



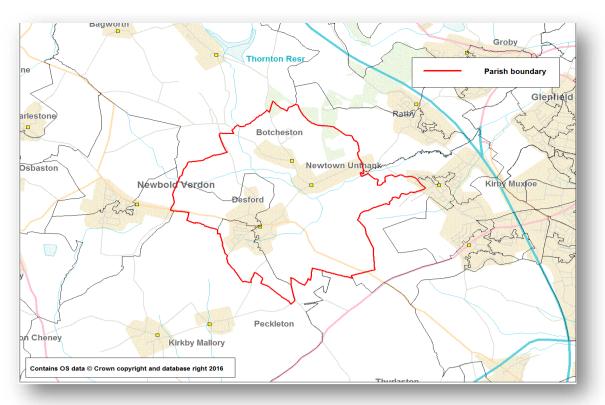
DESFORD NEIGHBOURHOOD PLAN APPENDIX C1 – Desford Census Profile

2018-2036 Submission Version

Desford Parish Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the borough, region and England averages.



| | Desfo | rd | Hinckley & Bosworth | East Midlands | England |
|---|-------|-------|------------------------|---------------|---------|
| | No | % | % | % | % |
| USUAL RESIDENTS BY AGE BAND | | | | | |
| Aged 0-4 | 199 | 5.1 | 5.5 | 6.0 | 6.3 |
| Aged 5-15 | 478 | 12.2 | 12.2 | 12.5 | 12.6 |
| Aged 16-64 | 2,432 | 61.9 | 63.9 | 64.5 | 64.8 |
| Aged 65+ | 821 | 20.9 | 18.4 | 17.1 | 16.3 |
| All Usual Residents | 3,930 | 100.0 | 100.0 | 100.0 | 100.0 |
| ETHNIC GROUP | | | | | |
| White | 3,771 | 96.0 | 96.5 | 89.3 | 85.4 |
| Mixed/Multiple Ethnic groups | 45 | 1.1 | 1.0 | 1.9 | 2.3 |
| Asian | 94 | 2.4 | 2.1 | 6.5 | 7.8 |
| Black | 11 | 0.3 | 0.2 | 1.8 | 3.5 |
| Other Ethnic Groups | 9 | 0.2 | 0.2 | 0.6 | 1.0 |
| All Usual Residents | 3,930 | 100.0 | 100.0 | 100.0 | 100.0 |
| RELIGION | | | | | |
| Christian | 2,446 | 62.2 | 64.3 | 58.8 | 59.4 |
| Buddhist | 3 | 0.1 | 0.2 | 0.3 | 0.5 |
| Hindu | 34 | 0.9 | 0.8 | 0.3 | 1.5 |
| Jewish | 1 | 0.0 | 0.0 | 0.3 | 0.5 |
| Muslim | 18 | 0.5 | 0.5 | 0.3 | 5.0 |
| Sikh | 36 | 0.9 | 0.4 | 0.3 | 0.8 |
| Other Religion | 11 | 0.3 | 0.4 | 0.3 | 0.4 |
| No Religion | 1,091 | 27.8 | 26.9 | 0.3 | 24.7 |
| Religion Not Stated | 290 | 7.4 | 6.5 | 0.3 | 7.2 |
| All Usual Residents | 3,930 | 100.0 | 100.0 | 0.3 | 100.0 |
| HIGHEST LEVEL OF QUALIFICIATION | | | | | |
| No Qualifications | 728 | 22.4 | 19.6 | 24.7 | 22.5 |
| Level 1 Qualifications | 402 | 12.4 | 13.3 | 13.9 | 13.3 |
| Level 2 Qualifications | 515 | 15.8 | 16.0 | 15.6 | 15.2 |
| Apprenticeship | 159 | 4.9 | 5.3 | 4.0 | 3.6 |
| Level 3 Qualifications | 372 | 11.4 | 11.7 | 12.9 | 12.4 |
| Level 4 Qualifications and Above | 984 | 30.2 | 28.2 | 23.6 | 27.4 |
| Other Qualifications | 93 | 2.9 | 6.0 | 5.3 | 5.7 |
| All Usual Residents Aged 16 and Over | 3,253 | 100.0 | 100.0 | 100.0 | 100.0 |
| ECONOMIC ACTIVITY & INACTIVITY | | | | | |
| All Usual Residents Aged 16 to 74 | 2,911 | 100.0 | 100.0 | 100.0 | 100.0 |
| Economically Active Total | 2,050 | 70.4 | 73.5 | 69.3 | 69.9 |
| Employee, Part-time | 436 | 15.0 | 13.9 | 14.4 | 13.7 |
| Employee, Full-time | 1,169 | 40.2 | 44.6 | 38.8 | 38.6 |
| Self Employed | 310 | 10.6 | 8.9 | 8.7 | 9.8 |
| Unemployed | 71 | 2.4 | 3.6 | 4.2 | 4.4 |
| Full-time Student (economically active) | 64 | 2.2 | 2.5 | 3.3 | 3.4 |
| Economically inactive Total | 861 | 29.6 | 26.5 | 30.7 | 30.1 |
| Retired | 572 | 19.6 | 14.7 | 15.0 | 13.7 |
| Student (including Full-Time Students) | 94 | 3.2 | 3.9 | 5.8 | 5.8 |
| Looking After Home or Family | 81 | 2.8 | 3.5 | 4.0 | 4.4 |
| Long-Term Sick or Disabled | 90 | 3.1 | 2.8 | 4.1 | 4.0 |
| Other | 24 | 0.8 | 1.5 | 1.9 | 2.2 |

Prepared by Your Locale on behalf of Desford Parish Council – August 2017

| | Desford | | Hinckley & | East Midlands | England |
|---|------------|--------------|---------------|---------------|--------------|
| | No | % | Bosworth % | % | % |
| METHOD OF TRAVEL TO WORK | | | | | |
| Work Mainly at or From Home | 128 | 4.4 | 3.8 | 3.3 | 3.5 |
| Underground, Metro, Light Rail, Tram | 2 | 0.1 | 0.0 | 0.2 | 2.6 |
| Train | 8 | 0.3 | 0.6 | 0.9 | 3.5 |
| Bus, Minibus or Coach | 57 | 2.0 | | | 4.9 |
| Taxi | 1 | 0.0 | | | 0.3 |
| Motorcycle, Scooter or Moped | 13 | 0.4 | 0.5 | | 0.5 |
| Driving a Car or Van | 1,544 | 53.0 | | | 36.9 |
| Passenger in a Car or Van | 62 | 2.1 | 3.7 | | 3.3 |
| Bicycle | 29 | 1.0 | | | 1.9 |
| On Foot Other Method of Travel to Work | 103 | 3.5 | 5.8 | | 6.9 |
| Other Method of Travel to Work Not in Employment | 18 946 | 0.6 32.5 | 0.3 30.8 | | 0.4 35.3 |
| All Usual Residents Aged 16 to 74 | 2,911 | 100.0 | | | 100.0 |
| HEALTH | 2,511 | 100.0 | 100.0 | 100.0 | 100.0 |
| Very Good Health | 1,879 | 47.8 | 46.3 | 45.3 | 47.2 |
| Good Health | 1,343 | 34.2 | 35.8 | | 34.2 |
| Fair Health | 483 | 12.3 | 13.3 | | 13.1 |
| Bad Health | 171 | 4.4 | 3.6 | | 4.2 |
| Very Bad Health | 54 | 1.4 | 1.0 | | 1.2 |
| All Usual Residents | 3,930 | 100.0 | | | 100.0 |
| Long-Term Health Problem or Disability | | | | | |
| Day-to-Day Activities Limited a Lot | 334 | 8.5 | 7.5 | 8.7 | 8.3 |
| Day-to-Day Activities Limited a Little | 392 | 10.0 | 9.5 | 9.9 | 9.3 |
| Day-to-Day Activities Not Limited | 3,204 | 81.5 | 83.0 | 81.4 | 82.4 |
| All Usual Residents | 3,930 | 100.0 | 100.0 | 100.0 | 100.0 |
| Provision of Unpaid Care | | | | | |
| Provides No Unpaid Care | 3,437 | 87.5 | 88.8 | 89.2 | 89.8 |
| Provides 1 to 19 Hours Unpaid Care a Week | 344 | 8.8 | 7.6 | 6.9 | 6.5 |
| Provides 20 to 49 Hours Unpaid Care a Week | 63 | 1.6 | 1.3 | 1.4 | 1.4 |
| Provides 50 or More Hours Unpaid Care a Week | 86 | 2.2 | 2.4 | 2.5 | 2.4 |
| All Usual Residents | 3,930 | 100.0 | 100.0 | 100.0 | 100.0 |
| HOUSEHOLDS AND HOUSEHOLD SPACES | 4 670 | 100.0 | 100.0 | 100.0 | 100.0 |
| All Household Spaces | 1,673 | 100.0 | 100.0 | 100.0 | 100.0 |
| Household Spaces With At Least One Usual Resident Household Spaces With No Usual Residents (empty homes) | 1,627 | 97.3 | 96.7 | 96.0 | 95.7 |
| COMMUNAL ESTABLISHMENTS | 46 | 2.7 | 3.3 | 4.0 | 4.3 |
| Number of communal establishments | А | | | | |
| All usual residents in communal establishments | 79 | | | | |
| TENURE | | | | | |
| All occupied Households | 1,627 | 100.0 | 100.0 | 100.0 | 100.0 |
| Owned; Owned Outright | 707 | 43.5 | 37.2 | | 30.6 |
| Owned; Owned with a Mortgage or Loan | 653 | 40.1 | 39.6 | | 32.8 |
| Shared Ownership (Part Owned and Part Rented) | 8 | 0.5 | 0.6 | | 0.8 |
| Social Rented; Rented from Council (Local Authority) | 105 | 6.5 | 7.1 | 10.1 | 9.4 |
| Social Rented; Other | 24 | 1.5 | 3.2 | 5.7 | 8.3 |
| Private Rented; Private Landlord or Letting Agency | 98 | 6.0 | 10.3 | 13.6 | 15.4 |
| Private Rented; Other | 17 | 1.0 | 1.1 | 1.3 | 1.4 |
| Living Rent Free | 15 | 0.9 | 1.0 | 1.3 | 1.3 |
| ACCOMMODATION TYPE | | | | | |
| All household spaces (occupied + vacant) | 1,673 | 100.0 | | | 100.0 |
| Detached | 844 | 50.4 | 37.1 | | 22.3 |
| Semi-Detached | 638 | 38.1 | 38.1 | | 30.7 |
| Terraced | 123 | 7.4 | 16.0 | | 24.5 |
| Flat, Maisonette or Apartment | 67 | 4.0 | | | 22.1 |
| Caravan or Other Mobile or Temporary Structure | | 0.1 | 0.4 | 0.4 | 0.4 |
| NUMBER OF BEDROOMS | 1 (77 | 100.0 | 100.0 | 100.0 | 100 0 |
| All Household Spaces With At Least One Usual Resident No Bedrooms | 1,627 | 100.0 0.0 | | | 100.0 0.2 |
| 1 Bedroom | - 36 | 0.0 | 5.8 | | 0.2 |
| 2 Bedrooms | 36 | 2.2 20.9 | 5.8 26.7 | | 27.9 |
| | 340 | | | | |
| | 676 | /11 [] | | | /11 つ |
| 3 Bedrooms 4 Bedrooms | 676 431 | 41.5 26.5 | 45.5 17.4 | | 41.2 14.4 |

