 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	
Availability	Is the site available	?	Yes			permissions:	
Explanation	Although there is no pla	anning po	ermission or allo	ocation, t	here are no knov	wn legal or ownership problems.	
Achievability	Is the site achievab	le?	Yes				
Explanation	low, including school in developed although co	nprovem mmence	ents. If it is allo ment may be d	cated, the	ere is a reasonab the need to imp	ture costs are likely to be relatively le prospect that it would be rove the water and foul sewerage 10, and be completed before year	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:			25			
	Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			85			
Suitability	Is the site suitable?	?	Yes				
Explanation	Donington. ENVIRONMENTAL IMPAchange the character at the current glass house dependant on developm INFRASTRUCTURE - It was open space, green in LOCATION - It is accessivisting built-up area (CSITE CHARACTERISTICS neighbour uses. Visual that the site is on a list TRANSPORT - services at	ACTS - It and appears. There ment. will not le frastruct ible to Do lefined so - The sitting pacts of poten and faciliald be religious in the provider of provider and provider and actional the provider and actional and actional actionation actionational actionational actionationationationat	will not have actrance of the arrance of the arrance of the loss of the loss of the community of the loss of the l	lverse impead from to the chaeolog from plantity facility ing service; in land as evould be ated sites ally accessit to external from the chaeological fro	pacts on natural, he south as it wi ical issues, furth ce undue burder ies. es and facilities well as glass hou acceptable. SHD requiring furthe sible on foot and northwards if	built or heritage assets. It will lextend development further than er information may be required as on, existing infrastructure, such and is located adjacent to the uses upon it. There are no bad C Environmental Health identify r investigation. If bicycle. A frontage footway, Don001 did not come forward	
Classification	Deve	lopabl	e (11-15)				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m	I

Reference	Don006a	S	ettlement:	D	onington		Phase two SHLAA	sites
Address	Land to the east of Tow	n Dam La	ane, 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	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	inning pe	ermission or all	ocation, t	there are no knov	wn legal	or ownership prob	olems.
Achievability	Is the site achievab	le?	Yes					
Explanation	Moderate achievability. low, including school im developed although connetwork as well as the vals).	nprovemo mmencer	ents. If it is allo ment may be d	cated, th	ere is a reasonab	le prosp rove the	ect that it would be water and foul se	e werage
Assumed delivery rate	Delivered in yrs 1-5:			25				
	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			25 85				
Suitability	Is the site suitable?	)	Yes					
Explanation	The site is in scale with Donington. ENVIRONMENTAL IMPA change the character are the current glass house. INFRASTRUCTURE - It was open space, green in LOCATION - It is accessivating built-up area (d SITE CHARACTERISTICS neighbour uses. Visual in TRANSPORT - services and Consequently, the site in the site	ACTS - it wand appeads. ill not leafrastruct ble to Doefined see - The site mpacts on facility	will not have ac rance of the ar ad to the loss o ure or commur onington's exist ettlement limit) has some ope on neighbours v cies are potenti	verse im ea from t f, nor pla hity facilit ing servic ; n land as vould be	pacts on natural, the south as it wi ace undue burden ties. ces and facilities a well as glass hou acceptable.	built or Il extend as on, ex and is louses uses upo	heritage assets. It I development furt isting infrastructur cated adjacent to t n it. There are no l	re, such
Classification	Deve	lopabl	e (11-15)					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 30m to 1.0m 30m to 2.0m	

Reference	Don007	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the north of No	rthorpe 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no know	rn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		sonable prospect that it w		osts are likely to be low. If it is imed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9	
Suitability	Is the site suitable?	No		
	countryside and would INFRASTRUCTURE - It was open space, green in LOCATION - It is not loc site being to the north of SITE CHARACTERISTICS characters area - develop area. The site's develop intrusion into the count TRANSPORT - the site is that it is not as accessib south of the A52.	frastructure or community ated adjacent to the existion of the A52;  The site would extend the poment on this side of the ment would appear unrelaryside.	ance of the area . nor place undue burdens y facilities. ng built-up area (defined e town to the north of t A52 is not perceived as ated to the town's main	ent further out into the son, existing infrastructure, such disettlement limit) owing to the he A52 to the detriment of the part of the town's main built up built up area and as a significant diffrom it by the A52 which means sizes as other sites located to the
