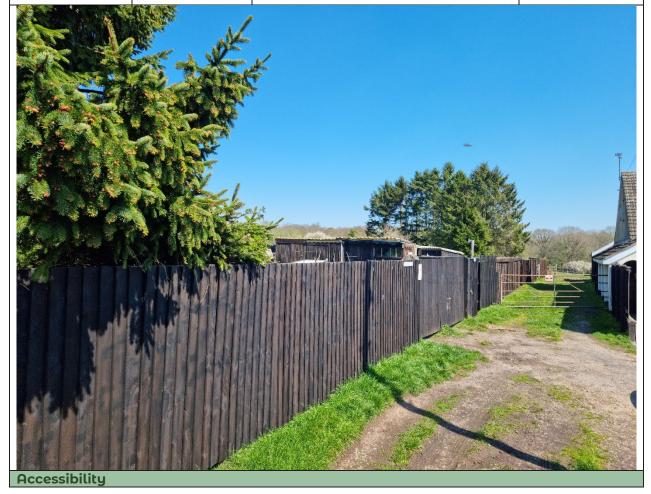
Site AS275: Land at Elsalene Drive, Bradgate Hill

Location				
Neighbourhood	Yes	Housing Site Option G	roby	
Area		A	uthor: C. Wilkinson ate: 14/04/2023	Parısh
Address	Elsalene Drive,			Housing Site Options
	Groby,		4-11 : A : A : A : A : A : A : A : A : A :	Nelghbourhood Area
	Leicestershire			-
	LE6 oFG			
SHLAA	AS275			Lesy May Vecoci
Reference				
Site description	Paddocks/small			
_	holdings			
Current use	Agricultural,			
	grazing,			
	paddock	30 50		
Land type	Greenfield			1800
Adjacent uses	Residential,			
_	agricultural	to Down carge of the special policy and Alexander (MINN) and and (MINN) and and (MINN) a		
Capacity	60dw	Grid reference		SK 51448 08383
		Site size		2.37ha
1	l			



Highway access	Acce	ess of Elsalene Drive but	there annears t	o he a ransom strin	
Distances	Nearest primary school (Martinshaw)			1.28km	
(walking from		okvale Groby Learning C		2.14km	
centre of site)		tments	ampus	1.27km	
		reation/ sports ground		990m	
		by Surgery		1.74km	
		stop		400m	
Rights of Way	l l	tpath J92 along part of ea	stern houndar	-	
Heritage Assets	100	tpatif 192 along part of co	astern boundar	y	
Archaeology	Med	lium risk – A known or a	nticipated sign	ficant archaeological potential	
Inchacology				nination evaluation by desk-	
		ed and appropriate field a			
Listed	No	** *			
Buildings					
Other	N/A				
Ecology					
Adjoins Lady Hay	Wood	d			
Landscape					
Site falls within N					
Site falls within C	harn	wood Forest Regional Pa	rk		
Agricultural Land					
Environmental I	Prote	ction			
N/A					
Drainage etc.	T .				
Flood Zone	1				
Water	N/A				
Resources					
Minerals	Voc				
Consultation	Yes				
Area					
Planning History	U				
81/00008/4	9	Erection of 1 dwelling	Refused	24 Feb 1981	
02/00000/4		with outbuildings	110101000	_4 = 00 = 70=	
79/02387/4		Erection of a	Refused	26 Feb 1980	
.,, 3 ., 1		bungalow			
79/01129/4M		Erection of stables	Permitted	21 Aug 1979	
79/00811/4		Erection of one	Refused	26 Jun 1979	
		detached bungalow			
Conclusion					
For					
Against	Mav	not have viable access			
		tiple ownership			
	Hist	ory of refusal for a dwell	ing		
	Lon	g way from primary scho	ool, Brookvale (Groby Learning Campus,	
	allotments, sports/recreation and Groby Surgery				
		d noise			
Issues for	I .	erals			
consideration	1		rest and Charny	vood Forest Regional Park	
	I Adio	Adjoining footpath			
		Biodiversity			
	Biod				

Site AS276: Land to the rear of 232 Markfield Road, Bradgate Hill

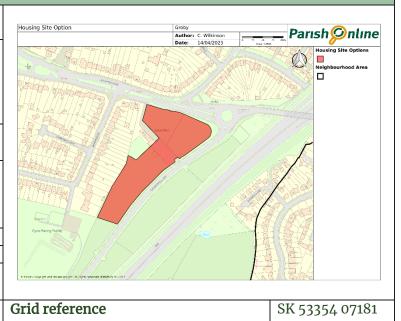
		<u> </u>	
Location			
Neighbourhood	Yes		
Area			
Address	232 Markfield	Housing Site Option Groby Author: C. Wilkinson	Parısh Online
	Road, Groby,	Date: 14/04/2023 For a 3:00	A Housing Site Options
	Leicestershire	The form of the state of the st	
	LE6 oFS		Neighbourhood Area
SHLAA	AS276		
Reference			
Site description	Paddock to the	A Company of the Comp	
_	rear of		
	properties on		\ <u>\</u>
	Markfield Road		
Current use	Greenfield,		This service of the s
	dwelling no 232		
	on site adjacent		
	to Markfield		
	Road		
Land type	Greenfield	6. Districting of and declaracing 1. 41 reg to revised SIBDSX to 2011	A CONTRACTOR OF THE PARTY OF TH
Adjacent uses	Residential,		
	agricultural		
Capacity	45dw	Grid reference	SK 51317 08353
		Site size	1.62ha