Prepared by Your Locale on behalf of Desford Parish Council – August 2017

| | Desfo | rd | Hinckley & Bosworth | East Midlands | England |
|---|-------|-------|------------------------|---------------|---------|
| | No | % | % | % | % |
| DEPRIVATION | | | | | |
| All occupied Households | 1,627 | 100.0 | 100.0 | 100.0 | 100.0 |
| Household is Not Deprived in Any Dimension | 852 | 52.4 | 47.4 | 42.8 | 42.5 |
| Household is Deprived in 1 Dimension | 479 | 29.4 | 32.0 | 32.4 | 32.7 |
| Household is Deprived in 2 Dimensions | 249 | 15.3 | 17.2 | 19.6 | 19.1 |
| Household is Deprived in 3 Dimensions | 45 | 2.8 | 3.2 | 4.8 | 5.1 |
| Household is Deprived in 4 Dimensions | 2 | 0.1 | 0.2 | 0.4 | 0.5 |
| HOUSEHOLD SIZE | | | | | |
| All Household Spaces With At Least One Usual Resident | 1,627 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1 Person in Household | 395 | 24.3 | 28.1 | 29.0 | 30.2 |
| 2 People in Household | 680 | 41.8 | 38.2 | 36.2 | 34.2 |
| 3 People in Household | 245 | 15.1 | 15.8 | 15.6 | 15.6 |
| 4 People in Household | 205 | 12.6 | 13.0 | 12.9 | 13.0 |
| 5 People in Household | 76 | 4.7 | 3.7 | 4.3 | 4.7 |
| 6 People in Household | 23 | 1.4 | 1.0 | 1.4 | 1.7 |
| 7 People in Household | 2 | 0.1 | 0.1 | 0.3 | 0.4 |
| 8 or More People in Household | 1 | 0.1 | 0.1 | 0.2 | 0.3 |
| CAR OR VAN AVAILABILITY | | | | | |
| All occupied Households | 1,627 | 100.0 | 100.0 | 100.0 | 100.0 |
| No Cars or Vans in Household | 151 | 9.3 | 14.6 | 22.1 | 25.8 |
| 1 Car or Van in Household | 628 | 37.5 | 41.7 | 42.5 | 42.2 |
| 2 Cars or Vans in Household | 628 | 37.6 | 33.4 | 27.4 | 24.7 |
| 3 Cars or Vans in Household | 161 | 12.6 | 7.6 | 6.0 | 5.5 |
| 4 or More Cars or Vans in Household | 59 | 2.9 | 2.7 | 2.0 | 1.9 |
| All Cars or Vans in Area | 2,636 | | | | |

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)

Prepared by Your Locale on behalf of Desford Parish Council – August 2017





DESFORD NEIGHBOURHOOD PLAN APPENDIX C2 Desford Land Registry PPD

2018-2036 Submission Version

DEED_DATE

(Multiple Items)

| Count of PRICE_PAID | Column Labels | | | | |
|---------------------|---------------|----|----|----|-------------|
| Row Labels | D | F | S | Т | Grand Total |
| ASHFIELD ROAD | 21 | | | | 21 |
| BAMBROOK CLOSE | 27 | | 4 | | 31 |
| BARNS WAY | 1 | | 1 | | 1 |
| BARONS CLOSE | 103 | 24 | 36 | 6 | 169 |
| BEAUFORT CLOSE | 4 | | 6 | | 10 |
| BEDFORD CLOSE | | | 9 | | 9 |
| BELVOIR CLOSE | 8 | | 1 | | 8 |
| BERRINGTON CLOSE | 9 | | 6 | | 15 |
| BLUEBELL GREEN | 14 | | 1 | | 14 |
| BOTCHESTON ROAD | 2 | | 6 | | 8 |
| BUFTON DRIVE | 1 | | 1 | | 1 |
| BURLEY CLOSE | 6 | | 11 | | 17 |
| CAMBRIDGE DRIVE | 13 | | 8 | 2 | 23 |
| CHAPEL LANE | | | 2 | | 2 |
| CHURCH LANE | 13 | 1 | 4 | 3 | 20 |
| COTTAGE LANE | 15 | | 3 | | 18 |
| DESFORD ROAD | 6 | | | | 6 |
| DROVERS COURT | 8 | | | | 8 |
| DROVERS WAY | 36 | | | | 36 |
| ESSEX CLOSE | 3 | | 2 | | 5 |
| FOREST RISE | 56 | 1 | 9 | 3 | 69 |
| FOREST VIEW | 9 | | 4 | | 13 |
| FOX COVERT | 4 | | | | 4 |
| FULLER CLOSE | 19 | | | | 19 |
| GABLES CLOSE | 11 | | | | 11 |
| GLOUCESTER CLOSE | 1 | | 13 | | 14 |
| GOULTON CRESCENT | 13 | | 4 | 1 | 18 |
| GRACE ROAD | 25 | | 1 | | 26 |
| GRANGE COURT | 15 | 14 | | | 29 |
| HAMBLE CLOSE | 5 | | 6 | | 11 |
| HAYES END | 2 | | 1 | | 3 |
| HAZEL STREET | | | 11 | | 11 |
| HIGH STREET | 13 | | 10 | 17 | 40 |
| HUNTS CLOSE | 3 | | 5 | | 8 |
| HUNTS LANE | 4 | | 3 | 7 | 14 |
| KINGFISHER CLOSE | 14 | | | | 14 |
| KIRKBY ROAD | 11 | | 31 | | 42 |
| LANCASTER CLOSE | 8 | | 2 | | 10 |
| LEICESTER LANE | 41 | | 19 | 1 | 61 |
| LINDRIDGE COURT | 3 | | | | 3 |
| LINDRIDGE LANE | 20 | | 8 | 2 | 30 |
| LITTLE LANE | 1 | | | | 1 |
| LITTLEFIELD LANE | 4 | | | | 4 |
| LOCKEYMEAD DRIVE | 21 | | | 3 | 24 |

| LYNWOOD CLOSE | 3 | | 11 | 3 | 17 |
|------------------|-----|----|-----|-----|------|
| MAIN STREET | 55 | | 12 | 28 | 95 |
| MANOR GARDENS | 20 | | | | 20 |
| MANOR ROAD | 36 | | 39 | 1 | 76 |
| MAPLE WAY | 3 | | 3 | | 6 |
| MARKFIELD LANE | 3 | | 8 | | 11 |
| MEADOW VIEW | 7 | 6 | 13 | 4 | 30 |
| MEADOW WAY | 10 | | | | 10 |
| NEWBOLD ROAD | 24 | | 31 | 10 | 65 |
| NORFOLK ROAD | 5 | | 23 | | 28 |
| OAK ROAD | 1 | | 16 | | 17 |
| OXFORD ROAD | 4 | | 7 | | 11 |
| PARKSTONE ROAD | 13 | | 18 | | 31 |
| PECKLETON LANE | 53 | | 4 | 1 | 58 |
| PECKLETON VIEW | 43 | | 3 | 6 | 52 |
| POLEBROOK MEWS | 3 | | | | 3 |
| RICHMOND CLOSE | 3 | | 10 | 1 | 14 |
| RINGWOOD CLOSE | 9 | | 3 | | 12 |
| ROMAN CLOSE | 4 | | 1 | | 5 |
| SALISBURY CLOSE | 3 | | 8 | | 11 |
| SPINNEY DRIVE | 29 | 38 | 12 | 3 | 82 |
| ST MARTINS DRIVE | | 1 | 55 | 10 | 66 |
| STATION ROAD | 24 | | 1 | | 25 |
| STEWARDS COURT | 1 | | 2 | 11 | 14 |
| SUFFOLK WAY | 1 | | 4 | 1 | 6 |
| THE FINCHES | 19 | | 2 | | 21 |
| WARWICK CLOSE | 4 | | 5 | 3 | 12 |
| WILLOW STREET | | | 18 | 3 | 21 |
| Grand Total | 973 | 84 | 533 | 130 | 1720 |





DESFORD NEIGHBOURHOOD PLAN APPENDIX D1 Housing Needs Report

2018-2036 Submission Version

Desford Parish Neighbourhood Plan

Housing Needs Report

August 2017

Prepared by YourLocale

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DESFORD PARISH NEIGHBOURHOOD PLAN

HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Desford Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry and Office for National Statistics, small area model-based income estimates and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Desford Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Desford Parish had an estimated population of 3,930 residents living in 1,673 households dispersed across 1,439 hectares. There were 46 vacant dwellings representing a 2.7% vacancy rate. Between 2001 and 2011, the number of residents living in the Parish is estimated to have increased by around 7% (254 people). The number of dwellings (occupied and vacant) also increased, rising by 175 (12%).

At the time of the 2011 Census around 17% of residents were aged under 16 which is slightly below the district (18%), regional (18%) and national (19%) rates. Around 62% of residents were aged between 16 and 64 which is lower than both district and region (64%) rates and for England (65%) as a whole. At 21% the parish has a higher propensity of older residents (aged 65+) when compared with the district (18%), region (17%) and England (16%) rates. The median age of people living in the Parish was 46 which is older than that of the district (43), region (40) and England (39) respectively.

| | Desford | | Hinckley & Bosworth | East Midlands | England |
|---------------------|---------|-------|------------------------|------------------|---------|
| | No | % | % | % | % |
| Aged 0-4 | 199 | 5.1 | 5.5 | 6.0 | 6.3 |
| Aged 5-15 | 478 | 12.2 | 12.2 | 12.5 | 12.6 |
| Aged 16-64 | 2,432 | 61.9 | 63.9 | 64.5 | 64.8 |
| Aged 65+ | 821 | 20.9 | 18.4 | 17.1 | 16.3 |
| All Usual Residents | 3,930 | 100.0 | 100.0 | 100.0 | 100.0 |
| Median age | | 46 | 43 | 40 | 39 |

Table 1: Usual Residents by Age Band, 2011

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Desford had a higher proportion of residents aged between 50 and 79 and lower share of 20 to 29 year olds when compared against the national average. However, it should be noted the low proportion of

20 to 29-year olds may be due to university students living away from home.



Figure 1 Population by 10 year age bands, 2011

Source: Census 2011, QS103

There is also evidence of an ageing population with the proportion of residents aged 65 and over increasing from 18% in 2001 to 21% in 2011. The Census suggests the number of residents aged 65+ rose by 25% (166 people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections¹ suggest that Hinckley and Bosworth's 65 plus age group is forecast to grow by around 51% between 2014 and 2034.

Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Desford parish covers a number of LSOAs some of which overlap the parish boundary and take in households situated outside the parish. For this report the following LSOAs are considered to be the nearest best fit: E01025873, E01025874, E01025875. The overall Index of Multiple Deprivation decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation with the three LSOAs ranked within the 5th, 7th and 8th decile on the overall 2015 Index.

However, a more detailed analysis of the sub domains that make up the overall index reveals some evidence of pockets of deprivation. One locality (E01025875) is ranked in the 2nd most deprived in terms of education, training and skills. Furthermore, according to the Barriers to Housing and Services domain, one small area (E01025873) is ranked in the 2nd most deprived. This domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of

¹Subnational Population Projections for Local Authorities in England: 2014 based

local services and 'wider barriers' which includes issues relating to access to housing such as affordability.