Classification	Unde	velopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om 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
Address	Land to the west of Ma	altings 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
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or alloo	cation, there is no know	n legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	low, including school in prospect that it would	mprovement and noise att be developed although co	enuation costs. If it is all mmencement may be d	ture costs are likely to be relatively located, there is a reasonable elayed by the need to improve the completed before year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		25 47	
Suitability	Is the site suitable	? Yes		
	change the built up chainformation may be re INFRASTRUCTURE - It was open space, green in LOCATION - It is access existing built-up area (SITE CHARACTERISTICS of this site. Although suplanning permission, the TRANSPORT - services close to the junction for	aracter and appearance of quired dependant on deve will not lead to the loss of, infrastructure or communisible to Donington's existing defined settlement limit); Sone of the site will be now the boundary would need to	the area. There are no relopment. nor place undue burder by facilities. ag services and facilities attribution site which will more impacted than the obe protected in some by accessible on foot and	built or heritage assets. It will not major archaeological issues, further as on, existing infrastructure, such and is located adjacent to the impact on the residential amenities E & S Forklifts site, which has way, such as an earth bund. It bicycle. The access would be his situation.
Classification	Deve	elopable (11-15)		
I lood lisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m		No Depth 0m to 0.25m 0.25m to 0.50m

Reference	Don009	3	Settlement:	Donington		Phase two SHLAA	A sites $\square$
Address	Land to the west of Ing	Drove, D	Oonington				
Site area (Hectares)	1.22 Site capacity at 30 dph:	37	Site capacity at 25 dph:	30 Site capacit at 20 dph:	ty 24	from planning	
Availability	Is the site available	e?	Yes			permissions:	
Explanation	Although there is no pl	anning po	ermission or all	ocation, there are no	known lega	l or ownership pro	blems.
Achievability	Is the site achieval	ble?	Yes				
Explanation	Good achievability. Val allocated, there is a rea completed before year	asonable					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24			
Suitability	Is the site suitable	?	No				
	ENVIRONMENTAL IMP. have some impact on temployment to the no INFRASTRUCTURE - It vas open space, green in LOCATION - It is access existing built-up area (of SITE CHARACTERISTICS development could be TRANSPORT - services Consequently, owing to considered unsuitable.	he charact th west. will not le offrastruct ible to De defined so affected and facility the part	ad to the loss of ture or commu- onington's exist ettlement limit e is currently fa by noise. ties are potenti	f, nor place undue bunity facilities. ing services and facilitie; rmed. There is an emally accessible on foo	t has country urdens on, ex ities but is no uployment us of and bicycle	viside to the south of the sout	re, such
Classification	Unde	evelop	able				
Flood risk Zone 2 Zone 3	2 3a		No hazard Low hazard Danger for s Danger for a	nost	0n 0.: 0.: 1.:	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m	

Reference	Don010	Settlement:	Donington	Phase two SHLAA sites
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:	Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	There is planning permi	ssion for two plots (H04-0	912-13)	
Achievability	Is the site achievab	Yes		J
Explanation	allocated and if an acce		n be identified, there is a	osts are likely to be low. If it is a reasonable prospect that it re year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable?	Yes		
Explanation	Donington. ENVIRONMENTAL IMPA change the residential of INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined s SITE CHARACTERISTICS identify that the site is o	character and appearance will not lead to the loss of, frastructure or communitible to Donington's existing ettlement limit);  The site has planning peron a list of potentially contant facilities are accessible and facilities.	erse impacts on natural, lof the area. nor place undue burdens y facilities. g services and facilities a rmission for 2 dwellings. taminated sites requiring	built or heritage assets. It will not son, existing infrastructure, such and is located within the existing SHDC Environmental Health
Classification	Deve	lopable (06-10)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don011	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the north of No	orthorpe Road, Doningto	n	
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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		sonable prospect that it		e costs are likely to be low. If it is ssumed to begin in year 7, and be
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 6	
Suitability	Is the site suitable	? No		