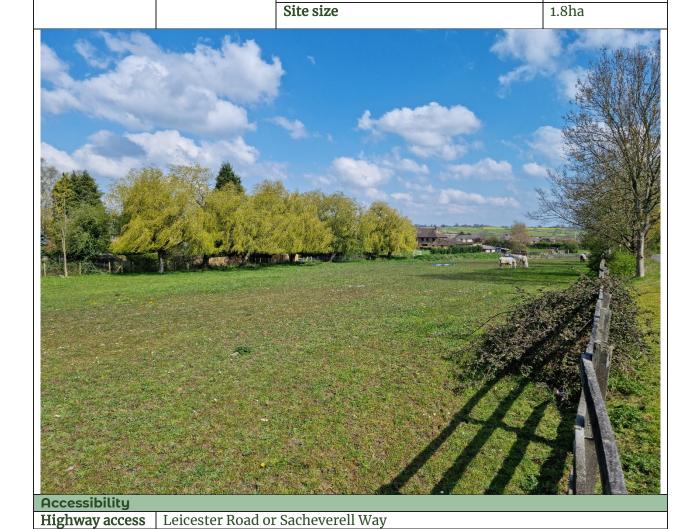


Highway access	Markfield Road				
Distances	Nearest primary school (Marti	inshaw)	1.2km		
(walking from	Brookvale Groby Learning Campus 2.07km				
centre of site)	Allotments	1	1.20km		
	Recreation/ sports ground		918m		
	Groby Surgery		1.67km		
	Bus stop		200m		
Rights of Way	None				
Heritage Assets	None				
Archaeology	Medium risk - A known or ant	ricinated sign	ificant archaeological potential		
Inchacology	of local or regional importance	e. pre-detern	nination evaluation by desk-		
	based and appropriate field as				
Listed	No				
Buildings					
Other	N/A				
Ecology					
Potential					
Landscape					
Site falls within N	lational Forest				
Site falls within C	harnwood Forest Regional Park	[
Site slopes down	from north to south				
Agricultural Land	Classification 3				
Environmental F	Protection				
Road noise					
Drainage etc.					
Flood Zone	1				
Water	N/A				
Resources					
Minerals					
Minerals	Yes				
Consultation					
Area					
Planning History	-	2 1			
79/01129/4M	Erection of stables 1	Permitted	21 Aug 1979		
Conclusion	Classic burgeton				
For	Close to bus stop				
Against	May not have viable access				
	Long way from primary school, Brookvale Groby Learning Campus,				
	allotments, sports/recreation	and Groby St	rgery		
	Road noise				
Issues for	Minerals				
consideration	Site falls within National Fore	st and Charny	wood Forest Regional Park		
	Biodiversity				
	Archaeology				

Site AS705: Laurel Farm

Location	
Neighbourhood	Yes
Area	
Address	Laurel Farm
	194 Leicester
	Road, Groby,
	Leicestershire
	LE6 oDP
SHLAA	AS705
Reference	
Site description	Paddocks
	alongside
	Sacheverell
	Way
Current use	Paddock
Land type	Greenfield
Adjacent uses	Residential
-	
Capacity	45dw
- •	
	1





Distances	Nearest primary school (Elizabeth	1.27km
(walking from	Woodville)	
centre of site)	Brookvale Groby Learning Campus	1.88km
	Allotments	1.46km
	Recreation/ sports ground (Marina Park)	440m
	Groby Surgery	1.10km
	Bus stop	150m
Rights of Way	None	
Heritage Assets		
Archaeology	Medium risk - A known or anticipated sigr of local or regional importance, pre-deter based and appropriate field assessment red Turnpike Road, Leicester to Ashby-de-la-	mination evaluation by desk- commended.
Listed	No	
Buildings		
Other	N/A	
Ecology		
Northern part of	site is a Local Wildlife Site	
Landscape		
	Charnwood Forest Regional Park	
	gradual downwards slope that converge tov	vards centre
Agricultural Land		
Environmental	Protection	
Duginggoolo		
Drainage etc. Flood Zone	1	
Water	N/A	
Resources	IV/A	
Minerals		
Minerals	No	
Consultation		
Area		
Planning Histor	y	
None		
Conclusion		
For	Allocated in Site Allocations and Developm (GRO04) Close to bus stop Close to Marina Park	ent Management Policies DPD
Against	Local Wildlife Site	
3 · · · ·	Long way from primary school, Brookvale allotments and Groby Surgery	Groby Learning Campus,
Issues for		al Dawle
133463 101	Site falls within Charnwood Forest Regiona	di Pdik
consideration	Biodiversity Archaeology	di Pdik