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 70% Desford Parish's economic activity rate is close to the region (69%) and national (70%) averages but below the district (74%) rate. When compared to the national average, the parish has a high share of retired and self employed residents whereas the unemployment rate was relatively low.

| | Des | ford | Hinckley & Bosworth | East Midlands | England |
|---|-------|-------|------------------------|------------------|---------|
| | No | % | % | % | % |
| All Usual Residents Aged 16 to 74 | 2,911 | 100.0 | 100.0 | 100.0 | 100.0 |
| Economically Active Total | 2,050 | 70.4 | 73.5 | 69.3 | 69.9 |
| Employee, Part-time | 436 | 15.0 | 13.9 | 14.4 | 13.7 |
| Employee, Full-time | 1,169 | 40.2 | 44.6 | 38.8 | 38.6 |
| Self Employed | 310 | 10.6 | 8.9 | 8.7 | 9.8 |
| Unemployed | 71 | 2.4 | 3.6 | 4.2 | 4.4 |
| Full-time Student (economically active) | 64 | 2.2 | 2.5 | 3.3 | 3.4 |
| Economically inactive Total | 861 | 29.6 | 26.5 | 30.7 | 30.1 |
| Retired | 572 | 19.6 | 14.7 | 15.0 | 13.7 |
| Student (including Full-Time Students) | 94 | 3.2 | 3.9 | 5.8 | 5.8 |
| Looking After Home or Family | 81 | 2.8 | 3.5 | 4.0 | 4.4 |
| Long-Term Sick or Disabled | 90 | 3.1 | 2.8 | 4.1 | 4.0 |
| Other | 24 | 0.8 | 1.5 | 1.9 | 2.2 |

Table 2: Economic Activity and Inactivity, 2011

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Desford Parish was 2.4 people which is in line with the national average but slightly above the 2.3 district and regional rate. The average number of rooms per household stood at 6.4 which is above the district (5.8), regional (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.2 which is more than the district (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 84% of households owning their homes outright or with a mortgage or loan which is somewhat above the district (77%), regional (67%) and national (63%) rates. Around 7% of households live in private rented accommodation which is in below the district (11%), region (15%) and national (17%) rates. Just 8% of households live in social rented accommodation which is

low when compared to the district (10%), regional (16%) and national (18%) rates.

| | Dest | ford | Hinckley & Bosworth | East Midlands | England |
|---|-------|-------|------------------------|------------------|---------|
| | | | | % | % |
| All occupied Households | 1,627 | 100.0 | 100.0 | 100.0 | 100.0 |
| Owned; Owned Outright | 707 | 43.5 | 37.2 | 32.8 | 30.6 |
| Owned; Owned with a Mortgage or Loan | 653 | 40.1 | 39.6 | 34.5 | 32.8 |
| Shared Ownership (Part Owned & Part Rented) | 8 | 0.5 | 0.6 | 0.7 | 0.8 |
| Social Rented; Rented from Council (Local Authority) | 105 | 6.5 | 7.1 | 10.1 | 9.4 |
| Social Rented; Other | 24 | 1.5 | 3.2 | 5.7 | 8.3 |
| Private Rented; Private Landlord or Letting Agency | 98 | 6.0 | 10.3 | 13.6 | 15.4 |
| Private Rented; Other | 17 | 1.0 | 1.1 | 1.3 | 1.4 |
| Living Rent Free | 15 | 0.9 | 1.0 | 1.3 | 1.3 |

Table 3: Tenure, 2011

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (50%) of residential dwellings are detached which is somewhat above the district (37.1%), regional (32%) and national (22%) shares. Semi-detached housing represents 38% of housing stock which is in line with the district rate but above the regional (35%) and national (31%) rates There is a relatively low proportion of terraced housing (7%) and flats and apartments (4%) and is somewhat lower when compared to the district, region and national shares.

| | Desford | | Hinckley & Bosworth | East Midlands | England |
|---|---------|-------|------------------------|------------------|---------|
| | No | % | % | % | % |
| All household spaces (occupied + vacant) | 1,673 | 100.0 | 100.0 | 100.0 | 100.0 |
| Detached | 844 | 50.4 | 37.1 | 32.2 | 22.3 |
| Semi-Detached | 638 | 38.1 | 38.1 | 35.1 | 30.7 |
| Terraced | 123 | 7.4 | 16.0 | 20.6 | 24.5 |
| Flat, Maisonette or Apartment | 67 | 4.0 | 8.5 | 11.7 | 22.1 |
| Caravan or Other Mobile or Temporary Structure | 1 | 0.1 | 0.4 | 0.4 | 0.4 |

 Table 4: Accommodation Type, 2011

Number of Bedrooms and Occupancy Rates

At (35%) the proportion of homes with four or more bedrooms is significantly higher than the district (22%), regional (20%) and national (19%) rates. There is an under representation of housing for single people with just 2% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

Source: Census 2011, KS405EW

| Bedrooms | Desford Parish | | Hinckley & Bosworth | East Midlands | England | | | | |
|-------------------------------|----------------|-------|------------------------|------------------|---------|--|--|--|--|
| All occupied Household Spaces | 1,627 | 100.0 | 100.0 | 100.0 | 100.0 | | | | |
| No Bedrooms | - | 0.0 | 0.1 | 0.2 | 0.2 | | | | |
| 1 Bedroom | 36 | 2.2 | 5.8 | 8.1 | 11.8 | | | | |
| 2 Bedrooms | 340 | 20.9 | 26.7 | 26.5 | 27.9 | | | | |
| 3 Bedrooms | 676 | 41.5 | 45.5 | 45.4 | 41.2 | | | | |
| 4 Bedrooms | 431 | 26.5 | 17.4 | 15.4 | 14.4 | | | | |
| 5 or More Bedrooms | 144 | 8.9 | 4.4 | 4.4 | 4.6 | | | | |
| | | | | | | | | | |

Table 5 Households by number of bedrooms, 2011

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that more than half (53%) of all occupied households in the Desford Parish have two or more spare bedrooms and around 35% have one spare bedroom. Under occupancy is higher than regional and national rates.

Figure 2: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with more than half (52%) of households with 4 or more bedrooms occupied by just one or two people. This compares with 44% for the district, 43% for the region and 41% for England as a whole.

| | Des | ford | Hinckley & Bosworth | East Midlands | England |
|-------------------------------|-----|-------|------------------------|------------------|---------|
| HHs with 4 or more bedrooms | 575 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1 person in household | 63 | 11.0 | 9.7 | 10.4 | 10.6 |
| 2 people in household | 237 | 41.2 | 34.6 | 32.3 | 30.3 |
| 3 people in household | 96 | 16.7 | 19.6 | 18.8 | 18.3 |
| 4 or more people in household | 179 | 31.1 | 36.0 | 38.5 | 40.8 |

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 62% of pensioner households have at least two more bedrooms than is technically required by the household) and is somewhat higher than the 50% non-pensioner household rate.

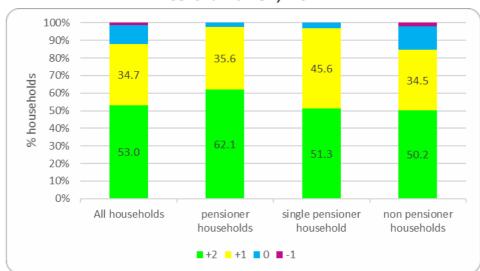


Figure 3: Bedroom Occupancy rating of Older Person Households, Desford Parish, 2011

Overcrowding is not a significant issue in the parish, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in the Desford Parish.

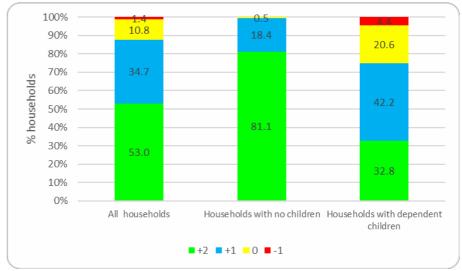


Figure 4: Bedroom Occupancy rating of Family Households Desford Parish, 2011

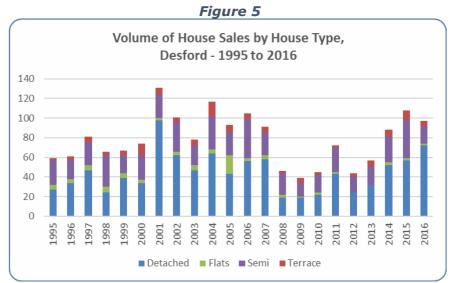
Source: Census 2011, LC4105EW

Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 1,720 residential property sales were recorded in the Desford Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 56% of recorded sales, followed by semi-detached housing (31%), terraced (8%) and flats or maisonettes (5%). It should be noted that not all sales are captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

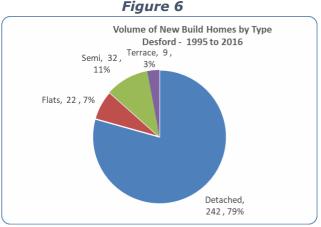


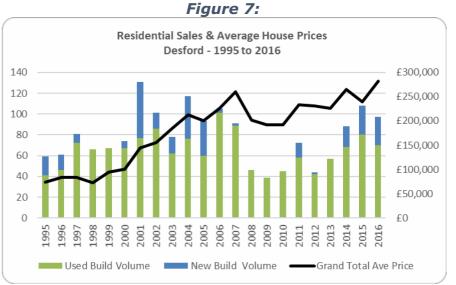
Data produced by Land Registry © Crown copyright 2017 (data available at 29.7.17)

There is evidence of new build housing in the local area with 305 new build residential sales recorded between 1995 and 2016, representing 18% of total recorded sales. New build homes in the parish are more likely to be detached as these represented 79% of sales during the 1995 to 2016 period.

during the 1995 to 2016 period. It should be noted that not all new builds will be captured in Land

builds will be captured in Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 7 shows the volume of sales together with the overall annual average house price.





Data produced by Land Registry © Crown copyright 2017, data correct at 29.7.17

Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level² property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data³ also shows that home-ownership prospects vary across the country.

In the Desford Parish area⁴ a low to mid-priced property costs on average $\pounds 160,000$ which is above the national average. Assuming a 15% deposit⁵, those entering the property market in the area would require a household income of $\pounds 30,333$ ($\pounds 26,444$ E&W average) and savings of $\pounds 26,700$ which is a challenge for many households.

With the average cost⁶ of an entry-level home in the area being £160,000 prospective buyers would require an estimated £2,000 for legal and moving costs, £700 for stamp duty and £24,000 for a 15% deposit, coming to £26,700 in total.

⁴The Desford Parish area is based on best fit to MSOA E02005381.

² The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

³ Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from <u>small area model-based income estimates.</u>

⁵ Data from the Council of Mortgage Lenders suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

⁶The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.

Summary of Future Housing Need

At the time of the 2011 Census, Desford was home to around 3,930 residents living in 1,627 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 7% (254 people). During this period, the number of dwellings rose by 12% (175).

At 21% the parish has a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 18% in 2001 to 21% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are relatively high with around 84% of households owning their homes outright or with a mortgage or loan. At 7% the share of households living in private rented accommodation is low and social rented housing accounted for just 8% of tenure.

There is some evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a very high share of homes with four or more bedrooms and an under representation of homes for single people with just 2% of dwellings having one bedroom.

Land Registry price paid data indicates evidence of new build housing in the parish over recent years representing 18% of total recorded sales between 1995 and 2016.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.





DESFORD NEIGHBOURHOOD PLAN APPENDIX D2 Site Selection Framework

2018-2036 Submission Version

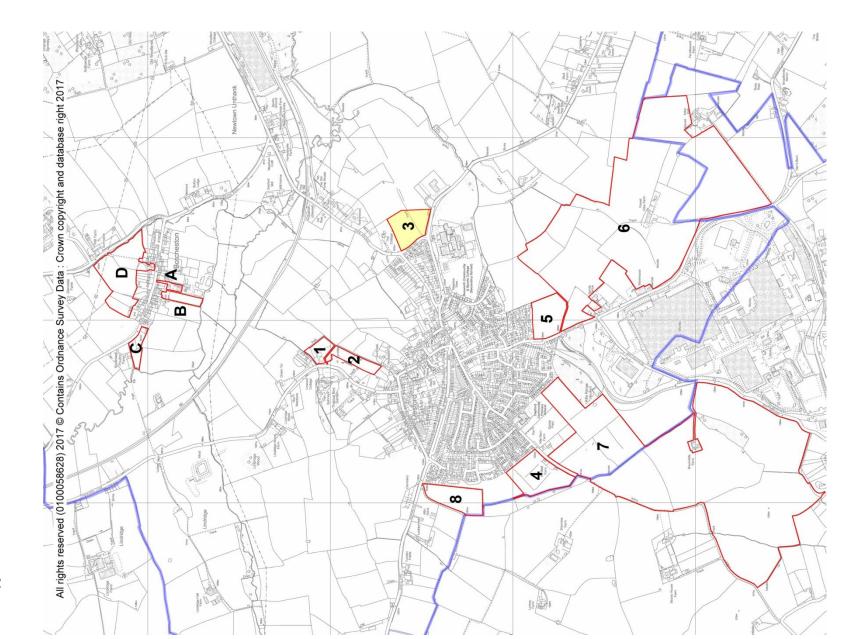
DESFORD NEIGHBOURHOOD DEVELOPMENT PLAN SITE SELECTION FRAMEWORK October 2019

The sustainable site assessment (SSA) process

The attached SSA report, map and the NDP commentary set out the process undertaken and the reasons why only one residential development site has been granted an allocation in the NDP.