Classification	countryside and would INFRASTRUCTURE - it was open space, green in LOCATION - It is not look site being to the north SITE CHARACTERISTICS characters area - develarea. The site's develop intrusion into the coun TRANSPORT - the site is that it is not as accessification of the A52.	increase the visual dom vill not lead to the loss of infrastructure or communicated adjacent to the exit of the A52;  The site would extend opment on this side of the ment would appear unraryside.  In ont close to Donington	inance of the area.  f, nor place undue burde nity facilities.  sting built-up area (defir the town to the north o ne A52 is not perceived a related to the town's ma 's centre and it is separa e town's services and face	ens on, existing infrastructure, such ned settlement limit) owing to the fithe A52 to the detriment of the as part of the town's main built up in built up area and as a significant ted from it by the A52 which means illities as other sites located to the
	Zone 1	No hazard		No Depth
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	Low hazard Danger for s Danger for r Danger for a	nost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Don012	Settle	ement:	Donington	Phase two SHLAA sites
Address	Land to the north of Pa	rk Lane, Doni	ngton		
Site area (Hectares)	1 Site capacity at 30 dph:		capacity 5 dph:	25 Site capacity at 20 dph:	20 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	inning permis	ssion or allocat	ion, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation		sonable pros			osts are likely to be low. If it is umed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			20	
Suitability	Is the site suitable?		Yes		
Explanation	Donington. ENVIRONMENTAL IMPA character and appearar major archaeological is: INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS There are no bad neighneighbours would be accontaminated sites required.	ACTS - it will rice of the are sues, further ill not lead to frastructure of the ble to Doning efined settle - The site has bour uses, alto ceptable. SHuiring further not facilities as including a including a	not have advers a will change a information ma o the loss of, no or community f gton's existing s ment limit); s some amenity chough there m DC Environment investigation. are potentially a new footpath.	se impacts on natural, is the built up area will any be required depend or place undue burdens facilities. Services and facilities are value owing to it being haybe some noise from that Health identify that	built or heritage assets. The extend to the A52. There are no ant on development. Son, existing infrastructure, such and is located adjacent to the gopen and farmed grade 1 land. In the A52. Visual impacts on at the site is on a list of potentially bicycle. Park Lane would require
Classification	Deve	lopable (0	06-10)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	L D D	o hazard ow hazard anger for some anger for most anger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don013	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the north of N	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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation		there is a reasonable prosp		cture costs are likely to be relatively reloped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2!	5: D	50 33	
Suitability	Is the site suitable	e? No		
	INFRASTRUCTURE - it as open space, green LOCATION - It is locat SITE CHARACTERISTIC intrusion into the couTRANSPORT - services	infrastructure or commun ed adjacent to the existing S - The site would extend	i, nor place undue burde ity facilities. It built-up area (defined son Donington across the roble on foot and bicycle.	ns on, existing infrastructure, such ettlement limit); ad and appear as a significant
Classification	Und	levelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m

Reference	Don014	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the south of W	Vykes 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
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		here is a reasonable prosp		cture costs are likely to be relatively reloped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		50 81	
Suitability	Is the site suitable	No No		
	INFRASTRUCTURE - it is as open space, green in LOCATION - It is located SITE CHARACTERISTICS intrusion into the cour TRANSPORT - services	nfrastructure or commun ed adjacent to the existing S - The site would extend	, nor place undue burde ity facilities. built-up area (defined s Donington across the role on foot and bicycle.	ns on, existing infrastructure, such
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Don015 Settlement: Donington Phase two SHLAA sites
Address	Land to the north of South Ing Drove, Donington
Site area (Hectares)	25.38 Site capacity at 30 dph:  Site capacity at 25 dph:  Site capacity at 20 dph:  508 Site capacity from planning
Availability	Is the site available?  Yes  permissions:
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	Donington.  ENVIRONMENTAL IMPACTS - The site is mostly isolated from the built up area would change the character of the area.  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.  LOCATION - It is mostly not located adjacent to the existing built-up area (defined settlement limit);  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.  TRANSPORT - services and facilities are accessible on foot and bicycle.  Consequently, the site is considered unsuitable.
