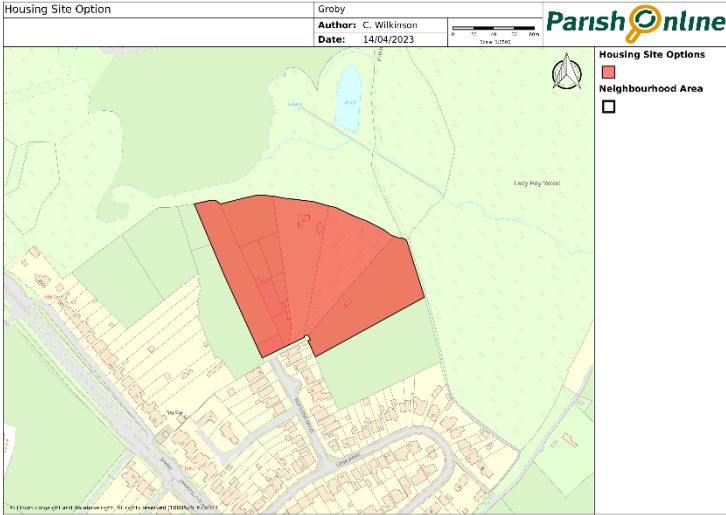


Site AS275: Land at Elsalene Drive, Bradgate Hill

Location

Neighbourhood Area	Yes		
Address	Elsalene Drive, Groby, Leicestershire LE6 0FG		
SHLAA Reference	AS275		
Site description	Paddocks/small holdings		
Current use	Agricultural, grazing, paddock		
Land type	Greenfield		
Adjacent uses	Residential, agricultural		
Capacity	60dw	Grid reference	SK 51448 08383
		Site size	2.37ha

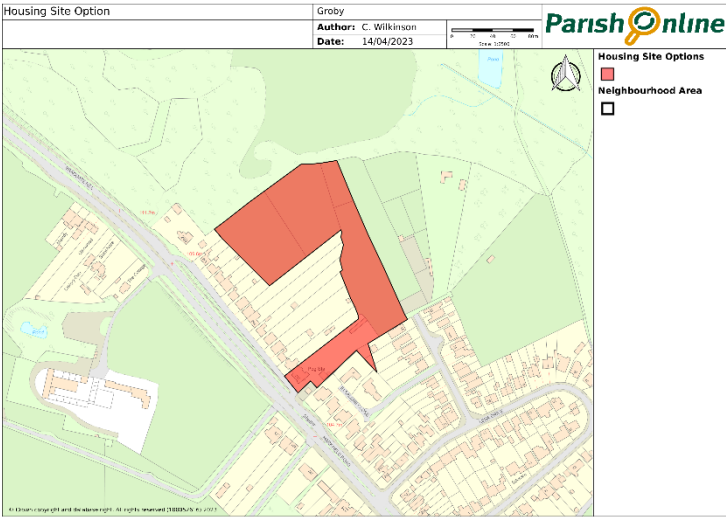


Accessibility

Highway access	Access of Elsalene Drive but there appears to be a ransom strip.		
Distances (walking from centre of site)	Nearest primary school (Martinshaw)	1.28km	
	Brookvale Groby Learning Campus	2.14km	
	Allotments	1.27km	
	Recreation/ sports ground	990m	
	Groby Surgery	1.74km	
	Bus stop	400m	
Rights of Way	Footpath J92 along part of eastern boundary		
Heritage Assets			
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.		
Listed Buildings	No		
Other	N/A		
Ecology			
Adjoins Lady Hay Wood			
Landscape			
Site falls within National Forest			
Site falls within Charnwood Forest Regional Park			
Agricultural Land Classification 3			
Environmental Protection			
N/A			
Drainage etc.			
Flood Zone	1		
Water Resources	N/A		
Minerals			
Minerals Consultation Area	Yes		
Planning History			
81/00008/4	Erection of 1 dwelling with outbuildings	Refused	24 Feb 1981
79/02387/4	Erection of a bungalow	Refused	26 Feb 1980
79/01129/4M	Erection of stables	Permitted	21 Aug 1979
79/00811/4	Erection of one detached bungalow	Refused	26 Jun 1979
Conclusion			
For			
Against	May not have viable access Multiple ownership History of refusal for a dwelling Long way from primary school, Brookvale Groby Learning Campus, allotments, sports/recreation and Groby Surgery Road noise		
Issues for consideration	Minerals Site falls within National Forest and Charnwood Forest Regional Park Adjoining footpath Biodiversity Archaeology		

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

Location

Neighbourhood Area	Yes		
Address	232 Markfield Road, Groby, Leicestershire LE6 0FS		
SHLAA Reference	AS276		
Site description	Paddock to the rear of properties on Markfield Road		
Current use	Greenfield, dwelling no 232 on site adjacent to Markfield Road		
Land type	Greenfield		
Adjacent uses	Residential, agricultural		
Capacity	45dw	Grid reference	SK 51317 08353
		Site size	1.62ha