The SSA process has been completed on two occasions, the previous results from December 2018 have been comprehensively updated and the current twelve strategic housing and economic development sites (SHELAA sites) identified by HBBC have been analysed in the current process.

The Parish Council do not believe that either of the potentially massive "New Desford" planning applications are viable or sustainable for the parish.



1. Introduction

- 1.1. The Neighbourhood Plan for Desford Parish Council has been prepared by the Desford Neighbourhood Plan Working Group on behalf of the Parish Council. One of the important objectives of the Neighbourhood Development Plan is to set out where new residential development should be built within the Parish, to meet the parish housing target set by Hinckley and Bosworth Borough Council (HBBC).
- 12. This report is an update of the first document containing the revised Strategic Housing and Economic Land Availability Assessment (SHELAA) sites publicised by HBBC between mid December 2018 and April 2019.
- 1.3. A final housing target for Desford has been identified by HBBC based upon an agreed population and economic development increase in numbers and activity. The objectively assessed need (OAN) between 2016 and 2036 is for 163 additional dwellings, based on the proportion of the population of Desford as a proportion of the Borough as a whole. However, as explained fully in the NDP text, with dwellings completed, planning permissions already granted and a substantial site allocation the NDP aims to deliver 238 units by 2036.
- 1.4. This site selection framework sets out how the Desford Neighbourhood Plan Working Group (DNPWG), identified sustainable sites for the allocation of land for housing development. The recommendations made by the Working Group were informed by evidence collected and assessed by a Housing Focus Group (HFG), supported by an independent consultant.
- 1.5. The Neighbourhood Plan supports the provision of sustainable housing in the Parish and has embraced the desire to exceed the Borough-wide housing provision target by identifying potential housing sites within the Parish to meet these requirements within locations that are deliverable, developable and most acceptable to the local community.

2. Where did the site suggestions come from?

21. HBBC has prepared a SHELAA which identifies the potentially available sites put forward by landowners for residential development. This exercise was substantially updated in December 2018 and identified potential sites within Desford parish (including Botcheston). A scoring matrix based upon the methodology supported by the National Planning Policy Frameworks (NPPFs) of

2012, 2018 and 2019 was agreed by HFG members to reflect the unique characteristics of Desford parish.

22. A total of twelve sites were assessed for residential suitability through a robust Sustainable Site Assessment (SSA) process to arrive at a ranking of sites to determine which were to be presented to the community as being subject to allocation through the Neighbourhood Plan.

3. Site SelectionCriteria

3.1. The initial site assessments were undertaken by the Consultant from YourLocale to ensure a professional approach based upon past experience of similar assessments and to ensure a high level of objectivity and consistency in scoring. The assessment included a comprehensive desk top study and on line research followed by a visit to each of the sites. The initial results were then considered in detail by the HFG members, including the Consultant, to ensure that all local factors had been fully considered and were reflected in the reports. This led to some amendments being agreed by all members of the HFG and it was then possible to rank each site in order of overall sustainability. The policy position of HBBC in terms of their assessment of the developability of these SHELAA sites was a material consideration in these discussions of scoring.

4. The Criteria and the RAG Scoring System

- 4.1. The SHELAA methodology jointly agreed between the Local Planning Authorities (including HBBC) of Leicester and Leicestershire was used, coupled with the experience of the consultant in recommending past "made" neighbourhood plan site allocations that have been supported in an independent planning examination.
- 4.2. The HFG agreed twenty nine scoring criteria in a SSA scoring matrix that are relevant to the selection and allocation of sites for new dwellings, using evidence from the NPPFs of 2012, 2018 and 2019 (the core planning principles).
- 4.3. A scoring system, based on a Red, Amber or Green (RAG) score was applied to each criterion and listed for each identified site. Red was scored for a negative assessment; Amber was scored where mitigation might be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered by the HFG but rejected as it would be more complicated, less transparent to the community and could possibly be more subjective.
- 4.4. The following site assessment framework was used to compare each site.

Table 1 – Sustainable Site Assessment (SSA) framework for Desford

| | lssue | <u>Green</u> | <u>Amber</u> | <u>Red</u> |
|-----|---|---|--|---|
| 1. | Site capacity. | Small capacity up to 15 dwellings alone or in conjunction with another site | Medium capacity of between 16-49 dwellings | Large capacity of more than 50 dwellings |
| 2. | Current Use. | Vacant | Existing uses need to be relocated | Loss of important local asset |
| 3. | Adjoining Uses. | Site wholly within residential area or village envelope | Site adjoining village envelope or residential location | Extending village envelope outside boundary |
| 4. | Topography. | Flat or gently sloping site | Undulating site or greater slope that can be mitigated | Severe slope that cannot be mitigated |
| 5. | Greenfield or Previously Developed Land. | Previously developed land (brownfield) | Mixture of brownfield & greenfield land | Greenfield land |
| 6. | Good Quality Agricultural Land (Natural England classification). | Land classified 4 or 5 (poor and very poor) | Land classified 3 (good to moderate) | Land classified 1 or 2 (Excellent and very good) |
| 7. | Site availability -Single ownership or multiple ownership. | Single ownership | Multiple ownership | Multiple ownership with one or more unwilling partners |
| 8. | Landscape Character Assessment and Visual Impact Assessment (LVIA). | No harm to quality | Less than substantial harm to quality | Substantial harm to quality |
| 9. | Important Trees, Woodlands & Hedgerows. | None affected | Mitigation measures required | Site would harm or require removal of Ancient tree or hedge (or TPO) |
| 10. | Relationship with existing pattern of built development. | Land visible from a small number of properties | Land visible from a range of sources mitigated through landscaping or planting | Prominent visibility Difficult to improve |
| 11. | Local Wildlife considerations. | No impact on wildlife site | Small to medium impact but with potential to mitigate | Statutorily protected species in place |

| 12. Listed Building or important built assets and their setting. | No harm to existing building | Less than substantial harm | Substantial harm |
|---|--|--|--|
| 13. Impact on the Conservation Area or its setting. | No harm | Less than substantial harm | Substantial harm |
| 14. Safe pedestrian access to and from the site. | Existing footpath | No footpath but can be created | No potential for footpath |
| 15. Safe vehicular traffic to and from the site. | Appropriate access can be easily provided | Appropriate access can only be provided with significant improvement | Appropriate access cannot be provided |
| 16. Impact on existing vehicular traffic. | Impact on village centre minimal | Medium scale impact on village centre | Major impact on village centre |
| 17. Safe access to public transport (specifically a bus stop with current service). | A distance of 250m or less | A distance of 251-500m | A distance of greater than 501m |
| Distance to designated village centre (the cross). | A distance of 250m or less | A distance of 251 – 500m | A distance of greater than 501m |
| 19. Distance to GP/Health Centre. | A distance of 250m or less | A distance of 251-500m | A distance of greater than 501m |
| 20. Distance to Primary School. | A distance of 250m or less | A distance of 251-500m | A distance of greater than 501m |
| 21. Current existing informal/formal recreational opportunities on site. | No recreational uses on site | Informal recreational uses on site | Formal recreational uses on site |
| 22. Ancient monuments or archaeological remains. | No harm to an ancient monument or remains site | Less than substantial harm to an ancient monument or remains site | Substantial harm to an ancient monument or remains |
| Any existing public rights of ways/bridle paths. | No impact on public right of way | Detriment to public right of way | Re-routing required or would cause significant harm |

| 24. Gas and/or oil pipelines & electricity transmission network (Not water/sewage). | Site unaffected | Re-siting may be necessary | Re-siting may not be possible |
|---|--|---|---|
| 25. Any noise issues. | No noise issues | Mitigation may be necessary | Noise issues will be an ongoing concern |
| 26. Any contamination issues | No contamination issues | Minor mitigation required | Major mitigation required |
| 27. Any known flooding issues. | Site in flood zone 1 or 2 or no flooding for more than 25 years | Site in flood zone 3a or flooded once in last 25 years | Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years |
| 28. Any drainage issues. | No drainage issues identified | Need for mitigation | Drainage concerns. |
| 29. Distance to nearest employment site. | A distance of less than 250m. | A distance of 251-500m. | A distance of more than 501m. |

5. The assessment outcome

- 5.1. The assessments were considered at a number of meetings of the HFG to ensure that adequate local knowledge was central to the process. This led to a re-assessment of some sites by the YourLocale Consultant with amendments subsequently agreed with the HFG members to ensure an objective and transparent approach prior to the assessments being agreed.
- 5.2. The twelve previously identified sites (without an indication of the assessment outcome) have been shared at an Open Event in the Village Hall where residents of the parish were asked to indicate which sites they preferred for development.
- 5.3. The assessments were amended to reflect this input and then circulated as drafts to the relevant site sponsor, usually the land owner or a professional agent working on their behalf. All parties have been invited to discuss the reports in a "face to face" meeting with HFG members and the reports have been analysed line by line and further amendments made.
- 5.4. The responses from land owners were then further considered by HFG members and the consultant to ensure that all factors have been fairly considered.
- 5.5. The outcome of the assessment is as recorded on the following table. The RAG Rating is obtained by deducting the "Red" scores

from the "Green" scores. Amber remains neutral.

5.6. The final approved site is highlighted in the table below in bold Green type:

| SSA reference and Site Location | SHELAA reference | RAG SCORE |
|---|------------------|-----------------------|
| Botcheston A – Rear of Snowdene – Main Street | AS 196 | Green five |
| Botcheston B – Rear of 38 Main Street | LPR 66 | Red negative five |
| Botcheston C –Hind Quarters Main Street | AS195 | Green two |
| Botcheston D – New Botcheston North of Main Street | AS194 | Red negative eight |
| Desford 1 – Sewage treatment plant Lindridge Lane | AS 206 | Red negative two |
| Desford 2 – Lyndale boarding cattery, Lindridge Lane | AS 610 | Red negative seven |
| Desford 3 - Barns Way Extension | LPR37/45 (AS203) | Green eleven |
| Desford 4 – Ashfield Farm and Kirkby Lane Extension | AS 210& AS211 | Red negative five |
| Desford 5 – Peckleton Lane | AS 201 | Green four |
| Desford 6 - New Desford South Expansion | AS 200 | Red negative thirteen |
| Desford 7 – Neovia New Desford Expansion | LPR 24 | Red negative thirteen |
| Desford 8 – South of Hunts Lane | N/A | Green three |

Table 2 – THE SSA outcomes

5.7. The NDP has allocated the highest scoring green site, the Barns Way extension site. This allocation, along with the other consents and an estimation of windfall units, exceed the HBBC target and the Barns Way site is known to be developable and deliverable, with planning permission granted by HBBC.

Desford Neighbourhood Plan Working Group. October 2019.