Classification	Undevelopable
Flood risk	Zone 1 Zone 2 Low hazard Danger for some Danger for most Danger for all  No Depth Om 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
Address	Land to the south of T	own Dam Lane, Doningto	on	
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
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it		costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		24 3	
Suitability	Is the site suitable	Yes Yes		
	west. There are no madevelopment. INFRASTRUCTURE - it is as open space, green it LOCATION - It is located SITE CHARACTERISTICS appear as a significant Environmental Health investigation. TRANSPORT - services likely to increase traffication.	will not lead to the loss on on frastructure or communed a short distance from the Source of the landscape intrusion into the countridentify that the site is on and facilities are accessilation in the countrial of the countrial of the site is on and facilities are accessilation.	f, nor place undue burde hity facilities. The existing built-up area ling the site would relate ryside, especially in conju n a list of potentially confole ole on foot and bicycle. R m Lane (a single track roa	welling has commenced to the part be required dependant on the part of the sexisting infrastructure, such (defined settlement limit); to the existing settlement and not notion with Don 017 and 029. SHDC taminated sites requiring further esidential development would be and) towards Quadring Road. This
Classification	Dev	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Don017	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the north of To	wn Dam Lane, Donington		
Site area (Hectares)	6.19 Site capacity at 30 dph:	Site capacity at 25 dph:	155 Site capacity at 20 dph:	124 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloo	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		ere is a reasonable prospe		pre costs are likely to be relatively oped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 74	
Suitability	Is the site suitable?	Yes		
Explanation	Donington.  ENVIRONMENTAL IMPA change the character at no major archaeological INFRASTRUCTURE - it was open space, green in LOCATION - It is accessive existing built-up area (d SITE CHARACTERISTICS neighbours would be accontaminated sites required TRANSPORT - services a along the A152, which is footway to the existing	nd appearance of the area I issues, further informativill not lead to the loss of, frastructure or communitable to Donington's existing lefined settlement limit);  The site is open grade 1 exceptable. SHDC Environnuiring further investigation and facilities are potential has street lighting and 30 network, extended street e without extensive impressions.	erse impacts on natural, he as it will extend develope on may be required dependent of the properties	ouilt or heritage assets. It will ment to the highway. There are
Classification	Deve	lopable (11-15)		
		No hazard Low hazard Danger for so Danger for me Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Don018	Set	ttlement:	Do	nington	Phase two SHLAA sites
Address	Land to the north of Qu	adring Roa	nd, Donington			
Site area (Hectares)	2.62 Site capacity at 30 dph:		ite capacity t 25 dph:		Site capacity at 20 dph:	52 Site capacity from planning permissions:
Availability	Is the site available	?	Yes			permissions.