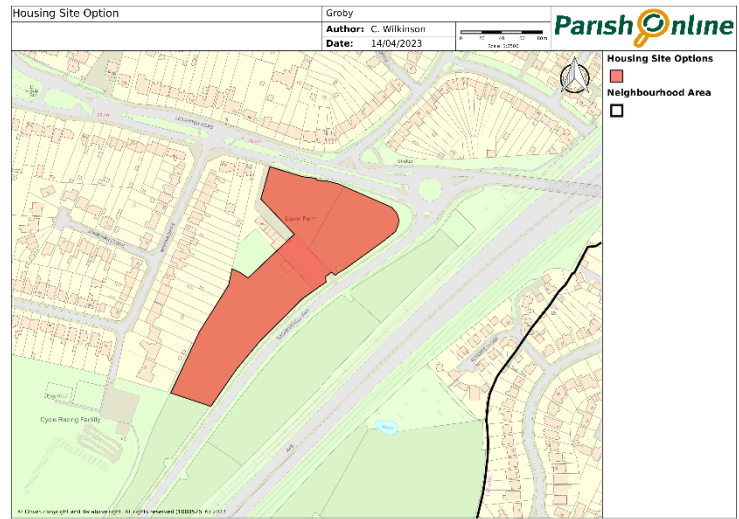
Accessibility

Highway access	Markfield Road		
Distances (walking from centre of site)	Nearest primary school (Martinshaw)	1.2km	
	Brookvale Groby Learning Campus	2.07km	
	Allotments	1.20km	
	Recreation/ sports ground	918m	
	Groby Surgery	1.67km	
	Bus stop	200m	
Rights of Way	None		
Heritage Assets			
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.		
Listed Buildings	No		
Other	N/A		
Ecology			
Potential			
Landscape			
Site falls within National Forest			
Site falls within Charnwood Forest Regional Park			
Site slopes down from north to south			
Agricultural Land Classification 3			
Environmental Protection			
Road noise			
Drainage etc.			
Flood Zone	1		
Water Resources	N/A		
Minerals			
Minerals Consultation Area	Yes		
Planning History			
79/01129/4M	Erection of stables	Permitted	21 Aug 1979
Conclusion			
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 Surgery Road noise		
Issues for consideration	Minerals Site falls within National Forest and Charnwood Forest Regional Park Biodiversity Archaeology		

Site AS705: Laurel Farm

Location

Neighbourhood Area	Yes
Address	Laurel Farm 194 Leicester Road, Groby, Leicestershire LE6 0DP
SHLAA Reference	AS705
Site description	Paddocks alongside Sacheverell Way
Current use	Paddock
Land type	Greenfield
Adjacent uses	Residential



Capacity	45dw	Grid reference	SK 53354 07181
		Site size	1.8ha



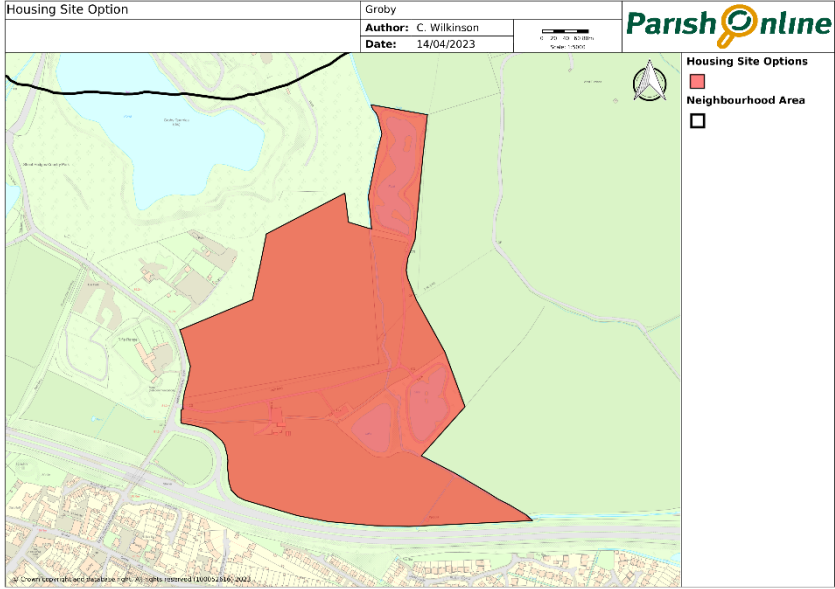
Accessibility

Highway access	Leicester Road or Sacheverell Way
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Distances (walking from centre of site)	Nearest primary school (Elizabeth Woodville)	1.27km
	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 significant archaeological potential of local or regional importance, pre-determination evaluation by desk-based and appropriate field assessment recommended. Turnpike Road, Leicester to Ashby-de-la-Zouch	
Listed Buildings	No	
Other	N/A	
Ecology		
Northern part of site is a Local Wildlife Site		
Landscape		
Site falls within Charnwood Forest Regional Park		
Both sides have a gradual downwards slope that converge towards centre		
Agricultural Land Classification 3		
Environmental Protection		
Drainage etc.		
Flood Zone	1	
Water Resources	N/A	
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For	Allocated in Site Allocations and Development Management Policies DPD (GRO04) Close to bus stop Close to Marina Park	
Against	Local Wildlife Site Long way from primary school, Brookvale Groby Learning Campus, allotments and Groby Surgery	
Issues for consideration	Site falls within Charnwood Forest Regional Park Biodiversity Archaeology	