DESFORD NEIGHBOURHOOD PLAN APPENDIX D3 Site Assessments

2018-2036 Submission Version

Botcheston site A (Desford Parish) - Rear of Snowdene Main Street (SHELAA Ref As196)

1. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---|
| Site summary: | SHELAA reference AS196 –0.51HA. HBBC – Non developable 2023 – 2027. |
| Site name and address: | Rear of Snowdene, Main Street. |

| Site capacity: | Approximately 13 units(3 bed houses) | Green |
|---|---|-------|
| Current Use: | The site includes an existing residential property and an area of land to the rear used for agricultural storage, this existing land use will need to be replaced. | Amber |
| Adjoining Uses: | The site sits in very open countryside on the Southern edge of the current built form. Totally outside of the current built form of Desford and separated by a large tract of open countryside | Red |
| Topography: | An undulating site that falls away that can be mitigated. | Amber |
| Greenfield or Previously Developed Land? | A brownfield site and part greenfield site. | Amber |
| Good Quality Agricultural Land? | The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | Two owners. | Amber |
| Landscape Quality? Overview Visual Impact Assessment (LVIA) | Several panoramic long distance views are found to boundaries of the site, the location is rural in character and development would cause less than substantial harm to the landscape due primarily to the elevations involved. | Amber |

| Site – Sustainability criteria relatin | g to Location, Surroundings & ConstraintsRAG Rating | |
|--|--|-------|
| mportant Trees, Woodlands & Hedgerows? | There are a few mature trees along the boundary of the site and significant sections of ancient hedgerow bound one side of the site. These will both require full protection. Creating an access might require the destruction of a section of hedgerow. | Amber |
| Relationship with existing pattern of built development? | The location is to the Southern edge of the current built form of Botcheston and is visible from a number of sources, this could be mitigated through a quality design solution and additional planting. | Amber |
| Local Wildlife considerations? | Nesting birds, moths and small mammals. | Green |
| Listed Building or important built assets? | Listed buildings are found near to the site and their setting would be compromised by this level of development. | Amber |
| Impact on the Conservation Area or its setting? | The site is outside of the Desford conservation area and has no effect upon its character or setting. | Green |
| Safe pedestrian access to and from the site? | A fully landlocked site and no footpath in place, it appears possible to access the site with the support of third party landowners if the current property is demolished a footpath can be created in to the site. | Amber |
| Impact on existing vehicular traffic? | A negative impact from this medium sized number of units in this out of settlement location. | Amber |
| Safe vehicular access to and from the site? | A fully landlocked site and appears possible to access the land although this will probably require the support of a third party landowner (two owners working together). The destruction of hedges will be required to provide adequate visibility splays. Given the adjacent access ways and drives it is unclear that planning permission would be supported by Leicestershire County council in this location. | Amber |
| Safe access to public transport? | Yes, a bus stop outside the Greyhound pub is about a 300m walk from the centre of the site. | Amber |
| Distance to designated village centre (village hall) | A distance of about 255m. | Amber |
| Distance to GP/health centre | A distance of more than 1500m. | Red |
| Distance to Primary school | A distance of more than 1500m. | Red |
| Current existing informal/formal recreational opportunities on site? | None identified. | Green |

| Site – Sustainability criteria relatir | ng to Location, Surroundings & ConstraintsRAG Rating | |
|--|--|-------------------------|
| Ancient monuments or archaeological remains? | None found on the site or known to be nearby (although local knowledge of small Saxon era finds). | Green |
| Any existing public rights of ways/bridle paths? | None identified within or directly abutting the site. | Green |
| Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage) | None on the actual site. | Green |
| Any noise issues? | Yes, rail freight trains are found within a relatively short distance, but a minor nuisance. | Green |
| Any contamination issues? | Livestock and a fish farm have used the site so contamination may require remediation, needs a full professional survey. | Amber |
| Any known flooding issues? | The site is wholly within flood zone 1 with no history of flooding. | Green |
| Any drainage issues? | Minor pooling identified on site, remediation is straightforward. | Amber |
| Distance to nearest employment site. | Newton Unthank industrial units are the nearest location approximately a 1100m walk from the centre of the site. | Red |
| Provisional Summary | | |
| | Red- 4 | |
| | Amber-16 | A GREEN SCORING SITI |
| | Green-9 | OF 5. |
| | | |
| | | |
| | | |

Botcheston B (Desford Parish) - Rear of 38 Main Street (SHELAA Ref LPR66)

3. Introduction

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• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

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| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|--|
| Site summary: | SHELAA reference LPR66 –1.18HA. HBBC – Outside of the settlement, non-developable 2023 – 2027. |
| Site name and address: | Rear of 38, Main Street. |

| Site capacity: | Approximately 29 units(3 bed houses) | Amber |
|---|--|-------|
| Current Use: | The site is currently used informally for grazing. | Green |
| Adjoining Uses: | The site sits in very open countryside on the Southern edge of the current built form. Totally outside of the current built form of Desford and separated by a large tract of open countryside | Red |
| Topography: | An undulating site that falls away but that can be mitigated. | Amber |
| Greenfield or Previously Developed Land? | A greenfield site. | Red |
| Good Quality Agricultural Land? | The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | One owner. | Green |
| Landscape Quality? Overview Visual Impact Assessment (LVIA) | Open panoramic long distance views are found to two boundaries of the site, the location is very rural in character and development would cause substantial harm to this high quality landscape. | Red |

| Important Trees, Woodlands & Hedgerows? | There are a few mature trees along the boundary of the site and significant sections of ancient hedgerow bound one side of the site. These will both require full protection but possible with mitigation measures. | Amber |
|--|--|-------|
| Relationship with existing pattern of built development? | The location is to the Southern edge of the current built form of Botcheston and is visible from a large number of sources, this would cause an incursion in to the open countryside and undermine the character and setting of the village. | Red |
| Local Wildlife considerations? | Nesting birds, moths, badgers, pond bio-diversity and small mammals. | Red |
| Listed Building or important built assets? | The adjacent Manor farm house and conversion are designated as a local heritage asset of historical and architectural interest in the neighbourhood plan, development would cause less than substantial harm. | Amber |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area in Desford and has no effect upon its character or setting. | Green |
| Safe pedestrian access to and from the site? | A fully landlocked site and no footpath in place, it appears impossible to access the site without the support of third party landowners, including Leicestershire County Council. | Red |
| Impact on existing vehicular traffic? | A negative impact from this large number of units in this out of settlement location. | Red |
| Safe vehicular access to and from the site? | A fully landlocked site and appears impossible to access the land without the support of a third party landowner and unlikely to be able to provide adequate visibility splays. Given the adjacent access ways and drives it is very unlikely that a residential planning permission would be supported by Leicestershire County Council in this location. | Red |
| Safe access to public transport? | Yes, a bus stop outside the Greyhound pub is about a 260m walk from the centre of the site. | Amber |
| Distance to designated village centre (village hall) | A distance of about 315m. | Amber |
| Distance to GP/health centre | A distance of more than 1500m. | Red |
| Distance to Primary school | A distance of more than 1500m. | Red |
| Current existing informal/formal recreational opportunities on | The footpath is very popular with dog walkers and joggers. | Amber |

| site? | | |
|--|--|-------|
| Ancient monuments or archaeological remains? | None found on the site or known to be nearby. | Green |
| Any existing public rights of ways/bridle paths? | A footpath is found along the whole length of the Western boundary of the site, development would cause severe detriment to users. | Amber |
| Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage) | None on the actual site. | Green |
| Any noise issues? | Yes, rail freight trains are found within a relatively short distance, but a minor nuisance. | Green |
| Any contamination issues? | No issues identified. | Green |
| Any known flooding issues? | The site is partly within flood zone 1but the bottom section of the site floods extensively on an annual basis. | Red |
| Any drainage issues? | Minor pooling identified on site, remediation appears to be straightforward, although a large surface pond is found in the adjacent field and a ditch along the Eastern boundary so these require further investigation. | Amber |
| Distance to nearest employment site. | Newton Unthank industrial units are the nearest location approximately a 1150m walk from the centre of the site. | Red |

| Site – Sustainability criteria r | Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|----------------------------------|---|---------------------------------|--|
| Provisional Summary | | | |
| | Red- 12 Amber-10 Green-7 | A RED SCORIN of NEG 5. | |
| | | | |
| | | | |

Botcheston site C (Desford Parish) – Hind quarters, Main Street (SHELAA Ref As195)

5. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

6. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---|
| Site summary: | SHELAA reference As195 –1.28HA. HBBC – Developable 2023-2027. |
| Site name and address: | Hind Quarters, Main street |

| Site capacity: | Approximately 32 units(3 bed houses) | Amber |
|---|--|----------|
| one supusity. | | 7 (1100) |
| Current Use: | The site covers four small arable fields that are currently farmed and house stables and paddocks for horses, this existing land use will need to be replaced. | Amber |
| | The site sits in very open countryside on the Westerly edge of the current built form. Totally outside of | Ded |
| Adjoining Uses: | the current built form of Desford and separated by a large tract of open countryside | Red |
| Topography: | An undulating site that falls away that can be mitigated. | Amber |
| Greenfield or Previously Developed Land? | A wholly greenfield site. | Red |
| Good Quality Agricultural Land? | The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | One owner. | Green |
| Landscape Quality? Overview | Open panoramic long distance views are found to three boundaries of the site, the location is extremely | Ded |
| Visual Impact Assessment (LVIA) | rural in character and development would cause substantial harm to this high quality landscape. The site is a part of important view three as set out in the pre-submission draft of the neighbourhood plan. | Red |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|---|--|-------|
| mportant Trees, Woodlands & Hedgerows? | There are a few mature trees along the boundary of the site and significant sections of ancient hedgerow bound most of the site. These will both require protection. | Red |
| Relationship with existing pattern of built development? | The location is on the Western edge of the current built form of Botcheston and is visible from a number of sources, this could be mitigated through planting and landscaping. | Amber |
| Local Wildlife considerations? | Nesting birds, moths and small mammals. | Green |
| Listed Building or important built assets? | None within or adjacent to the site. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the Desford conservation area and has no effect upon its character or setting. | Green |
| Safe pedestrian access to and from the site? | A footpath is found on Bagworth Road which almost connects to the site boundary. It is therefore fairly straightforward to build a new right of way in to the site with significant improvement. | Amber |
| Impact on existing vehicular traffic? | A small scale negative impact from this medium sized number of units in this out of settlement location. | Green |
| Safe vehicular access to and from the site? | None in place and it will be difficult to achieve due to the curvature of the road, a highways configuration to meet highways stringent safety standards is probably viable. | Amber |
| Safe access to public transport? | Yes, a bus stop outside the Greyhound pub is about a 100m walk from the centre of the site. | Green |
| Distance to designated village centre (village hall) | A distance of about 575m. | Red |
| Distance to GP/health centre | A distance of more than 1500m. | Red |
| Distance to Primary school | A distance of more than 1500m. | Red |
| Current existing informal/formal recreational opportunities on site? | Horses are stabled on the site and it is a private location. | Green |
| Ancient monuments or archaeological remains? | None found on the site or known to be nearby. | Green |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|---|---|--------------|
| Any existing public rights of ways/bridle paths? | Yes, a footpath crosses through the centre of the site which goes all the way to Newbold Verdon: re- routing will be required. | Red |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | None on the actual site. | Green |
| Any noise issues? | Yes, rail freight trains are found within a relatively short distance, but a minor nuisance. | Green |
| Any contamination issues? | Livestock have used the site so contamination may require remediation, need a full survey. | Amber |
| Any known flooding issues? | The site is wholly within flood zone 1, but is very close to flood zone 3 which is associated with the river. | Green |
| Any drainage issues? | Minor pooling identified on site, straightforward to remediate. | Amber |
| Distance to nearest employment site. | Newton Unthank industrial units are the nearest location more than 1100m walk from the centre of the site. | Red |
| Summary | | |
| | Red-9 | A LOW GREEN |
| | Amber-9 | SCORING SITE |
| | Green-11 | OF 2. |
| | | |
| | | |
| | | |