Site AS978: Lakes and land at Old Hall, Newton Linford Lane

Location				
Neighbourhoo	Yes			
d Area		Housing Site Option	Groby	D L 🙆 L
Address	Former Old		Author: C. Wilkinson Date: 14/04/2023	Parish O nline
	Hall Farm,			Housing Site Options Neighbourhood Area
	Newtown	The Control of the Co		Neighbourhood Area
	Linford Lane,			
	Groby,	Marajarani (m. 1971)	(2.)	
	Leicestershire			
	LE6 oEA			
SHLAA	AS978			
Reference				
Site	Old Hall Farm	Tohan		
description	Fishery plus			
	agricultural			
	land			
Current use	Fishing parks,			
	agricultural		Approximate the second	
Land type	Greenfield		ASSURED TO THE PARTY OF THE PAR	Takan se
Adjacent uses	Agriculture	A Cover commission of departures of the state instructed (1000x1816) 2003.	NAME OF THE PARTY	883
Capacity	401dw	Grid reference		SK 52932
				07816
		Site size		21.39ha
Westerland				



Highway access	Newton Linford Lane					
Distances	Nearest primary school (Elizabeth Woodville Prima	ary School)	1.2km			
(walking from	Brookvale Groby Learning Campus	,	1.37km			
centre of site)	Allotments		910m			
,	Recreation/ sports ground		1km			
	Groby Surgery	625m				
	Bus stop		520m			
Dights of Warr	-)20111			
Rights of Way Heritage Assets	Bisected by footpath J73					
Archaeology	Medium risk - A known or anticipated significant a	archaeologica	al potential of			
Archaeology	local or regional importance, pre-determination e appropriate field assessment recommended.					
	Post-medieval watermill east of Groby Pool					
	Post-medieval slate quarry, Groby Park					
	Medieval dam north-east of the Reservoir/possibly	y Nere Mulne	pol, Groby			
Listed	No					
Buildings Other	Sama ridge and furrow					
Ecology	Some ridge and furrow					
	cal Wildlife Sites- 11038 and 11028					
	illy Important Geological and Geomorphological Site	2 12593				
Landscape						
Site falls within	the Rothley Brook Meadow Green Wedge					
Site falls within	Charnwood Forest Regional Park					
Agricultural Lan	nd Classification 3					
Environmental						
Road noise						
Drainage etc.						
Flood Zone	Zone 2/3 along brook also Zone 2 in northern part of site					
Water	N/A					
Resources						
Minerals						
Minerals	Yes					
Consultation						
Area						
Planning Histo						
08/00411/COU	Change of use and extension of former pick your own building and car park to facilities building with associated car parking in connection with fisheries enterprise.	Permitted	11 Jun 2008			
07/01455/FUL	Proposed farm and fishery storage and workshop barns	Permitted	06 Feb 2008			
07/01376/FUL	Erection of livestock shelter	Permitted	11 Feb 2008			
96/00863/FUL	Creation of conservation and amenity lake	Permitted	15 Jan 1997			
95/00117/TEM P	Retention of sales office, store and ice cream sales building	Permitted	31 Mar 1995			
90/00208/4	Retention of sales office and store and ice cream sales building	Permitted	20 Mar 1990			
85/00259/4	Retention of sales office store and ice cream sales building	Permitted	23 Apr 1985			
	Dunanig					

82/00196/4	Erection of sales office store and toilets and change of use of agricultural buildings to sale area for ice cream and cream	Permitted	27 Apr 1982		
78/00582/4	Formation of car park in connection with the use of adjacent fields for the picking of agricultural produce	Permitted	27 Jun 1978		
Conclusion					
For					
Against	Site falls within the Rothley Brook Meadow Green Wedge Long way from primary school, Brookvale Groby Learning Campus, allotments, sports/recreation and bus service. Road noise Biodiversity Flood risk				
Issues for consideration	Minerals Site falls within Charnwood Forest Regional Park Archaeology Footpath bisects site Ridge and furrow				

Site LPR30: Land east of Groby Cemetery

Location			
Neighbourhood	No		
Area			
Address	Land East of Groby Village Cemetery, Groby Road Service Road, Ratby, Leicestershire LE6 oBS	Housing Site Option Author: C. Wilkinson Date: 14/04/2023 Production To the state of the stat	Parish online Housing Site Options Neighbourhood Area
SHLAA	LPR30		2010
Reference			S. C. Z. C. S.
Site description	Open field forming part of a larger triangular tract of land.		
Current use	Paddock		
Land type	Greenfield	Street Doughtfort and database Gyal All rights received 11000576 (s) 2003	
Adjacent uses	Residential, park, cemetery		
Capacity	105dw	Grid reference	SK 52001 06630
		Site size	4.41ha