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

Location

Neighbourhood Area	Yes		
Address	Former Old Hall Farm, Newtown Linford Lane, Groby, Leicestershire LE6 0EA		
SHLAA Reference	AS978		
Site description	Old Hall Farm Fishery plus agricultural land		
Current use	Fishing parks, agricultural		
Land type	Greenfield		
Adjacent uses	Agriculture		
Capacity	401dw	Grid reference	SK 52932 07816
		Site size	21.39ha



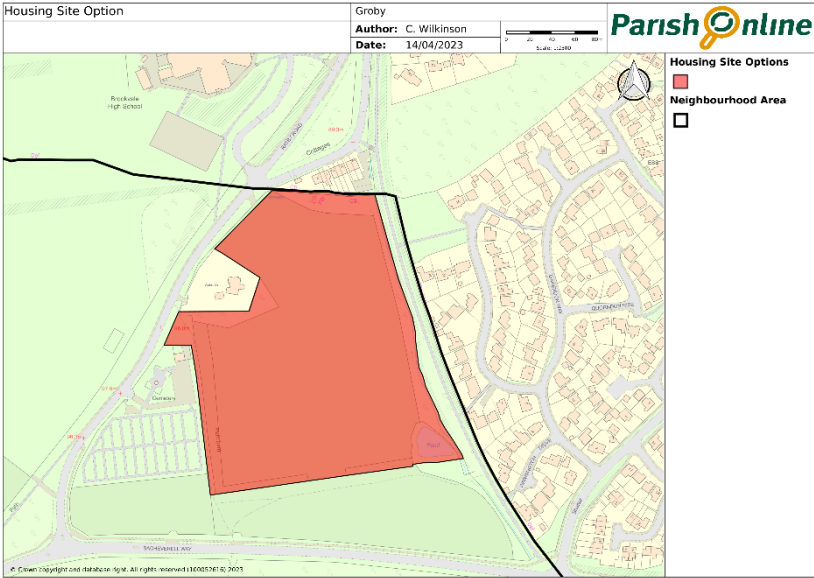
Accessibility

Highway access	Newton Linford Lane		
Distances (walking from centre of site)	Nearest primary school (Elizabeth Woodville Primary School)		1.2km
	Brookvale Groby Learning Campus		1.37km
	Allotments		910m
	Recreation/ sports ground		1km
	Groby Surgery		625m
	Bus stop		520m
Rights of Way	Bisected by footpath J73		
Heritage Assets			
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. Post-medieval watermill east of Groby Pool Post-medieval slate quarry, Groby Park Medieval dam north-east of the Reservoir/possibly Nere Mulnepol, Groby		
Listed Buildings	No		
Other	Some ridge and furrow		
Ecology			
Two historic Local Wildlife Sites- 11038 and 11028 Adjoins Regionally Important Geological and Geomorphological Site 12593			
Landscape			
Site falls within the Rothley Brook Meadow Green Wedge			
Site falls within Charnwood Forest Regional Park			
Agricultural Land Classification 3			
Environmental Protection			
Road noise			
Drainage etc.			
Flood Zone	Zone 2/3 along brook also Zone 2 in northern part of site		
Water Resources	N/A		
Minerals			
Minerals Consultation Area	Yes		
Planning History			
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
85/00190/4	Extensions to sales office	Permitted	23 Apr 1985

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 Area	No		
Address	Land East of Groby Village Cemetery, Groby Road Service Road, Ratby, Leicestershire LE6 0BS		
SHLAA Reference	LPR30		
Site description	Open field forming part of a larger triangular tract of land.		
Current use	Paddock		
Land type	Greenfield		
Adjacent uses	Residential, park, cemetery		
Capacity	105dw	Grid reference	SK 52001 06630
		Site size	4.41ha