Explanation	Although there is no pla	anning peri	mission or allo	cation, th	ere are no know	n legal or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation	low, including school in	nprovemer mmencem	nt costs. If it is ent may be de	allocated layed by	, there is a reaso the need to impr	ure costs are likely to be relatively nable prospect that it would be ove the water and foul sewerage
Assumed delivery rate	Delivered in yrs 1-5:			25		
	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			25 27		
Suitability	Is the site suitable?	•	Yes			
Explanation	Donington. ENVIRONMENTAL IMPAchange the character and no major archaeological INFRASTRUCTURE - it was open space, green in LOCATION - It is accessive existing built-up area (consistency of the Characteristics) neighbours would be acceptable of the A152 to th	ACTS - it wind appeara I issues, fur iill not lead frastructur ble to Don lefined sett - The site in company in the provide supposite sup osslands. Vee.	Il not have addince of the are rther information to the loss of re or communington's existictlement limit); s open grade as as are potential ditable junction rehicular access	verse impea as it wil tion may l , nor place ity facilition ng service 1 land . Th ally access n visibility	acts on natural, I Il extend develop be required depe e undue burdens es. es and facilities al here are no bad r ible on foot and 7. There is an exis	eeks to be developed in built or heritage assets. It will be ment to the highway. There are endant on development. It is on, existing infrastructure, such and is located adjacent to the neighbour uses. Visual impacts on bicycle. This site has sufficient sting frontage footway. There is unclassified roads to the east
Classification  Flood risk  Zone 1 Zone 2 Zone 3	a Ba	lopable	(11-15)  No hazard Low hazard Danger for so Danger for m			No Depth  0m to 0.25m  0.25m to 0.50m
Zone3	v		Danger for a			0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Don019	Settlement:	Donington	Phase two SHLAA sites
ddress	Land to the north of Wa	ish Dike Lane, Doningto	on	
te 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:
vailability	Is the site available	? Yes		ретпіззіонз.
cplanation	Although there is no pla	nning permission or al	location, there are no kno	own legal or ownership problems.
chievability	Is the site achievab	le? Yes		
kplanation		ere is a reasonable pro		cture costs are likely to be relatively veloped (assumed to begin in year S
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 125 13	
uitability	Is the site suitable?	No		
	as open space, green int LOCATION - It is not local SITE CHARACTERISTICS and as a significant intru	ill not lead to the loss of frastructure or commu ated adjacent to the ex-The site's developmension into the countrys not close to Donington	of, nor place undue burde nity facilities. disting built-up area (defin nt would appear unrelated de. 2 o's centre and so services	ens on, existing infrastructure, such ned settlement limit); d to the town's main built up area and facilities are less accessible on
lassification	Unde	velopable		
Zon Zon	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m

Reference	Don020	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the south of V	Vashdike Lane, Donington	1	
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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation		easonable prospect that it		e costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: )	24 9	
Suitability	Is the site suitable	No No		
	countryside and woul INFRASTRUCTURE - it as open space, green LOCATION - It is not lo SITE CHARACTERISTIC and as a significant int TRANSPORT - the site	d increase the visual dom will not lead to the loss o infrastructure or communicated adjacent to the exits. The site's development trusion into the countrysi	inance of the area . f, nor place undue burde nity facilities. sting built-up area (define at would appear unrelated de. 's centre and so services	ment further out into the  ns on, existing infrastructure, such ed settlement limit); d to the town's main built up area and facilities are less accessible on
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	most	No Depth Om 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
Address	Land to the south of No	rthorpe Road, 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloca	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation		easonable prospect that it		osts are likely to be very low. If it sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6	
Suitability	Is the site suitable?	No		
	countryside and would i INFRASTRUCTURE - it w as open space, green inf LOCATION - It is not loca site being to the north o SITE CHARACTERISTICS - characters area - develo area. The site's develop intrusion into the count TRANSPORT - the site is	rastructure or community ated adjacent to the existing the A52; The site would extend the pment on this side of the ment would appear unrelaryside.  not close to Donington's detailed to the majority of the to	ance of the area.  nor place undue burdens  r facilities.  ng built-up area (defined e town to the north of the A52 is not perceived as pated to the town's main  centre and it is separated	ent further out into the on, existing infrastructure, such disettlement limit) owing to the ne A52 to the detriment of the part of the town's main built up built up area and as a significant diffrom it by the A52 which means ies as other sites located to the
Classification	Unde	velopable		
Zo Zo	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don023	Settlement:	Donington	Phase two SHLAA sites
Address	Land at Alexine, Malting	Lane, Donington		
ite 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
Availability	Is the site available	Yes		permissions:
Explanation	Planning permission (ref	H04-0967-13) for 2 dwe	llings is under construction	on.