Highway access	Ratby Road				
	Nearest primary school (Lady Jane Grey Primary	School)	785m		
	Brookvale Groby Learning Campus	,	320m		
	Allotments		770m		
Í .	Recreation/ sports ground		250m		
	Groby Surgery		1.2km		
	Bus stop		280m		
	Public footpath along western boundary and per	missive feets			
	rail track and on a narrow strip of open land to t		atils off the former		
	On National Cycle Network	ne south.			
Heritage Assets	Off National Cycle Network				
	Medium risk - A known or anticipated significar	nt archaeologic	ral notential of		
	local or regional importance, pre-determination				
	appropriate field assessment recommended.	i evaluation by	desk-based and		
	Groby Granite Railway				
	No				
Buildings	INO				
	N/A				
Ecology					
Badger habitat					
Landscape					
	e Rothley Brook Meadow Green Wedge				
	al Land Classification 2				
Environmental Pr					
Chivironinientat Ph	otection				
Drainage etc.					
	1				
	Pond in south-eastern corner of site.				
Resources	Fond in South-eastern corner of site.				
Minerals					
	No				
Consultation	INO				
Area					
Planning History					
	Erection of 91 dwellings with garages, parking	Refused	27 Jul 2012		
	spaces, open space, landscaping and	Appeal	11 Mar 2015		
	associated infrastructure	Dismissed	11 Wai 201)		
1	Erection of 133 dwellings with garages and car	Refused	08 Jan 2010		
	parking and construction of roads and sewers	Appeal	24 Feb 2011		
	ranning and contouraction of rouds and sewers	Dismissed	241002011		
09/00469/FUL 1	Erection of 140 dwellings with garages and	Application	20 Aug 2009		
	carparking and construction of roads and	Withdrawn	201146 2009		
	sewers	VVICIALAVVII			
Conclusion					
	On National Cycle Network				
	Close to bus stop, Butler's Field, Brookvale Groby Learning Campus				
Against					
_	Site falls within the Dothley Brook Manday Cros				
	Site falls within the Rothley Brook Meadow Gree	en weage			
i II	Long way from Groby Surgery	en weuge			
	Long way from Groby Surgery Biodiversity	en wedge			
	Long way from Groby Surgery Biodiversity Planning history	en weuge			
]	Long way from Groby Surgery Biodiversity Planning history Best and Most Versatile Agricultural Land	en weuge			
Issues for	Long way from Groby Surgery Biodiversity Planning history	en weuge			

Archaeology
Archaeology

Site LPR49A: Land north of Markfield Road (A50) (Part A)

Yes			
	Housing Site Option	Groby Author: C. Wilkinson	Parısh Onlın
Anstey Lane,		Date: 14/04/2023	The a state of the
Leicestershire			Neighborhood Area
LE6 oAU			
LPR49A			
Agricultural land east of			>
alongside			
Agriculture			
Greenfield			/ / 🥳
Agriculture	So Design only and devalues right. All rights informed (HIBAs) 63 (2017)		/ 3/
217dw	Grid reference		SK 53869 0768
	Site size		11.56ha
	Anstey Lane, Groby, Leicestershire LE6 oAU LPR49A Agricultural land east of Anstey Lane alongside Rothley Brook Agriculture Greenfield Agriculture	Anstey Lane, Groby, Leicestershire LE6 oAU LPR49A Agricultural land east of Anstey Lane alongside Rothley Brook Agriculture Greenfield Agriculture Greenfield Agriculture Grid reference	Anstey Lane, Groby, Leicestershire LE6 oAU LPR49A Agricultural land east of Anstey Lane alongside Rothley Brook Agriculture Greenfield Agriculture Greenfield Agriculture Greenfield Agriculture Grid reference



Highway access	Anstey Lane			
Distances	Nearest primary school (Elizabeth 1.93km			
(walking from	Woodville Primary School)	11//11111		
centre of site)	Brookvale Groby Learning Campus	2.52km		
	Allotments	2.04km		
	Recreation/ sports ground	465m		
	Groby Surgery	1.71km		
	Bus stop	680m		
Rights of Way	None			
Heritage Assets	None			
Archaeology	Medium risk - A known or anticipated s	significant archaeological notential		
Archaeology	of local or regional importance, pre-de			
	based and appropriate field assessment			
Listed	No	. recommended.		
Buildings	110			
Other	N/A			
Ecology				
	e Sites 90451 and 90669			
Landscape				
	he Rothley Brook Meadow Green Wedge			
	Charnwood Forest Regional Park			
	wards the A50 roundabout & Anstey.			
Agricultural Land				
Environmental F				
Road noise	Totection			
Drainage etc.				
Flood Zone	Zone 2/3 along brook			
Water	N/A			
Resources				
Minerals				
Minerals	No			
Consultation				
Area				
Planning History	y			
None				
Conclusion				
For				
Ommirant	Cito falla within the Dethi Due of 37	dow Croop Woden		
Against	Site falls within the Rothley Brook Mea	dow Green wedge		
	Local Wildlife Sites			
	Road noise	ala Crahri I aarning Campus		
	Long way from primary school, Brooky			
Issues for	allotments and bus service. All require of			
consideration	Site falls within Charnwood Forest Regi	Ulidi PdIK		
Consideration	2100 41110 4110110 020011			
	Archaeology			

Site LPR49B: Land north of Markfield Road (A50) (Part B)

Location			
Neighbourhood	Yes		
Area			
Address	Markfield	Housing Site Option Groby	
	Road, Groby,	Author: C. Wilkinson	Parısh Online
	Leicestershire	Date: 14/04/2023 Soze: 10000	Housing Site Options
	LE6 oAZ	Tipe Halpa Dan	Neighbourhood Area
SHLAA	LPR49A		
Reference			
Site description	Agricultural	Softhele 6	
	fields north of	Ton draw tall	Spirit Sp
	A50 and west		Section Comments
	of Anstey		
	Lane. Gently	Tanks 1	· 🔀
	sloping land		
	up to north of	Mary June 1	7)
	site where	The state of the s	
	there are wind		7 &
	turbines.	Sign and the same of the same	
Current use	Agriculture	The state of the s	
Land type	Greenfield	a visual specific in a serious direction in regiment accessors access	THE MARKET LAND
Adjacent uses	Agriculture		
Capacity	692dw	Grid reference	SK 53394 07950
		Site size	46.12ha