Accessibility

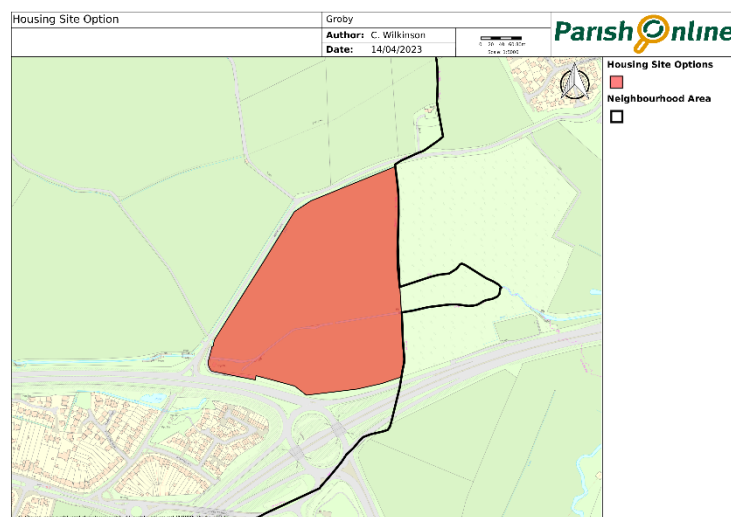
Highway access	Ratby Road		
Distances (walking from centre of site)	Nearest primary school (Lady Jane Grey Primary School)	785m	
	Brookvale Groby Learning Campus	320m	
	Allotments	770m	
	Recreation/ sports ground	250m	
	Groby Surgery	1.2km	
	Bus stop	280m	
Rights of Way	Public footpath along western boundary and permissive footpaths on the former rail track and on a narrow strip of open land to the south. On National Cycle Network		
Heritage Assets			
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. Groby Granite Railway		
Listed Buildings	No		
Other	N/A		
Ecology			
Badger habitat			
Landscape			
Site falls within the Rothley Brook Meadow Green Wedge			
Largely Agricultural Land Classification 2			
Environmental Protection			
Drainage etc.			
Flood Zone	1		
Water Resources	Pond in south-eastern corner of site.		
Minerals			
Minerals Consultation Area	No		
Planning History			
12/00250/FUL	Erection of 91 dwellings with garages, parking spaces, open space, landscaping and associated infrastructure	Refused	27 Jul 2012
APP/K2420/A/12/2181080		Appeal Dismissed	11 Mar 2015
09/00798/FUL	Erection of 133 dwellings with garages and car parking and construction of roads and sewers	Refused	08 Jan 2010
		Appeal Dismissed	24 Feb 2011
09/00469/FUL	Erection of 140 dwellings with garages and carparking and construction of roads and sewers	Application Withdrawn	20 Aug 2009
Conclusion			
For	On National Cycle Network Close to bus stop, Butler’s Field, Brookvale Groby Learning Campus		
Against	Site falls within the Rothley Brook Meadow Green Wedge Long way from Groby Surgery Biodiversity Planning history Best and Most Versatile Agricultural Land		
Issues for consideration	Impact on cemetery Footpaths		

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

Location

Neighbourhood Area	Yes
Address	Anstey Lane, Groby, Leicestershire LE6 0AU
SHLAA Reference	LPR49A
Site description	Agricultural land east of Anstey Lane alongside Rothley Brook
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Agriculture



Capacity	217dw	Grid reference	SK 53869 07687
		Site size	11.56ha



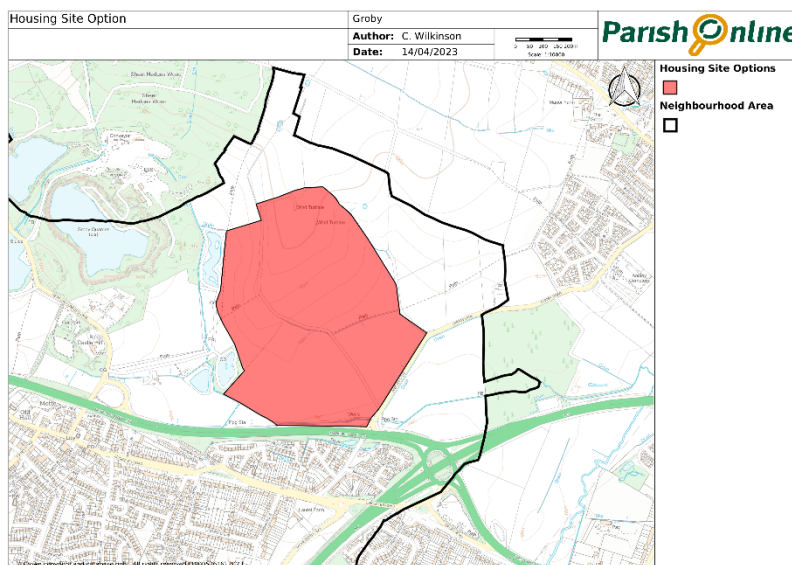
Accessibility

Highway access	Anstey Lane	
Distances (walking from centre of site)	Nearest primary school (Elizabeth Woodville Primary School)	1.93km
	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		
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.	
Listed Buildings	No	
Other	N/A	
Ecology		
Two Local Wildlife Sites 90451 and 90669		
Landscape		
Site falls within the Rothley Brook Meadow Green Wedge		
Site falls within Charnwood Forest Regional Park		
Gradient rises towards the A50 roundabout & Anstey.		
Agricultural Land Classification 3		
Environmental Protection		
Road noise		
Drainage etc.		
Flood Zone	Zone 2/3 along brook	
Water Resources	N/A	
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For		
Against	Site falls within the Rothley Brook Meadow Green Wedge Local Wildlife Sites Road noise Long way from primary school, Brookvale Groby Learning Campus, allotments and bus service. All require crossing of A50.	
Issues for consideration	Site falls within Charnwood Forest Regional Park Flooding along brook Archaeology	