Achievability	Is the site achievable	e? Yes		
Explanation	permission is outstandin		le prospect that develop	osts are likely to be low. Planning ment will soon begin (assumed to
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable?	Yes		
	change the residential change the residential change in the INFRASTRUCTURE - it with as open space, green information - It is accessible existing built-up area (desidentify that the site is open identify that the site is open in INFRASTRES - identify that the site is open in INFRASTRES - identify that the site is open in INFRASTRES - identify that the site is open in INFRASTRES - identify that the site is open in INFRASTRES - identify that the site is open in INFRASTRES - identification in I	naracter and appearance Il not lead to the loss of, rastructure or communit ble to Donington's existing efined settlement limit); The site has planning pe n a list of potentially control of facilities are potentiall	of the area. nor place undue burdens y facilities. g services and facilities ar rmission for 2 dwellings. taminated sites requiring	
Classification	Devel	opable (06-10)		
lood fisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don024	Settlement:	Donington	Phase two SHLAA sites
Address	E & S Forklift Sales, Ma	alting 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
Availability	Is the site availabl	e? Yes		permissions:
Explanation	The site has planning p	permission for 51 dwelling	s now under construction	on.
Achievability	Is the site achieva	ble? Yes		
Explanation	permission is outstand		ble prospect that develo	costs are likely to be low. Plannir opment will soon begin (assumed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		51	
Suitability	Is the site suitable	? Yes		
	change the built up ch INFRASTRUCTURE - it v as open space, green i LOCATION - It is access existing built-up area ( SITE CHARACTERISTICS Environmental Health investigation. TRANSPORT - services	aracter and appearance o will not lead to the loss of, nfrastructure or communi sible to Donington's existing defined settlement limit); S - The site has planning po	f the area. In nor place undue burde ty facilities. Ing services and facilities  ermission for 51 dwellin a list of potentially cont	ns on, existing infrastructure, such and is located adjacent to the gs, now under construction. SHDC caminated sites requiring further d bicycle.
Classification	Deve	elopable (06-10)		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Don029	Settlement:	Donington	Phase two SHLAA sites
Address	Land adjacent to 69 Qu	adring 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or alloca	tion, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		sonable prospect that it we		costs are likely to be low. If it is umed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		11	
Suitability	Is the site suitable	Yes		
Explanation	Donington.  ENVIRONMENTAL IMPA change the character a no major archaeologica INFRASTRUCTURE - it w as open space, green in LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS neighbours would be a TRANSPORT - services a	nd appearance of the area al issues, further informatio vill not lead to the loss of, n ifrastructure or community ible to Donington's existing defined settlement limit); - The site is open grade 1 li	rse impacts on natural, as it will extend develor n may be required depor place undue burder facilities.  services and facilities and. There are no bad	built or heritage assets. It will pment to the highway. There are lendant on development. It is on, existing infrastructure, such land is located adjacent to the leneighbour uses. Visual impacts on the libit bicycle.
Classification	Deve	lopable (06-10)		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don030		Settlement:	D	onington		Phase two SHLAA sites
Address	Land to the east of To	wn Dam	Lane, Doningto	า			
Site area (Hectares)	0.61 Site capacity at 30 dph:	18	Site capacity at 25 dph:		Site capacity at 20 dph:	12	Site capacity from planning
Availability	Is the site available	e?	Yes				permissions:
Explanation	Although there is no p	lanning p	permission or all	ocation, t	here are no kno	wn legal	or ownership problems.