Highway access	Anstey Lane				
Distances	Nearest primary school (Elizabeth Woodville Primary 2.33km				
(walking from	School)				
centre of site)	Brookvale Groby Learning Campus	2.92km			
, ,	Allotments		2.44km		
	Recreation/ sports ground		865m		
	Groby Surgery 2.11km				
	Bus stop		1.1km		
Rights of Way	Bisected by footpath J72. Footpath J73 along	north_western			
Heritage Assets	bisected by footpath 1/2. I ootpath 1/3 along	HOTTH WESTELL	i bouildary		
Archaeology	Medium risk - A known or anticipated significant archaeological potential of local or regional importance, pre-determination evaluation by desk-based and appropriate field assessment recommended. Possible Iron Age circular enclosure, north of Markfield Road Possible Roman site, Blacklands Field, Groby Roman site, south-east of Sheet Hedges Wood, Groby Possible Iron Age/Roman enclosures, south-east of Sheet Hedges Wood, Groby Roman site east of Groby Quarries, Groby Possible Iron Age/Roman enclosures and pits, east of Groby Quarries				
Listed	No	-,			
Buildings					
Other	N/A				
Ecology					
N/A					
Landscape					
	ne Rothley Brook Meadow Green Wedge				
Site falls within C	harnwood Forest Regional Park				
	vards the A50 roundabout & Anstey.				
Agricultural Land					
Environmental F					
Road noise	10000001				
Drainage etc.					
Flood Zone	Zone 2/3 along brook affecting southern edg	e of site			
Water	N/A	c or site			
Resources	IV/A				
Minerals					
Minerals	Yes				
Consultation	100				
Area					
Planning History	1				
13/00992/FUL	Extension and surfacing of access track	Permitted	20 Mar 2014		
-5,007/2,100	(retrospective)				
12/00703/FUL	Erection of 2 wind turbines	Permitted	08 Oct 2012		
11/00835/FUL	Erection of 2 wind turbines	Application	20 Feb 2012		
_,	Withdrawn				
Conclusion					
For					
Against	Site falls within the Rothley Brook Meadow C Local Wildlife Sites Road noise Long way from primary school, Brookvale G and bus service. All require crossing of A50.		Campus, allotments		

Issues for	Site falls within Charnwood Forest Regional Park
consideration	Flooding along brook
	Archaeology
	Footpaths

Site LPR134: Land south of Groby Road, Glenfield

Part	Housing Site Option Groby	Parısh Online
		O 101 120 Men Fall ST
Glenfield,	Communication of the Communica	Neighbourhood Area
Leicester LE6		
oYD	Sand Community of the C	2 Alteria
LPR134		4444
Fields to the	Total Carlos Carlos	
north of		
Glenfield.		
Agriculture		THE PARTY OF THE P
Greenfield		
Residential,		/ <u>(A</u> .)
	Habura Salak	Top Series
	Green Company and September (COM) DEFT September (COM) Septemb	Control of the Contro
450dw in HBBC	Grid reference	SK 53457 06549
	Site size	74.34ha
		23.61ha within
		HBBC
	Glenfield, Leicester LE6 oYD LPR134 Fields to the north of Glenfield. Agriculture Greenfield Residential, employment.	Glenfield, Leicester LE6 oYD LPR134 Fields to the north of Glenfield. Agriculture Greenfield Residential, employment. Grid reference



*	T_1	. , , , , , , , , , , , , , , , , , , ,		
Highway access	There are potential access points from the A50 (to the north) and from			
	Kirby Road / the Mill Lane to the south and east.			
	Access from the A50 would require a new junction capable of			
	accommodating substantial traffic flows. Access from Mill Lane may			
71.	require demolition of premises. Access crosses flood zone 3 land.			
Distances	Nearest primary school (Glenfield	1.09km		
(walking from	Primary school)			
centre of site)	Brookvale Groby Learning Campus	2.15km		
	Allotments (Glenfield)	635m		
	Recreation/ sports ground	450m		
	Glenfield Surgery	1.45km		
	Bus stop	730m		
Rights of Way	Bisected by footpath R40			
	On National Cycle Network route 63			
Heritage Assets				
Archaeology	Medium risk - A known or anticipated sigr	nificant archaeological potential		
	of local or regional importance, pre-determ	mination evaluation by desk-		
	based and appropriate field assessment re-	commended.		
Listed	No			
Buildings				
Other	Some ridge and furrow			
	Scheduled Monument- Moated site and ga	rden enclosure at Glenfield		
	(outside HBBC)			
Ecology				
	Wildlife Site 90671			
	ldlife Site 11032 in north			
	e 90701 on northern boundary			
Landscape				
	he Rothley Brook Meadow Green Wedge			
Agricultural Land				
Environmental F				
	rhead lines pass through eastern part of site	(outside HBBC)		
Road noise				
Drainage etc.				
Flood Zone	Zone 2/3 along brook to east but fully Zone	e 1 within Parish		
Water	N/A			
Resources				
Minerals				
Minerals	Part			
Consultation				
Area				
Planning History	y			
None (in HBBC)				
Conclusion				
For	On National Cycle Network Access to wide range of services and facilit	ies in Glenfield		
Against	Site falls within the Rothley Brook Meadov	v Green Wedge		
	Access constraints and highway capacity is			
	Partly in flood zones 2 and 3 (including access)			
	Long way from Brookvale Groby Learning			
	Road noise	1,		
	Ecology			
L				