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

Location

Neighbourhood Area	Yes
Address	Markfield Road, Groby, Leicestershire LE6 0AZ
SHLAA Reference	LPR49A
Site description	Agricultural fields north of A50 and west of Anstey Lane. Gently sloping land up to north of site where there are wind turbines.
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Agriculture



Capacity	692dw	Grid reference	SK 53394 07950
		Site size	46.12ha



Accessibility

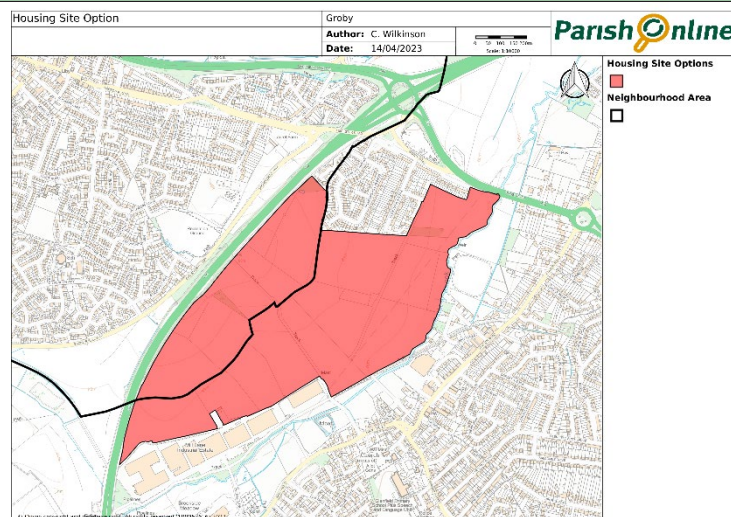
Highway access	Anstey Lane		
Distances (walking from centre of site)	Nearest primary school (Elizabeth Woodville Primary School)	2.33km	
	Brookvale Groby Learning Campus	2.92km	
	Allotments	2.44km	
	Recreation/ sports ground	865m	
	Groby Surgery	2.11km	
	Bus stop	1.1km	
Rights of Way	Bisected by footpath J72. Footpath J73 along north-western boundary		
Heritage Assets			
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 Buildings	No		
Other	N/A		
Ecology			
N/A			
Landscape			
Site falls within the Rothley Brook Meadow Green Wedge			
Site falls within Charnwood Forest Regional Park			
Gradient rises towards the A50 roundabout & Anstey.			
Agricultural Land Classification 3			
Environmental Protection			
Road noise			
Drainage etc.			
Flood Zone	Zone 2/3 along brook affecting southern edge of site		
Water Resources	N/A		
Minerals			
Minerals Consultation Area	Yes		
Planning History			
13/00992/FUL	Extension and surfacing of access track (retrospective)	Permitted	20 Mar 2014
12/00703/FUL	Erection of 2 wind turbines	Permitted	08 Oct 2012
11/00835/FUL	Erection of 2 wind turbines	Application Withdrawn	20 Feb 2012
Conclusion			
For			
Against	Site falls within the Rothley Brook Meadow Green Wedge Local Wildlife Sites Road noise Long way from primary school, Brookvale Groby Learning Campus, allotments and bus service. All require crossing of A50.		

Issues for consideration	Site falls within Charnwood Forest Regional Park Flooding along brook Archaeology Footpaths
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Site LPR134: Land south of Groby Road, Glenfield

Location

Neighbourhood Area	Part
Address	Glenfield, Leicester LE6 0YD
SHLAA Reference	LPR134
Site description	Fields to the north of Glenfield.
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Residential, employment.



Capacity	450dw in HBBC	Grid reference	SK 53457 06549
		Site size	74.34ha 23.61ha within HBBC