Achievability	Is the site achieva	ble?	Yes				
Explanation	school improvment co	sts. If it is ent may	s allocated, the be delayed by t	re is a reas he need to	onable prospection improve the w	t that it	e likely to be low, including would be developed I foul sewerage network
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25			9			
Suitability	Is the site suitable	?	Yes				
	change the character at the current glass hous dependant on develop INFRASTRUCTURE - it as open space, green i LOCATION - It is acces existing built-up area (SITE CHARACTERISTIC neighbour uses. Visual that the site is on a list TRANSPORT - services	and appe es. There iment. will not le infrastructible to D defined s 5 - The sit impacts of poter and facil tion radii g networ	arance of the all are no major a ead to the loss of ture or commu conington's existettlement limit te has some ope on neighbours intially contaminities are potent and visibility spk.	rea from the rehaming service (); en land as would be a lated sites itself access.	he south as it wical issues, furthce undue burderies. es and facilities well as glass hoacceptable. SHD requiring furthesible on foot an	ill extender informations on, extended and is loo uses upooder investing discycle	n it. There are no bad nmental Health identify
Classification	Dev	elopab	le (11-15)				
Flood risk  Zone Zone Zone:	2 3a		No hazard Low hazard Danger for Danger for Danger for	some most		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 60m to 1.0m 0m to 2.0m

Reference	Don031	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the north-east	of Quadring Road, Dor	nington	
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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	anning permission or a	llocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that		costs are likely to be low. If it is sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7	
Suitability	Is the site suitable?	Yes		
Explanation	Donington.  ENVIRONMENTAL IMPA change the character at by highway. There are revelopment.  INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi existing built-up area (consistency of the consistency of the	ACTS - it will not have and appearance of the and appearance of the and major archaeologic will not lead to the loss frastructure or commiste to Donington's exillefined settlement liming. There are no bad near the and facilities are potential.	area as it will extend develor al issues, further information of, nor place undue burde unity facilities. sting services and facilities tt);	I, built or heritage assets. It will opment onto an area surrounded on may be required dependant on ans on, existing infrastructure, such and is located adjacent to the acts on neighbours would be d bicycle.
Classification	Deve	lopable (06-10)		
Flood risk Zone 2 Zone 3	2 3a	No hazard Low hazar Danger for Danger for Danger for	some	No Depth  Om 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			
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			
Availability	Is the site available	Yes Yes		permissions:			
Explanation	Although there is no pla	anning permission or all	ocation, there are no knov	vn legal or ownership problems.			
Achievability	Is the site achieval	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: Delivered in yrs 11-15:		24 18				
	Delivered in yrs 16-20 Delivered in yrs 21-25:						
Suitability	Is the site suitable						
	does not have a countre the rear of a site of sign building) and its church with which it shares pathistoric setting of the Country there is any potential management of the country of th	yside character. However, ificant heritage value, to a lass signs of its boundary. Deve thurch and the churchyantigation for this issue. Will not lead to the loss of the formulation of the loss of the structure or community of the settlement limity. The site has some and bour uses, although the compatible to form a new acceptable of the site has are potentions in the site has a last and facilities are potentions in the site has a last and facilities are potentions.	er, the Conservation Office he Church of St Mary and nificant for the setting of topment of the site would rd, as well as the Conservat, nor place undue burdenity facilities. ing services and facilities at enity value owing to it being the maybe some noise from ally accessible on foot and cess from the corner of Page	ass to the fourth and therefore it er advises that the site is located to Holy Rood (a Grade I listed the Donington Conservation Area have a significant impact on the ation Area. It is not considered as on, existing infrastructure, such and is located adjacent to the ang open and farmed grade 1 land. In the A52. Visual impacts on I bicycle. Depending on what land ark Road. The carriageway of Park			
Classification	Unde	evelopable					
Flood risk Zone		No hazard Low hazard		No Depth 0m to 0.25m			
Zone		Danger for s		0.25m to 0.50m			
Zone	23b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m			
		l .		l			

Reference	Don033	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the north of Ch	urch 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it v	- '	osts are likely to be low. If it is imed to begin in year 9, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		125 28	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA upon the character & approperties opposite. Fur surviving example of the the lane and the wider of preserve openness wou be required dependant INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS There are no bad neight impact of development Environmental Health is investigation. TRANSPORT - services a Church Lane and Brown	opearance of the area as rthermore, the Conservation (open) historic setting of setting of the Conservation of the Conservation of the Conservation of the Setting of the Conservation development. If the set is a conservation of the Settlement of the Settlement limit; The site has some ament our uses and visual impart on the school's capacity dentify that the site is on the facilities are potential toft Lane are suitable to sing footpath network, to	erse impacts on natural at is visible from the A52 ion Officer advises that the fithe town, & its development of the town, and its development of the town, and its development of the town, and its development of the site maybe real list of potentially contains and serve residential development of the site on foot and derive residential development of the site on foot and derive residential development of the site on foot and derive residential development of the site on foot and derive residential development of the site on foot and derive residential development of the site on foot and derive residential development of the site on foot and derive residential development.	and closes an open view from the site's Church Lane frontage is a sment will change the character of ion in the form of landscaping to all issues, further information may son, existing infrastructure, such and is located adjacent to the gopen and farmed grade 1 land. Acceptable. Depending on the quired for school expansion. SHDC minated sites requiring further bicycle. The carriageways of ment but frontage footways and ainage, are required.