Issues for	Cross-boundary site with part within adjoining Blaby district so cannot be
consideration	delivered in isolation.
	Scheduled Monument
	Archaeology
	Ridge and furrow
	Minerals
	Footpaths

Site LPR146A: Land south of Sacheverell Way (Part A)

Location			
Neighbourhood	Yes		
Area		Housing Site Option Groby Author: C. Wilkinson	Parish Online
Address	Sacheverell	Date: 14/04/2023 5 10 40 10 10 10 10 10 10 10 10 10 10 10 10 10	
	Way, Groby,		Neighbourhood Area
	Leicestershire		
	LE6 oYL		
SHLAA	LPR146A		
Reference	П Кідол		
	The second of		
Site description	Triangle of		
	agricultural		
	land between	ager \	
	Sacheverell		
	Way and A46		3
Current use	Agriculture		
Land type	Greenfield		34
Adjacent uses	Agriculture	6 Dear Corpupts and Anadom cryst. At regits reasoning (HBDAR) 2013	
Capacity	197dw	Grid reference	SK 52625 06340
l		Site size	10.6ha



Highway access	Sacheverell Way		
Distances	Nearest primary school(Lady Jane Grey 760m		
(walking from	Primary School)		
centre of site)	Brookvale Groby Learning Campus	1.04km	
	Allotments	1.44km	
	Recreation/ sports ground	675m	
	Groby Surgery	1.42km	
	Bus stop	440m	
Rights of Way	Footpath R116 along eastern boundary wit	h A46	
Heritage Assets	 		
Archaeology	Medium risk - 10.5 ha. Large development	- partly within Lidar survey	
8,	(ELE7150)	1	
	Groby Mineral Railway		
Listed	No		
Buildings			
Other	N/A		
Ecology			
Tree Preservation	n Order (TPO)		
Local Wildlife Site	e 90689 along southwestern boundary		
Landscape			
Site falls within t	he Rothley Brook Meadow Green Wedge		
Relatively flat			
	l Classification 3b		
Environmental F	Protection		
Road noise			
Drainage etc.			
Flood Zone	1		
Water	N/A		
Resources			
Minerals			
Minerals	No		
Consultation			
Area			
Planning History	y		
None			
Conclusion			
For			
Against	Site falls within the Rothley Brook Meadov	v Green Wedge	
	Long way from Brookvale Groby Learning		
	Surgery.	·	
	Road noise		
Issues for	Ecology		
consideration	Archaeology		
	Footpath on boundary		

Site LPR146B: Land south of Sacheverell Way (Part B)

Location				
Neighbourhood	No	Housing Site Option	Groby	
Area			Author: C. Wilkinson Date: 14/04/2023 274-04-63	oc
Address	Sacheverell		2/指記事業/	Housing Site Options
	Way, Groby,		ALL WAY	Neighbourhood Area
	Leicestershire			
	LE6 oYL			
SHLAA	LPR146B	The state of the s	A Line Park	
Reference				
Site description	Flood relief			<i>H</i>
_	basin and			
	adjoining land			*
Current use	Flood relief			
	basin		\\\\\\\	
Land type	Greenfield			
Adjacent uses	Agriculture	140)/ ₂		
		A Description of and silvering to the engite wavewer (1880), As a 2011	The state of the s	
Capacity	91dw	Grid reference		SK 52427 06205
		Site size		3.63ha



Highway access	Via LPR146A			
Distances	Nearest primary school 1.01km			
(walking from	Brookvale Groby Learning Campus	1.29km		
centre of site)	Allotments	1.69km		
	Recreation/ sports ground	915m		
	Groby Surgery	1.67km		
	Bus stop	690m		
Rights of Way	Public footpath R51 crosses eastern par	t of site.		
Heritage Assets				
Archaeology	Medium risk - 3.5 ha. Within Lidar surv	ev (ELE7150)		
	Groby Mineral Railway	, , ,		
Listed	No			
Buildings				
Other	N/A			
Ecology				
Tree Preservation	n Order (TPO)			
Local Wildlife Sit	e 90689 along north-eastern boundary			
Landscape				
	he Rothley Brook Meadow Green Wedge			
Agricultural Land				
Environmental I	Protection			
Drainage etc.				
Flood Zone	1			
Water	N/A			
Water Resources	N/A			
Water Resources Minerals				
Water Resources Minerals	N/A No			
Water Resources Minerals Consultation				
Water Resources Minerals Consultation Area	No			
Water Resources Minerals Minerals Consultation Area Planning History	No			
Water Resources Minerals Minerals Consultation Area Planning History None	No			
Water Resources Minerals Consultation Area Planning History None Conclusion	No			
Water Resources Minerals Minerals Consultation Area Planning History None	No			
Water Resources Minerals Consultation Area Planning History None Conclusion	No			
Water Resources Minerals Consultation Area Planning History None Conclusion	No No	dow Green Wedge		
Water Resources Minerals Consultation Area Planning History None Conclusion For	No Site falls within the Rothley Brook Mead			
Water Resources Minerals Consultation Area Planning History None Conclusion For	No No			
Water Resources Minerals Consultation Area Planning History None Conclusion For Against Issues for	No Site falls within the Rothley Brook Mead Long way from primary school, Brookv.	ale Groby Learning Campus,		
Water Resources Minerals Consultation Area Planning History None Conclusion For	Site falls within the Rothley Brook Mead Long way from primary school, Brookwallotments and Groby Surgery. Cannot be delivered in isolation of LPRI Water management	ale Groby Learning Campus,		
Water Resources Minerals Consultation Area Planning History None Conclusion For Against Issues for	Site falls within the Rothley Brook Mead Long way from primary school, Brookvallotments and Groby Surgery. Cannot be delivered in isolation of LPR1 Water management Ecology	ale Groby Learning Campus,		
Water Resources Minerals Consultation Area Planning History None Conclusion For Against Issues for	Site falls within the Rothley Brook Mead Long way from primary school, Brookwallotments and Groby Surgery. Cannot be delivered in isolation of LPRI Water management	ale Groby Learning Campus,		