Accessibility

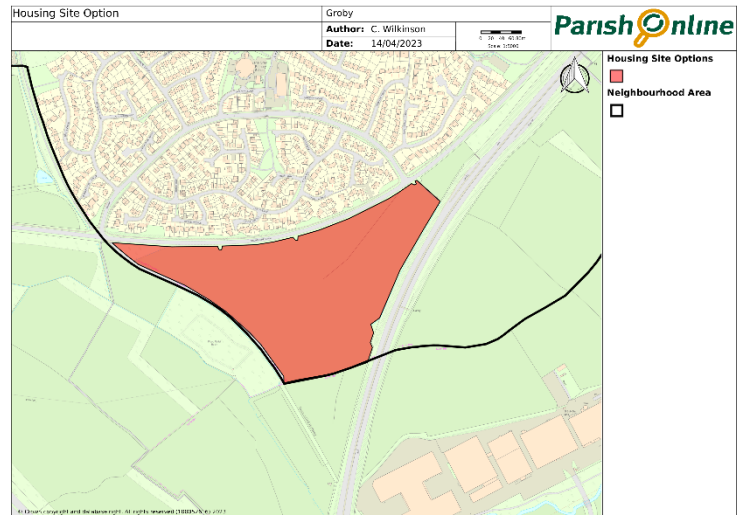
Highway access	There are potential access points from the A50 (to the north) and from Kirby Road / the Mill Lane to the south and east. Access from the A50 would require a new junction capable of accommodating substantial traffic flows. Access from Mill Lane may require demolition of premises. Access crosses flood zone 3 land.	
Distances (walking from centre of site)	Nearest primary school (Glenfield Primary school)	1.09km
	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 significant archaeological potential of local or regional importance, pre-determination evaluation by desk-based and appropriate field assessment recommended.	
Listed Buildings	No	
Other	Some ridge and furrow Scheduled Monument- Moated site and garden enclosure at Glenfield (outside HBBC)	
Ecology		
Bisected by Local Wildlife Site 90671 Historic Local Wildlife Site 11032 in north Local Wildlife Site 90701 on northern boundary		
Landscape		
Site falls within the Rothley Brook Meadow Green Wedge		
Agricultural Land Classification 3		
Environmental Protection		
High Voltage overhead 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 1 within Parish	
Water Resources	N/A	
Minerals		
Minerals Consultation Area	Part	
Planning History		
None (in HBBC)		
Conclusion		
For	On National Cycle Network Access to wide range of services and facilities in Glenfield	
Against	Site falls within the Rothley Brook Meadow Green Wedge Access constraints and highway capacity issues Partly in flood zones 2 and 3 (including access) Long way from Brookvale Groby Learning Campus, Glenfield Surgery Road noise Ecology	

Issues for consideration	<p>Cross-boundary site with part within adjoining Blaby district so cannot be delivered in isolation.</p> <p>Scheduled Monument</p> <p>Archaeology</p> <p>Ridge and furrow</p> <p>Minerals</p> <p>Footpaths</p>
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Site LPR146A: Land south of Sacheverell Way (Part A)

Location

Neighbourhood Area	Yes
Address	Sacheverell Way, Groby, Leicestershire LE6 0YL
SHLAA Reference	LPR146A
Site description	Triangle of agricultural land between Sacheverell Way and A46
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Agriculture



Capacity	197dw	Grid reference	SK 52625 06340
		Site size	10.6ha



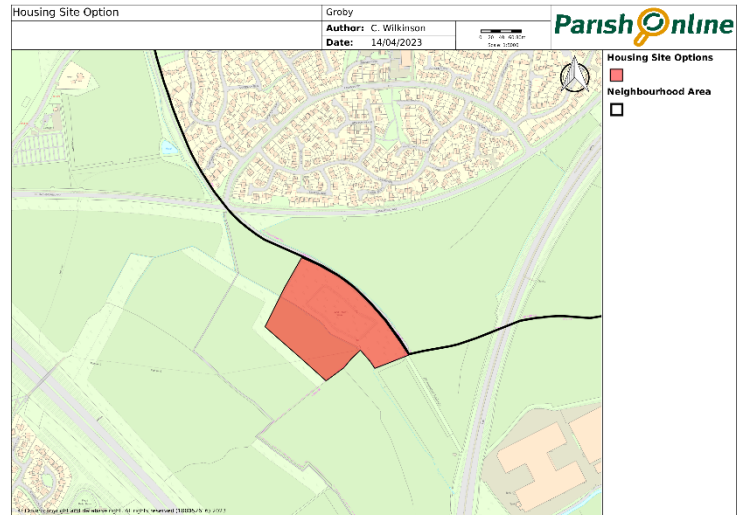
Accessibility

Highway access	Sacheverell Way	
Distances (walking from centre of site)	Nearest primary school(Lady Jane Grey Primary School)	760m
	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 with A46	
Heritage Assets		
Archaeology	Medium risk - 10.5 ha. Large development - partly within Lidar survey (ELE7150) Groby Mineral Railway	
Listed Buildings	No	
Other	N/A	
Ecology		
Tree Preservation Order (TPO)		
Local Wildlife Site 90689 along southwestern boundary		
Landscape		
Site falls within the Rothley Brook Meadow Green Wedge		
Relatively flat		
Agricultural Land Classification 3b		
Environmental Protection		
Road noise		
Drainage etc.		
Flood Zone	1	
Water Resources	N/A	
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For		
Against	Site falls within the Rothley Brook Meadow Green Wedge Long way from Brookvale Groby Learning Campus, allotments and Groby Surgery. Road noise	
Issues for consideration	Ecology Archaeology Footpath on boundary	

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

Location

Neighbourhood Area	No
Address	Sacheverell Way, Groby, Leicestershire LE6 0YL
SHLAA Reference	LPR146B
Site description	Flood relief basin and adjoining land
Current use	Flood relief basin
Land type	Greenfield
Adjacent uses	Agriculture