Classification	Deve	opable (16-20)		
Flood risk Zong Zong Zong	e 2 e 3a	No hazard Low hazard Danger for so Danger for me Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Don034	Settlement:	Donington	Phase two SHLAA sites				
Address	Land to the east of Northorpe Road, Donington							
Site area (Hectares)  Availability	0.44 Site capacity at 30 dph:	13 Site capacity at 25 dph:  Yes	11 Site capacity at 20 dph:	9 Site capacity from planning permissions:				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.							
Explanation	Although there is no pr	arming permission or anot	ation, there are no know	in regal of ownership problems.				
Achievability	Is the site achieval	Yes 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9					
Suitability	Is the site suitable	No No						
Explanation	Donington. ENVIRONMENTAL IMP, development would signarm the character of the INFRASTRUCTURE - it was LOCATION - it is not lofton Donington's centrological services and facilities a SITE CHARACTERISTICS neighbour' uses, it is material to the Information of the	nificantly intensify an exist he area.  will not lead to the loss of, cated within or adjacent the by the A52 which means is sites on the southern sich although the site has lithough grade 1 agricultural affacilities are potentially	have adverse impacts or sting group of buildings in nor place undue burden o Donington's built-up at a that it is not as accessible of the A52. the intrinsic amenity valualland & most of it is not paccessible on foot & by be A52 inevitably means the mosters on the southern strains.	n natural or heritage assets, its in the countryside, which would is on, existing infrastructure. The ear. Furthermore, it is separated to the majority of the town's the ear on nearby 'bad previously developed. Dicycle, & by public transport that the majority of the town's side of the A52).				
Classification	Unde	evelopable						
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m				

Reference	Don035	Settlement:	Donington	Phase two SHLAA sites
Address	Land to the south of Q	uadring 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
Availability	Is the site available	Yes		permissions:
Explanation	_	anning permission or allogal or ownership problem		vo separate land ownerships,
Achievability	Is the site achieval	yes		
Explanation		ted, there is a reasonable		ure costs are also likely to be e developed (assumed to begin in
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		25 110	
Suitability	Is the site suitable	? Yes		
Explanation	Donington.  ENVIRONMENTAL IMP. change the character a no major archaeologica INFRASTRUCTURE - it v as open space, green in LOCATION - It is access existing built-up area (of SITE CHARACTERISTICS neighbours would be a contaminated sites req TRANSPORT - services along the A152, which footway to the existing	ACTS - it will not have ad nd appearance of the areal issues, further informativill not lead to the loss of a frastructure or communible to Donington's exist defined settlement limit) in the site is open grade acceptable. SHDC Environ quiring further investigation and facilities are potential has street lighting and 30 gretwork, extended street le without extensive imparts of the street le without extensive in the street le without extensive in the st	ea as it will extend develor tion may be required dependent on place undue burdent ity facilities. Ing services and facilities at a land. There are no bad remental Health identify that on. Bally accessible on foot and Dmph speed limit. Developet lighting and highway draget.	built or heritage assets. It will oment to the highway. There are
Classification Flood risk Zon Zon	ne 1	Plopable (11-15)  No hazard Low hazard		No Depth 0m to 0.25m
Zon	ne 3a ne3b	Danger for s Danger for n Danger for a	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m