Site LPR152: Land north of Groby Road, Anstey

Location			
Neighbourhood	Yes		
Area		Housing Site Option Groby Author: C. Wilkinson	Parısh Onlıne
Address	Groby Road,	Date: 14/04/2023 *** 35 to 8 1	Housing Site Options
	Anstey,		Neighbourhood Area
	Leicestershire		
	LE7 7FL		
SHLAA	LPR152		
Reference			
	0 1 11		That I want to the same of the
Site description	Scrub with		
	derelict		
	building plus	(39)	
	adjoining	per la companya de la companya della companya della companya de la companya della	
	farmland		
Current use	Agriculture	gence	
Land type	Greenfield		in a second
Adjacent uses	Agriculture	C Districting of first feature rots, At repressional 3885/N to 2023	
Capacity	52dw	Grid reference	SK 54047 08096
		Site size	2.03ha



Highway access	Groby Road					
Distances	Nearest primary school (The Latimer 1.38km					
(walking from	Primary School)					
centre of site)		okvale Groby Learning C	ampus	2.9km		
		tments		2.43km		
	Recreation/ sports ground			520m		
	Anstey Surgery 1.53km					
		Bus stop 1.09km				
Rights of Way	Bise	cted by footpath J72				
Heritage Assets						
Archaeology		ium risk				
Listed	No					
Buildings						
Other	N/A					
Ecology						
Low						
Landscape			<u> </u>			
		thley Brook Meadow Gre				
	harnı	wood Forest Regional Pa	rk			
Relatively flat						
Agricultural Land						
Environmental I	Prote	ction				
Drainage etc. Flood Zone	1					
	1 N/A					
Water Resources	N/A					
Minerals						
Minerals	No					
Consultation	INO					
Area						
Planning History	u					
	<u> </u>	Erection of	Refused		07 Mar 2012	
12/00010/FUL			I IZETUSEU			
12/00010/FUL			Refused		0 / Widi 2012	
		agricultural building	Refused		07 Wai 2012	
12/00010/FUL Conclusion For	Und		Refuseu		07 Mai 2012	
Conclusion	Und	agricultural building	Refused		07 Mai 2012	
Conclusion For		agricultural building erused land		r Cuoca III.		
Conclusion	Site	agricultural building erused land falls within the Rothley	Brook Meadow	r Green We		
Conclusion For	Site Deta	agricultural building erused land falls within the Rothley ached from any settleme	Brook Meadow nt		edge	
Conclusion For	Site Deta Long	agricultural building erused land falls within the Rothley ached from any settleme g way from primary scho	Brook Meadow nt ool, Brookvale (edge	
Conclusion For Against	Site Deta Long allot	erused land falls within the Rothley sched from any settleme g way from primary scho	Brook Meadow nt ool, Brookvale (edge	
Conclusion For Against Issues for	Site Deta Long allot Clos	agricultural building erused land falls within the Rothley ached from any settleme g way from primary scho tments and Anstey Surge ely associated with Anst	Brook Meadow nt ool, Brookvale (ery ey	Groby Lea	edge	
Conclusion For Against	Site Deta Long allot Clos Site	erused land falls within the Rothley sched from any settleme g way from primary scho	Brook Meadow nt ool, Brookvale (ery ey	Groby Lea	edge	

Site LPR165: South of Wallace Drive, Bradgate Hill

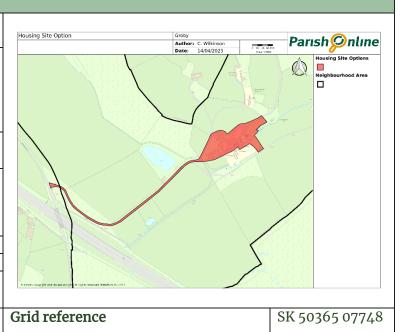
Location			
Neighbourhood	Yes		
Area		Housing Site Option Groby	Parısh Onlıne
		Author: C. Wilkinson Date: 14/04/2023	Parisnyntine
Address	180 Markfield		Housing Site Options
	Road, Groby,		Neighbourhood Area
	Leicestershire		
	LE6 oFS		
SHLAA	LPR165		
Reference			
Site description	Detached	/o / o / o / o / o / o / o / o / o / o	
_	house, garden		
	and field to rear		
Current use	Residential,		
	paddock		
Land type	Greenfield	Di mi	
Adjacent uses	Residential,		
_	woodland,	G Down copyright and the above right. All rights reserved (FIIIINAN to 200)	
	agriculture		
Capacity	53dw	Grid reference	SK 51574 08037
_			
		Site size	1.81ha