Capacity	91dw	Grid reference	SK 52427 06205
		Site size	3.63ha



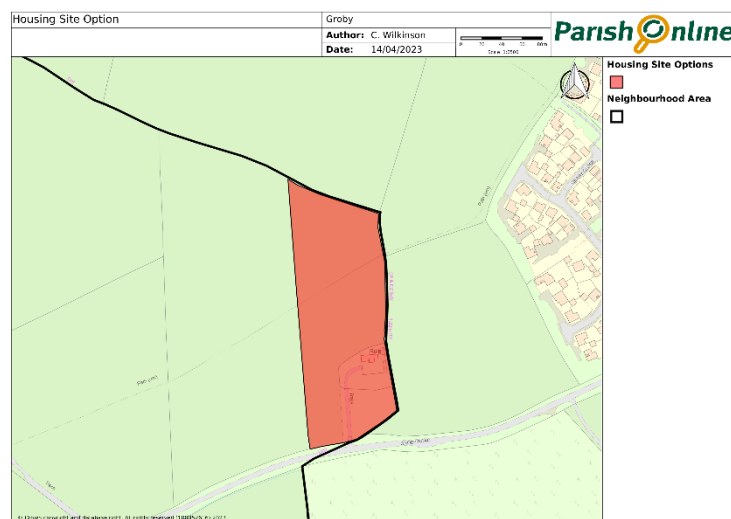
Accessibility

Highway access	Via LPR146A	
Distances (walking from centre of site)	Nearest primary school	1.01km
	Brookvale Groby Learning Campus	1.29km
	Allotments	1.69km
	Recreation/ sports ground	915m
	Groby Surgery	1.67km
	Bus stop	690m
Rights of Way	Public footpath R51 crosses eastern part of site.	
Heritage Assets		
Archaeology	Medium risk - 3.5 ha. Within Lidar survey (ELE7150) Groby Mineral Railway	
Listed Buildings	No	
Other	N/A	
Ecology		
Tree Preservation Order (TPO)		
Local Wildlife Site 90689 along north-eastern boundary		
Landscape		
Site falls within the Rothley Brook Meadow Green Wedge		
Agricultural Land Classification 3		
Environmental Protection		
Drainage etc.		
Flood Zone	1	
Water Resources	N/A	
Minerals		
Minerals Consultation Area	No	
Planning History		
None		
Conclusion		
For		
Against	Site falls within the Rothley Brook Meadow Green Wedge Long way from primary school, Brookvale Groby Learning Campus, allotments and Groby Surgery.	
Issues for consideration	Cannot be delivered in isolation of LPR146A Water management Ecology Archaeology Footpath	

Site LPR152: Land north of Groby Road, Anstey

Location

Neighbourhood Area	Yes
Address	Groby Road, Anstey, Leicestershire LE7 7FL
SHLAA Reference	LPR152
Site description	Scrub with derelict building plus adjoining farmland
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Agriculture



Capacity	52dw	Grid reference	SK 54047 08096
		Site size	2.03ha



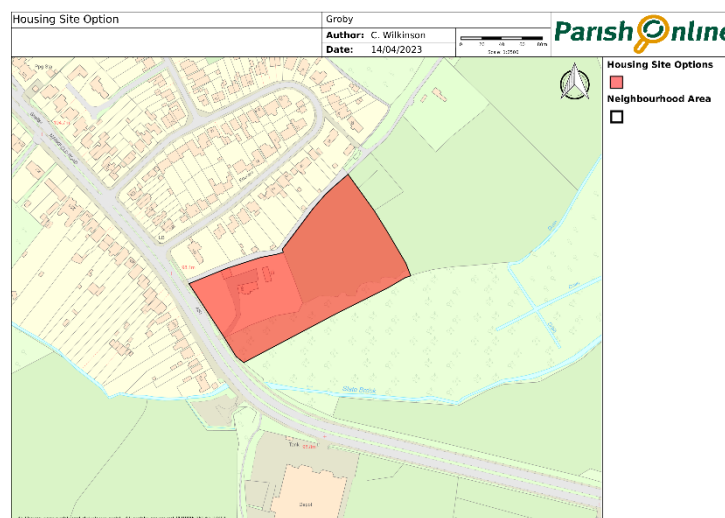
Accessibility

Highway access	Groby Road		
Distances (walking from centre of site)	Nearest primary school (The Latimer Primary School)	1.38km	
	Brookvale Groby Learning Campus	2.9km	
	Allotments	2.43km	
	Recreation/ sports ground	520m	
	Anstey Surgery	1.53km	
	Bus stop	1.09km	
Rights of Way	Bisected by footpath J72		
Heritage Assets			
Archaeology	Medium risk		
Listed Buildings	No		
Other	N/A		
Ecology			
Low			
Landscape			
Site falls within the Rothley Brook Meadow Green Wedge			
Site falls within Charnwood Forest Regional Park			
Relatively flat			
Agricultural Land Classification 3			
Environmental Protection			
Drainage etc.			
Flood Zone	1		
Water Resources	N/A		
Minerals			
Minerals Consultation Area	No		
Planning History			
12/00010/FUL	Erection of agricultural building	Refused	07 Mar 2012
Conclusion			
For	Underused land		
Against	Site falls within the Rothley Brook Meadow Green Wedge Detached from any settlement Long way from primary school, Brookvale Groby Learning Campus, allotments and Anstey Surgery		
Issues for consideration	Closely associated with Anstey Site falls within Charnwood Forest Regional Park Bisected by footpath		