Botcheston site D (Desford Parish) – New Botcheston expansion site North of Main Street (SHELAA Ref As194)

7. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

8. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|--|
| Site summary: | SHELAA reference As194 –7.64HA. HBBC –Developable 2023-2027. |
| Site name and address: | New Botcheston expansion site North of Main Street |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|---|--|-------|
| Site capacity: | Approximately 143 units(3 bed houses) | Red |
| Current Use: | The site covers seven arable fields of varying sizes in current use, these will all require replacement. | Amber |
| Adjoining Uses: | The site sits in open Countryside and is North of the ribbon pattern of residential units along Main Street with Markfield Lane forming the Eastern boundary. Attached to Botcheston, it is totally outside of the current built form of Desford and separated by large tracts of open countryside and extensive planting. | Red |
| Topography: | A sloping site, severe in places that falls away to the main road. | Amber |
| Greenfield or Previously Developed Land? | A wholly greenfield site in current use. | Red |
| Good Quality Agricultural Land? | The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | Multiple owners. | Amber |
| Landscape Quality? Overview Visual Impact Assessment (LVIA) | Open long distance panoramic views are found to three boundaries of the site, the location is extremely rural and traditional in character and development would cause substantial harm to this very high quality landscape. | Red |

| one – Sustainability criteria feldlill | g to Location, Surroundings & ConstraintsRAG Rating | |
|--|---|-------|
| mportant Trees, Woodlands & Hedgerows? | There are many mature trees dotted through out the site, extensive planting is found along Markfield Lane and some of the boundaries are planted with ancient hedgerow of a very high quality. All of these features will require full protection. | Red |
| Relationship with existing pattern of built development? | The location is several kilometres from the built up village of Desford, wholly outside of the current settlement boundary, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The location does have connectivity to Botcheston but at this scale it is wholly unsustainable. | Red |
| Local Wildlife considerations? | Badgers, foxes, bats, moths, great crested newts and small mammals. | Red |
| Listed Building or important built assets? | Due to the elevation of the site several listed buildings can be seen but are not directly affected. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the Desford conservation area and has no effect upon its character or setting. | Green |
| Safe pedestrian access to and from the site? | A footpath is found along Main Street connecting to the site boundary. It is therefore fairly straightforward to construct a new right of way in to the site with significant improvements. | Amber |
| Impact on existing vehicular traffic? | An unsustainable negative impact from this very large number of units in this edge of settlement location. | Red |
| Safe vehicular access to and from the site? | None in place but it could be provided from Main Street, although the demolition of existing properties will probably be required. Subject to land assembly and the support of a third party landowner, it would be possible to provide a highways configuration to meet safety standards. | Red |
| Safe access to public transport? | Yes, bus stops are found outside the Greyhound public house and at the junction of Markfield Lane and Main Street, approximately a 250m walk. | Amber |
| Distance to designated village centre (village hall). | Walking distance of approximately 350m. | Amber |
| Distance to GP/health centre | Walking distance of more than 1500m. | Red |
| Distance to Primary school | Walking distance of more than 1500m. | Red |
| Current existing informal/formal recreational opportunities on | A large play area is found on the Southern boundary of the site on Main Street, so its setting would be undermined. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|---|---|-------|
| site? | | |
| Ancient monuments or archaeological remains? | None found on the site or known to be nearby. | Green |
| Any existing public rights of ways/bridle paths? | Yes a public right of way traverses through the centre of the site and this will be very difficult or impossible to relocate. A second footpath terminates at the Greyhound pub on the site boundary. | Red |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | Yes, telephone and electric supply cables will need to be re-sited. | Amber |
| Any noise issues? | No major noise issues or concerns are found. | Green |
| Any contamination issues? | The site has been used for livestock husbandry and at least two small fly-tips are found within the site and these will require full professional investigation. | Amber |
| Any known flooding issues? | The site is wholly within flood zone 1. No previous flooding has been confirmed, although given the scale of the development a Sustainable Urban Drainage System (SUDS) would be required. | Green |
| Any drainage issues? | A stream is found along Markfield Lane, so drainage will have to be investigated further. | Amber |
| Distance to nearest employment site. | The Newton Unthank industrial units are the nearest location more than a 1200m walk from the centre of the site. | Red |

| Site – Sustainability criteria r | ite – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | |
|----------------------------------|--|---|
| Provisional Summary | | |
| | Red-13 Amber-11 Green-5 | A HIGH RED SCORING SITE OF NEGATIVE 8. |
| | | |

Desford site one - Redundant sewage treatment plant (SHELAA Ref AS206)

1. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---|
| Site summary: | SHELAA reference AS 206 –1.45HA. HBBC –Non developable 2028-2032. |
| Site name and address: | Redundant sewage treatment plant – Lindridge Lane. |

| Site – Sustainability criteria relatir | ng to Location, Surroundings & ConstraintsRAG Rating | |
|---|--|-------|
| Site capacity: | Approximately 35 units (3 bed houses) | Amber |
| Current Use: | The site is a redundant sewage works used for grazing sheep and cows, this farm use will need to be relocated. | Amber |
| Adjoining Uses: | The site sits in semi-open countryside and is North of the current settlement. It is totally outside of the current built form of Desford and separated by several fields, it is opposite Birdland and to the South of Glebe Farm. | Red |
| Topography: | A gently sloping site. | Green |
| Greenfield or Previously Developed Land? | A part brownfield and part greenfield site. | Amber |
| Good Quality Agricultural Land? | The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | Single ownership. | Green |
| Landscape Quality? Overview Visual Impact Assessment | Open views across Rothley Brook are found to two boundaries of the site. A third boundary is also very open. The location is semi-rural in character and development would cause less than substantial harm to | Amber |

| (LVIA) | the landscape. | |
|--|---|-------|
| Important Trees, Woodlands & Hedgerows? | There are several mature trees dotted throughout the site, extensive planting is found along Lindridge Lane and this creates a countryside aspect. Several of the boundaries are planted with hedgerow of a high quality. All of these features will require full protection. | Amber |
| Relationship with existing pattern of built development? | The location is a substantial distance from the village of Desford, wholly outside of the current settlement boundary, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The location is incongruous to develop in planning terms. | Red |
| Local Wildlife considerations? | Badgers, foxes, bats, moths and small mammals. | Red |
| Listed Building or important built assets? | None within or adjacent to the site. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the Desford conservation area and has no effect upon its character or setting. | Green |
| Safe pedestrian access to and from the site? | A footpath is in place adjacent to the site and appears possible to access the site with significant improvements. | Amber |
| Impact on existing vehicular traffic? | An unsustainable negative impact from this very large number of units in this edge of settlement location. | Red |
| Safe vehicular access to and from the site? | A small opening is in place although the destruction of trees will be required to provide adequate visibility splays. The road is curved and highways access will be problematic to resolve, early dialogue with the highways authority is advised. | Amber |
| Safe access to public transport? | No, no footpath links and nearest bus stops are about a 700m walk. | Red |
| Distance to designated village centre (The Cross). | Walking distance of more than 600m. | Red |
| Distance to GP/health centre | Walking distance of more than 500m. | Red |
| Distance to Primary school | Walking distance of more than 900m. | Red |
| Current existing informal/formal recreational opportunities on | None identified. | Green |

| site? | | |
|---|---|-------|
| Ancient monuments or archaeological remains? | None identified within or adjacent to the site. | Green |
| Any existing public rights of ways/bridle paths? | Yes a public right of way wraps around three boundaries of the site: these paths will be very difficult or impossible to relocate. | Red |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | None found. | Green |
| Any noise issues? | The railway line is fairly close to the site so an ongoing minor disturbance. | Amber |
| Any contamination issues? | The site has been used for a sewage works, animal husbandry and a fly-tip is found within the site and these issues will require full professional investigation. | Amber |
| Any known flooding issues? | The site is wholly within flood zone 1, no previous flooding has been confirmed and a stream is found adjacent to the Northern boundary. | Green |
| Any drainage issues? | The stream along the Northern boundary does mean there is some pooling on site, so drainage will have to be investigated further. | Amber |
| Distance to nearest employment site. | Large employment activities, Desford Academy approximately 800m from the centre of the site. | Red |

| Site – Sustainability criteria relatin | e – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | |
|--|--|--|
| Summary | Red-10 Amber-11 Green-8 | A RED SCORING SITE OF NEGATIVE 2. |

Desford site two - Adjacent Lyndale boarding cattery (SHELAA Ref AS610)

3. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

4. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---|
| Site summary: | SHELAA reference AS 610 –1.83HA. HBBC –Non developable 2028-2032. |
| Site name and address: | Adjacent Lyndale boarding cattery – Lindridge Lane. |

| Site capacity: | Approximately 45 units(3 bed houses) | Amber |
|---|--|-------|
| Current Use: | The site is arable land adjacent to a working boarding cattery, this agricultural land use will need to be replaced. | Amber |
| Adjoining Uses: | The site sits in semi-open Countryside and is North of the current settlement. It is totally outside of the current built form of Desford and separated by fields, it is opposite Birdland and development is incongruous in planning terms. | Red |
| Topography: | An undulating site with very well preserved ridge and furrow (fields 206 and 207 in the neighbourhood plan) that should not be developed on heritage protection grounds. | Red |
| Greenfield or Previously Developed Land? | A greenfield site. | Red |
| Good Quality Agricultural Land? | The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | Single ownership. | Green |
| Landscape Quality? Overview | The site has open aspects to three of its boundaries and is situated in semi-open countryside. It is a | Red |

| Distance to GP/health centre | Walking distance of more than 400m. | Amber |
|--|--|-------|
| Distance to designated village centre (The Cross). | Walking distance of more than 500m. | Red |
| Safe access to public transport? | No: no footpath links and nearest bus stops are about a 600m walk. | Red |
| Safe vehicular access to and from the site? | A fully landlocked site and appears impossible to access the land without the support of a third party landowner and the destruction of trees will be required to provide adequate visibility splays. The road is curved and highways access will be very problematic to resolve. | Red |
| Impact on existing vehicular traffic? | An unsustainable negative impact from this large number of units in this edge of settlement location. | Red |
| Safe pedestrian access to and from the site? | A fully landlocked site and no footpath in place with a footpath on the other side of the site serving Birdland. It appears impossible to access the site without the support of third party landowners, including Leicestershire County Council. | Red |
| Impact on the Conservation Area or its setting? | The site is outside of the Desford conservation area and development would have no effect upon its character or setting. | Green |
| Listed Building or important built assets? | None identified. | Green |
| Local Wildlife considerations? | Badgers, foxes, bats, moths and small mammals. | Red |
| Relationship with existing pattern of built development? | The location is a substantial distance from the village of Desford, wholly outside of the current settlement boundary, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The location is incongruous to develop in planning terms. | Red |
| Important Trees, Woodlands & Hedgerows? | The two fields are fully bounded with mature trees and hedges with several mature trees dotted throughout the site, this creates a traditional countryside aspect. All of the boundaries are planted with hedgerow of a high quality and all of these features will require full protection. | Red |
| Visual Impact Assessment (LVIA) | traditional landscape and is protected in the neighbourhood plan by policy ENV 4. The site is very well preserved ridge and furrow and is a non-designated heritage asset. The policy ENV 4 states that "any loss or damage is to be avoided". | |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|---|---|-------|
| Distance to Primary school | Walking distance of more than 800m. Red | |
| Current existing informal/formal recreational opportunities on site? | None identified. | Green |
| Ancient monuments or archaeological remains? | None identified. | Green |
| Any existing public rights of ways/bridle paths? | None within or adjacent to the site. | Green |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | A telephone cable crosses the site and will require relocation. | Amber |
| Any noise issues? | The railway line is fairly close to the site so an ongoing minor disturbance. | Amber |
| Any contamination issues? | No major issues but as adjacent to the ex-sewage works a professional investigation required. | Amber |
| Any known flooding issues? | The site is wholly within flood zone 1. No previous flooding has been confirmed and a SUDS scheme will be required for this large number of units. A further professional investigation is recommended. | Green |
| Any drainage issues? | Minor pooling on site but this appears straightforward to remediate. | Amber |
| Distance to nearest employment site. | Large employment activities at Desford Academy approximately 700m from the centre of the site. | Red |

| Site – Sustainability c | te – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | |
|-------------------------|---|---|
| Summary | | |
| | Red- 14 Amber – 8 Green- 7 | A HIGH RED SCORING SITE OF NEGATIVE 7. |
| | | |