Highway access	Markfield Road (A50)			
Distances	Nearest primary school (Martinshaw) 836m			
(walking from	Brookvale Groby Learning Campus	1.70km		
centre of site)	Allotments	826m		
	Recreation/ sports ground	546m		
	Groby Surgery	1.30km		
	Bus stop	110m		
Rights of Way	Footpath J92 along northern boundary			
Heritage Assets	1 77 0			
Archaeology				
Listed	No			
Buildings				
Other	N/A			
Ecology				
Approximately ha	alf the site is a Local Wildlife Site 11033			
Landscape				
Site falls within N	Jational Forest			
	Charnwood Forest Regional Park			
Agricultural Land				
Environmental F	Protection			
Road noise				
Drainage etc.				
Flood Zone	Zone 2/3 along Slate Brook covering approximately 50% of site			
Water	N/A			
Resources				
Minerals				
Minerals	Yes			
Consultation				
Area				
Planning History		20 In 10 77		
74/00984/4	Erection of a dwelling Refused	28 Jan 1975		
Conclusion	Class to horse store			
For	Close to bus stop			
Against	May not have viable access			
	Long way from Brookvale Groby Learning	Campus and Groby Surgery		
	Road noise			
	Local Wildlife Site			
Issues for	Minerals			
consideration	Site falls within National Forest and Charnwood Forest Regional Park			
	1			

Site LPR166: Groby Lodge Farm

Location	
Neighbourhood	Yes
Area	
Address	Groby Lodge
	Farm, Slate Pit
	Lane, Groby,
	Leicestershire
	LE6 oGN
SHLAA	LPR166
Reference	
Site description	An extensive
_	group of
	agricultural
	buildings.
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Agriculture,
_	residential
Capacity	15





Accessibility					
Highway access	There have been two Person	nal Injury Collisions (I	PICs) recorded within		
lingiiway access	There have been two Personal Injury Collisions (PICs) recorded within 500m either side of the site access. Both occurred to the south of the				
	access at a bend in the road, one was recorded as slight and one,				
	regrettably, as serious. Intensification in use of the Ratby Lane access				
	where visibility is sub-standard for the recorded speeds of passing traffic in				
	the event the route to the A50 access is closed.				
Distances	Nearest primary school 2.2km				
(walking from	Brookvale Groby Learning (Campus 3.06k	.06km		
centre of site)	Allotments	-	2.19km		
	Recreation/ sports ground				
	Groby Surgery				
	Bus stop	1.06k	m		
Rights of Way	Small part of boundary alon	gside bridleway R36			
Heritage Assets	Tomair part of boardary aron	igorae orrareway 1150			
Archaeology	Mesolithic flint scatter, Wel	ll Close, Groby			
Listed	No	, ;			
Buildings					
Other	N/A				
Ecology					
Bat roosts located	d within buildings				
Landscape					
Site falls within N	Jational Forest				
	Charnwood Forest Regional Pa	ark			
Agricultural Land					
Environmental F					
	of contamination associated	with the previous far	ming use.		
Drainage etc.					
Flood Zone	1	1 11 ()	61 11		
Surface Water	The majority of the site is a				
	southern part of the site is a		sk of surface water		
TTT-how	flooding associated with Sla	ite Brook.			
Water	No public sewer				
Resources					
Minerals	No				
Consultation	INO				
Area					
Planning History	u				
18/00338/CQGDO		Prior Approval	30 May 2018		
20,003,50,02020	change of use of an	Refused	Je 1114 _ 010		
	existing agricultural				
	building to 2				
	dwellings (C3) and				
	associated building				
	operations				
18/00329/FUL	Conversion of	Awaiting decision			
	existing agricultural				
	barns to form 10				
	dwellings, including				
	alterations and small				
	extensions, hard and				
	soft landscaping				

10/00901/EXT	including formation of parking spaces, ancillary works including the alteration to site access at Ratby Lane Extension of time for	Permitted	11 Oct 2011	
	the implementation of existing planning permission ref. 07/01477/cou			
07/01477/COU	Conversion of farm buildings to B1 and B8 use	Permitted	12 Mar 2008	
04/00431/COU	Conversion of existing farm buildings to mixed (B1, B2 and B8) use	Withdrawn	13 Feb 2006	
01/00710/COU	Change of use and conversion of buildings to office accommodation	Withdrawn	04 Nov 2002	
Conclusion				
For	Re-use of under-used buildings			
Against	May not have viable access Detached from any settlement Long way from Primary School, Brookvale Groby Learning Campus, Sport/Recreation, allotments, bus services and Groby Surgery Protected species			
Issues for consideration	Contamination Site falls within Charnwood Forest Regional Park and National Forest Surface water flooding Bridleway			