Site LPR165: South of Wallace Drive, Bradgate Hill

Location

Neighbourhood Area	Yes
Address	180 Markfield Road, Groby, Leicestershire LE6 0FS
SHLAA Reference	LPR165
Site description	Detached house, garden and field to rear
Current use	Residential, paddock
Land type	Greenfield
Adjacent uses	Residential, woodland, agriculture



Capacity	53dw	Grid reference	SK 51574 08037
		Site size	1.81ha



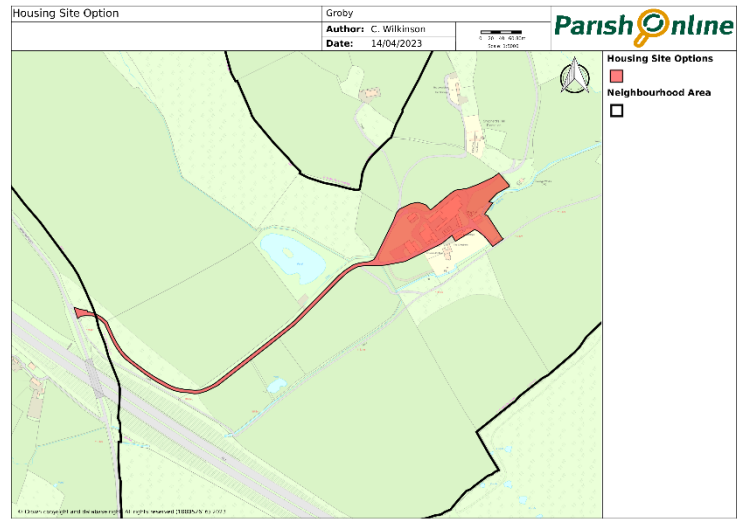
Accessibility

Highway access	Markfield Road (A50)		
Distances (walking from centre of site)	Nearest primary school (Martinshaw)	836m	
	Brookvale Groby Learning Campus	1.70km	
	Allotments	826m	
	Recreation/ sports ground	546m	
	Groby Surgery	1.30km	
	Bus stop	110m	
Rights of Way	Footpath J92 along northern boundary		
Heritage Assets			
Archaeology			
Listed Buildings	No		
Other	N/A		
Ecology			
Approximately half the site is a Local Wildlife Site 11033			
Landscape			
Site falls within National Forest			
Site falls within Charnwood Forest Regional Park			
Agricultural Land Classification 3			
Environmental Protection			
Road noise			
Drainage etc.			
Flood Zone	Zone 2/3 along Slate Brook covering approximately 50% of site		
Water Resources	N/A		
Minerals			
Minerals Consultation Area	Yes		
Planning History			
74/00984/4	Erection of a dwelling	Refused	28 Jan 1975
Conclusion			
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 consideration	Minerals Site falls within National Forest and Charnwood Forest Regional Park		

Site LPR166: Groby Lodge Farm

Location

Neighbourhood Area	Yes
Address	Groby Lodge Farm, Slate Pit Lane, Groby, Leicestershire LE6 0GN
SHLAA Reference	LPR166
Site description	An extensive group of agricultural buildings.
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Agriculture, residential



Capacity	15	Grid reference	SK 50365 07748
		Site size	2.69ha



Accessibility			
Highway 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 (walking from centre of site)	Nearest primary school	2.2km	
	Brookvale Groby Learning Campus	3.06km	
	Allotments	2.19km	
	Recreation/ sports ground	1.91km	
	Groby Surgery	2.66km	
	Bus stop	1.06km	
Rights of Way	Small part of boundary alongside bridleway R36		
Heritage Assets			
Archaeology	Mesolithic flint scatter, Well Close, Groby		
Listed Buildings	No		
Other	N/A		
Ecology			
Bat roosts located within buildings			
Landscape			
Site falls within National Forest			
Site falls within Charnwood Forest Regional Park			
Agricultural Land Classification 3			
Environmental Protection			
Potential sources of contamination associated with the previous farming use.			
Drainage etc.			
Flood Zone	1		
Surface Water	The majority of the site is at low risk of surface water flooding. The southern part of the site is at a medium to high risk of surface water flooding associated with Slate Brook.		
Water Resources	No public sewer		
Minerals			
Minerals Consultation Area	No		
Planning History			
18/00338/CQGDO	Prior Approval for change of use of an existing agricultural building to 2 dwellings (C3) and associated building operations	Prior Approval Refused	30 May 2018
18/00329/FUL	Conversion of existing agricultural barns to form 10 dwellings, including alterations and small extensions, hard and soft landscaping	Awaiting decision	

	including formation of parking spaces, ancillary works including the alteration to site access at Ratby Lane		
10/00901/EXT	Extension of time for the implementation of existing planning permission ref. 07/01477/cou	Permitted	11 Oct 2011
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		