Desford site three – Barns Way extension site (SHELAA Ref LPR37 previously AS203)

5. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

6. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|--|
| Site summary: | SHLAA reference LPR 37 and/or LPR45 (previously AS203) Approximately 3.55HA. HBBC Developable 2023-2027. |
| Site name and address: | Barns Way extension site. |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating | | ing |
|--|--|-------|
| Site capacity: | Up to approximately 80 units (three bed houses) | Red |
| Current Use: | The site is two arable fields in current use, separated by a causeway. The existing uses need to be relocated. | Amber |
| Adjoining Uses: | The site sits on the edge of the current built form and is surrounded on three sides by further arable fields in current use. Adjacent to the current settlement boundary with existing residential units to one corner. | Amber |
| Topography: | A relatively flat site. | Green |
| Greenfield or Previously Developed Land? | A wholly greenfield site comprising of two large arable fields with very open aspects. | Red |
| Good Quality Agricultural Land? | The whole of the site is grade three land as defined by Natural England, this is land of good to moderate quality. | Amber |
| Site availability - Single ownership or multiple ownership? | One owner. | Green |
| Landscape Quality? Overview Visual Impact Assessment | Open long distance vistas are found to three boundaries of the area and the site feels rural in character and is of a medium to high quality. Inside the Desford Vales landscape character assessment area. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Ratir | | ng |
|---|--|-------|
| (LVIA) | Important local view 4 of the neighbourhood plan is found from inside to outside this site and this needs to be protected. | |
| Important Trees, Woodlands & Hedgerows? | There is a copse of mature trees along the Northern boundary and one of the boundaries is surrounded by hedgerow, trees are found intermittently around the edges of the site. All of these features will require protection in a sensitive design solution. The unspoilt Barns Fields site is adjacent and the affect upon this site will require mitigation measures. | Amber |
| Relationship with existing pattern of built development? | The site is adjacent to the current settlement boundary so a "logical" site to extend development in to, planting would mitigate visibility from the small number of properties overlooking the site: this is why HBBC class it as developable 2019-24. | Green |
| Local Wildlife considerations? | Nesting birds and small mammals. | Green |
| Listed Building or important built assets? | Ratby Church is visible in the far distance from the site. | Amber |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area and far enough from it to be of no influence upon it. | Green |
| Safe pedestrian access to and from the site? | None exists and although potentially difficult to access the site in a safe location due to the main road, it should be possible with significant improvement. | Amber |
| Impact on existing vehicular traffic? | A medium scale negative impact from this number of units, as on the East of the village the impact is not too damaging. | Amber |
| Safe vehicular access to and from the site? | No existing provision in place, only one access for farm machinery and very near to an existing roundabout, no visibility splays are present. It could be problematic to build new highway access arrangements to meet safety standards but probably viable: appears possible with a roundabout being constructed subject to highways authority approval. | Amber |
| Safe access to public transport? | Yes, the nearest bus stop is outside the Academy and less than a 200m walk. | Green |
| Distance to designated village centre. | A distance of about 410m. | Amber |
| Distance to GP/health centre | A distance of about 430m. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Ratin | | ating | |
|--|---|-------|--|
| Distance to Primary school | A distance of more than 600m. | Red | |
| Current existing informal/formal recreational opportunities on site? | None identified, although the public access through the site to the adjacent Barns Fields should be preserved. | Green | |
| Ancient monuments or archaeological remains? | None identified. | Green | |
| Any existing public rights of ways/bridle paths? | None found in this location, although a permissive access through the site is in place and needs to be maintained. | Green | |
| Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage) | None identified. | Green | |
| Any noise issues? | No serious concerns identified. | Green | |
| Any contamination issues? | None identified. | Green | |
| Any known flooding issues? | The land is within flood zone 1. No known flooding although the size of the development means that a Sustainable Urban Drainage System (SUDS) will be required. | Green | |
| Any drainage issues? | No serious issues identified, although minor pooling due to soil type. | Amber | |
| Distance to nearest employment site. | Large employment activities, Bosworth Academy within 125m of the centre of the site. | Green | |

| RAG Rating | |
|--|--|
| A HIGH GREEN SCORING SITE OF 11. | |
| | |

Desford site 4 – Ashfield Farm and Kirkby Lane combined extension (SHLAA Ref's AS210 & AS211)

7. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

8. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---|
| Site summary: | SHLAA references AS 210 3.59HA and AS 211 of 1.96HA, 5.55 HA in total. HBBC non developable as outside the settlement boundary. |
| Site name and address: | Ashfield Farm and extension. |

| Site capacity: | Approximately 105 units (three bed houses) | Red |
|---|--|-------|
| Current Use: | The site consists of two arable fields in current use. The existing uses need to be relocated. | Amber |
| Adjoining Uses: | The site sits on the edge of the current built form and is surrounded on two sides by further arable fields in current use with a recent development to the North. Adjacent to the current settlement boundary with existing residential units on Cambridge Drive to the Eastern edge. | Red |
| Topography: | Relatively flat and straightforward to develop. | Green |
| Greenfield or Previously Developed Land? | A wholly greenfield site comprising of two arable fields with very open aspects to two sides. | Red |
| Good Quality Agricultural Land? | The majority of the site is grade two quality land as defined by Natural England: this is a land classification of very good. The Natural England best practice recommendation is for no development of grade 2 land as it is a nationally scarce resource. | Red |
| Site availability - Single ownership or multiple ownership? | Single ownership. | Green |
| Landscape Quality? Overview | Open long distance vistas are found to most boundaries of the area and the site feels very rural in | Red |

| Visual Impact Assessment (VIA) | character. Development would cause substantial harm to this edge of the settlement. | |
|---|---|-------|
| Important Trees, Woodlands & Hedgerows? | There is a hedge along most boundaries and a small section of trees within the curtilage of the site. Development would require destruction of a section of ancient hedgerow | Red |
| Relationship with existing pattern of built development? | The site is adjacent to the new Bellway development but vehicular access is not possible through that site and although planting could mitigate visibility from the properties on Cambridge Drive the location is a very sensitive one. Development would create a large incursion in to open countryside. | Red |
| Local Wildlife considerations? | Nesting birds, badgers and small mammals. | Red |
| Listed Building or important built assets? | None identified in this location. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area and far enough from it to be of no influence upon it. | Green |
| Safe pedestrian access to and from the site? | None exists and it is a long way to the nearest adopted footway. It could be possible to extend the footway in from Kirby Road with significant improvement. | Amber |
| Impact on existing vehicular traffic? | A large scale negative impact from this large number of units in this very sensitive highways location. All traffic would have to cross through the settlement with routes that are already severely congested for long periods. | Red |
| Safe vehicular access to and from the site? | A minor track serves the site from the South. It is very problematic to build new highway access arrangements to meet safety standards and not possible through the Bellway site without the support of a third party owner and a change of direction from the planning authority. No current adequate access in place and no visibility splays are present. It appears impossible to build new highway access arrangements in to the site. | Red |
| Safe access to public transport? | Yes, the nearest bus stop is in excess of a 500m walk. | Red |
| Distance to designated village centre. | Walking distance of over 1000m. | Red |
| Distance to GP/health centre | Walking distance of over 900m. | Red |
| Distance to Primary school | Walking distance of about 200m. | Green |

| | | ······ |
|--|---|--------|
| Current existing informal/formal recreational opportunities on site? | None identified. | Green |
| Ancient monuments or archaeological remains? | None identified. | Green |
| Any existing public rights of ways/bridle paths? | The bridleway on the Southern boundary will require mitigation but this is not within the actual site. | Amber |
| Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage) | Yes, an electricity supply cable passes through the site and will require relocation. | Amber |
| Any noise issues? | No issues identified. | Green |
| Any contamination issues? | Unmade ground found, small fly tips will require further investigation but should be easily mitigated subject to a detailed survey. | Amber |
| Any known flooding issues? | The land is within flood zone 1. No known flooding although the size of the development means that a Sustainable Urban Drainage System (SUDS) will be required. | Green |
| Any drainage issues? | No serious issues identified, although slight pooling on site due to elevation and soil type. | Amber |
| Distance to nearest employment site. | Large employment activities, Bosworth Academy about 1400m from the centre of the site. | Red |

| Provisional Summary | | |
|---------------------|---------|-----------------------------|
| | Red- 14 | A HIGH RED |
| | Amber-6 | SCORING SITE OF NEGATIVE |
| | Green-9 | 5. |
| | | |
| | | |

Desford site 5 – Peckleton Lane (SHLAA Ref AS201)

1. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---|
| Site summary: | SHLAA reference AS201-3.84HA. HBBC Developable 2023-2027. |
| Site name and address: | Peckleton Lane. |

| Site conceitur | Approximately 70 units (three had beyond) | |
|---|--|-------|
| Site capacity: | Approximately 72 units (three bed houses). | Red |
| Current Use: | The site covers a very large arable field in current use, therefore the existing use needs to be relocated. | Amber |
| Adjoining Uses: | The site sits in on the edge of the current built form and is surrounded on two sides by arable fields in current use. Adjacent to the current settlement boundary with existing residential units to one edge. | Amber |
| Topography: | A sloping site that falls away to the valley floor. | Amber |
| Greenfield or Previously Developed Land? | A wholly greenfield site. | Red |
| Good Quality Agricultural Land? | The whole site is classified as grade 2 agricultural land by Natural England: this is agricultural land of very good quality. The Natural England best practice recommendation is for no development of the grade 2 land. | Red |
| Site availability - Single ownership or multiple ownership? | One owner. | Green |
| Landscape Quality? Overview Visual Impact Assessment (LVIA) | Open long distance vistas are found to two boundaries of the area and the site feels very rural in character and is of a very high quality landscape value. The site delineates the current built form and is set out in the pre-submission draft of the neighbourhood development plan as important view one that needs to be protected from development. Development would cause substantial harm to this boundary | Red |

| | edge. | |
|--|---|-------|
| Important Trees, Woodlands & Hedgerows? | There are a number of mature trees dispersed within the site boundaries and two mature trees are located within the actual site (although their protection can probably be mitigated through a sensitive design solution). All boundaries are surrounded by hedgerows and development would cause removal of part of these – even with mitigation measures. | Amber |
| Relationship with existing pattern of built development? | The site is adjacent to the current settlement boundary so a "logical" site to extend development in to. Planting would mitigate visibility: this is why HBBC class it as developable 2023-27. | Amber |
| Local Wildlife considerations? | The site is a part of a recognised wildlife corridor with birds and small mammals identified: a small to medium impact on wildlife that can be mitigated. | Amber |
| Listed Building or important built assets? | In this edge of village location no listed or important built assets are visible or affected. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area and far enough from it to be of no negative influence upon it. | Green |
| Safe pedestrian access to and from the site? | A footpath exists along a part of Peckleton Lane so a pedestrian route can be gained through the destruction of a section of hedgerow. Connectivity with the village centre would be fairly straight forward with significant improvement. | Amber |
| Impact on existing vehicular traffic? | A large scale negative impact from this large number of units in this Southern edge of village location. This location already suffers from severe peak time traffic congestion. | Red |
| Safe vehicular access to and from the site? | Minimal existing provision is in place to allow access for farm machinery and there are no visibility splays at present. It is possible to build new highway access arrangements to meet safety standards with significant improvements. | Amber |
| Safe access to public transport? | Yes, the nearest bus stop is on Manor Road about a 300m walk. | Amber |
| Distance to designated village centre. | A distance of about 310m. | Amber |
| Distance to GP/health centre | A distance of about 350m. | Amber |

| Distance to Primary school | A distance of more than 300m. | Amber |
|---|---|-------|
| Current existing informal/formal recreational opportunities on site? | Dog walkers and ramblers use the footpath on the Southern boundary of the site. | Amber |
| Ancient monuments or archaeological remains? | None identified. | Green |
| Any existing public rights of ways/bridle paths? | Yes, a long distance footpath is found along the Southern edge of the site so any development will need to protect the integrity of its setting. Development of the site will cause detriment to the ROW as it will change the open countryside feel. | Amber |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | None identified. | Green |
| Any noise issues? | Some noise from the road and the nearby employment use is a minor concern that would be possible to mitigate against. | Green |
| Any contamination issues? | None identified. | Green |
| Any known flooding issues? | The site is within flood zone 1. No previous flooding has been confirmed although given the scale of the development a Sustainable Urban Drainage System (SUDS) would be required. | Green |
| Any drainage issues? | The fall of the land means that the corner of the site suffers from poor drainage, with water pooling. This will require professional assessment but it is thought that remediation is readily achievable through a SUDS solution. | Amber |
| Distance to nearest employment site. | Large employment activities within 200m of the centre of the site. | Green |

| Site – Sustainability criteria | stainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | |
|--------------------------------|--|--|----------------------------------|
| Provisional Summary | Red-5 Amber-15 Green-9 | | A GREEN SCORING SITE OF 4. |
| | | | |

Desford site 6 - New Desford South (SHLAA Ref AS200)

3. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

4. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|--|
| Site summary: | SHLAA reference AS200-74.73HA. HBBC Non developable 2028-2032 as outside of the settlement boundary. |
| Site name and address: | New Desford South. |

| Site capacity: | Approximately 1121 units. | Red |
|---|---|-------|
| Current Use: | The site covers several large arable fields in current use, therefore the existing uses will need to be relocated. | Amber |
| Adjoining Uses: | The site sits in very open countryside and is surrounded on three sides by arable fields in current use, with the Caterpillar industrial site to the Western boundary. Totally outside of the current built form and separated by open countryside so an incongruous location to develop. | Red |
| Topography: | An undulating site that falls away to the valley floor. | Amber |
| Greenfield or Previously Developed Land? | A wholly greenfield site, including several existing farm buildings. | Red |
| Good Quality Agricultural Land? | Large sections of the site are classified as grade 2 agricultural land by Natural England, this is agricultural land of very good quality. The Natural England best practise guidance recommends no development of the grade 2 land as it is such a scarce National resource. The remainder of the site is grade 3 land, of a good to moderate quality. | Red |
| Site availability - Single ownership or multiple ownership? | One majority owner, the plan is only indicative but currently the bowling green is owned by Sport in Desford and a half a garden is owned by another third party. | Red |

| Landscape Quality? Overview | | 1 |
|--|---|-------|
| Visual Impact Assessment (LVIA) | Open long distance vistas are found to all four boundaries of the area and the site feels very rural in character and is of very high quality. Inside the Desford Vales landscape character assessment area. | Red |
| Important Trees, Woodlands & Hedgerows? | There are small numbers of trees dispersed around the site and at least one section of the boundary is surrounded by ancient hedgerows. | Red |
| Relationship with existing pattern of built development? | The site is fully outside of the current settlement boundary, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The development would almost "double" the number of properties in Desford and is geographically bigger than the existing settlement. It would therefore totally ruin the parishes' distinctive historical "feel" and character. | Red |
| Local Wildlife considerations? | Badgers, foxes, bats, moths and small mammals. | Red |
| Listed Building or important built assets? | In this out of village location no listed or important built assets are visible or affected. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area but due to its location and size it would completely destroy the integrity of its setting and change the nature of the village completely. | Red |
| Safe pedestrian access to and from the site? | Part of the site is accessed by a gravel path but this is not adopted. It would be relatively straightforward to build a new right of way but the site is wholly disconnected from the current built up area and would "feel" like a brand new place – hence the name New Desford version one. | Amber |
| Impact on existing vehicular traffic? | A very extreme negative impact from this extremely large number of units in this edge of village location. | Red |
| Safe vehicular access to and from the site? | Minimal existing provision and no visibility splays in place. It is complicated to build new highway access arrangements to meet safety standards and the site is totally disconnected from the current traffic movement system. About half of the site is currently in a 60mph road designation so very significant changes would be required. | Amber |
| Safe access to public transport? | Yes, but the nearest bus stops are near to the Bosworth Academy or the A47 at the Peckleton Lane junction. | Red |
| Distance to designated village centre. | A distance of more than 900m. | Red |

| Distance to OD/health assist | A fisteness of more than 4000m | Deal |
|---|--|-------|
| Distance to GP/health centre | A distance of more than 1000m. | Red |
| Distance to Primary school | A distance of more than 1000m. | Red |
| Current existing informal/formal recreational opportunities on site? | Dog walkers and ramblers use the site. | Amber |
| Ancient monuments or archaeological remains? | Neolithic remains found on the site along with the "29 steps", the remains of a boundary of a medieval deer park. These features would have their setting destroyed. | Red |
| Any existing public rights of ways/bridle paths? | Yes, three extensive footpaths cross the site and these would all be destroyed and need to be re-routed. | Red |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | Yes, electricity supply cables and telecoms cables cross the site and will need to be re-routed. | Amber |
| Any noise issues? | No major noise issues are identified: nearby employment use could however be a minor concern. | Green |
| Any contamination issues? | The site has been used for livestock in the past so some ground remediation is likely to be needed. Scrapped vehicles and industrial rubble are also found strewn across the site. Clearly, these issues will require further extensive professional investigation. | Amber |
| Any known flooding issues? | A stream is found crossing through the site and the site is within flood zone 1. No previous flooding has been confirmed, although given the scale of the development a Sustainable Urban Drainage System (SUDS) would be required. | Green |
| Any drainage issues? | Again, the fall of the land does mean that some areas of the site suffer from poor drainage, with water pooling. This will require professional assessment but it is thought that remediation is achievable. | Amber |
| Distance to nearest employment site. | Large employment activities within 250m of the centre of the site. | Green |

| Site – Sustainability c | e – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | |
|-------------------------|--|---|
| Summary | | |
| | Red-17 Amber-8 Green-4 | A VERY HIGH RED SCORING SITE OF NEGATIVE 13. |
| | | |

Desford site 7 - Neovia New Desford (SHELAA Ref LPR 24)

5. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

6. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|--|
| Site summary: | SHELAA reference LPR 24. HBBC developable 2023 -2027 as adjacent to the settlement boundary. |
| Site name and address: | Neovia New Desford. |

| | | " |
|---|---|-------|
| Site capacity: | Approximately 16.5HA yielding about 309 dwellings. NB – the site is a part of a potential development of 1260 units, the majority of the land is in Peckleton parish. | Red |
| Current Use: | The site covers about four arable fields of varying sizes in current use, therefore the existing uses will need to be relocated. | Amber |
| Adjoining Uses: | The site sits in very open countryside and is surrounded on three sides by arable fields in current use, with the large Neovia and Caterpillar facilities to the Eastern boundary and the village of Peckleton to the Southern edge of the boundary. Most of the land is outside of the current built form so an incongruous location to develop. | Red |
| Topography: | An undulating and uneven site with a high aspect that falls away to the valley floor. | Amber |
| Greenfield or Previously Developed Land? | A wholly greenfield site, including several existing farm buildings. | Red |
| Good Quality Agricultural Land? | Most of the site is classified as grade 2 agricultural land by Natural England: this is agricultural land of very good quality. The Natural England best practice guidance recommends no development of the grade 2 land as it is such a scarce national resource. | Red |
| Site availability - Single ownership or multiple ownership? | Neovia – majority owner but small parcel in third party ownership. | Amber |

| Landscape Quality? Overview Visual Impact Assessment (LVIA) | Open long distance vistas are found to three boundaries of the site and it feels very rural in character and is of very high quality. Inside the Desford Vales landscape character assessment area. | Red |
|---|---|-------|
| Important Trees, Woodlands & Hedgerows? | There are small numbers of trees dispersed around the site and at least one section of the boundary is surrounded by ancient hedgerows. There is a wood within the site and this will require full protection. | Red |
| Relationship with existing pattern of built development? | The site is outside of the current settlement boundary, being replaced by a new Limit To Development in the Neighbourhood Plan. A small section of the site abuts Norfolk Road but the "whole" site would effectively join Desford with Peckleton parish. The development would therefore totally ruin the parishes' distinctive historical "feel" and character and completely undermine the objectives of the community led neighbourhood plan. | Red |
| Local Wildlife considerations? | Badgers, foxes, bats, moths and small mammals identified and a wildlife corridor in the neighbourhood plan traverses a part of the site. | Red |
| Listed Building or important built assets? | None within the site although Peckleton House, a grade two listed building, would have its setting severely undermined by the whole potential development. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area but due to its location and size it would completely destroy the integrity of its setting and change the nature of the village completely. | Red |
| Safe pedestrian access to and from the site? | Several footpaths identified and the site could be accessed with new footpaths constructed to a footpath hierarchy. As the site is disconnected from the current built up area it would "feel" like a brand new place- hence the name Neovia New Desford. | Amber |
| Impact on existing vehicular traffic? | A very extreme negative impact from this extremely large number of units in this edge of village location. | Red |
| Safe vehicular access to and from the site? | Minimal existing provision and no visibility splays in place. It is complicated to build new highway access arrangements to meet safety standards and the site is totally disconnected from the current traffic movement system. | Amber |
| Safe access to public transport? | Yes, but the nearest bus stop is near to the Bosworth Academy, about a 1200m walk. | Red |
| Distance to designated village centre. | A distance of more than 1500m. | Red |

| Distance to GP/health centre | A distance of more than 1500m. | Red |
|---|--|-------|
| Distance to Primary school | A distance of more than 800m. | Red |
| Current existing informal/formal recreational opportunities on site? | Dog walkers and ramblers use the site extensively. | Amber |
| Ancient monuments or archaeological remains? | None within the site. | Green |
| Any existing public rights of ways/bridle paths? | Yes, a bridleway and an extensive footpath crosses the site and these would be destroyed and need to be re-routed. | Red |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | Yes, electricity supply cables and telecoms cables cross the site and these will need to be re-routed. | Amber |
| Any noise issues? | Minor noise from the adjacent industrial uses will be an ongoing concern. | Red |
| Any contamination issues? | The site has been used for livestock in the past so some ground remediation is likely to be needed. Clearly, this issue will require further extensive professional investigation. | Amber |
| Any known flooding issues? | A stream is found crossing through the site and the site is within flood zone 1. No previous flooding has been confirmed, although given the scale of the development a Sustainable Urban Drainage System (SUDS) will be required. | Green |
| Any drainage issues? | Again, the fall of the land does mean that some areas of the site suffer from poor drainage, with water pooling. This will require professional assessment but it is thought that remediation is achievable. | Amber |
| Distance to nearest employment site. | Large employment activities within 400m of the centre of the site. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | | | | | | | |
|---|-------------------------------|---|--|--|--|--|--|--|
| Summary | | | | | | | | |
| | Red–16 Amber-10 Green-3 | A VERY HIGH RED SCORING SITE OF NEGATIVE 13. | | | | | | |

Desford site 8 – South of Hunts Lane Expansion site (No SHLAA Ref)

7. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available information and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

8. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

• Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

• Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

• Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

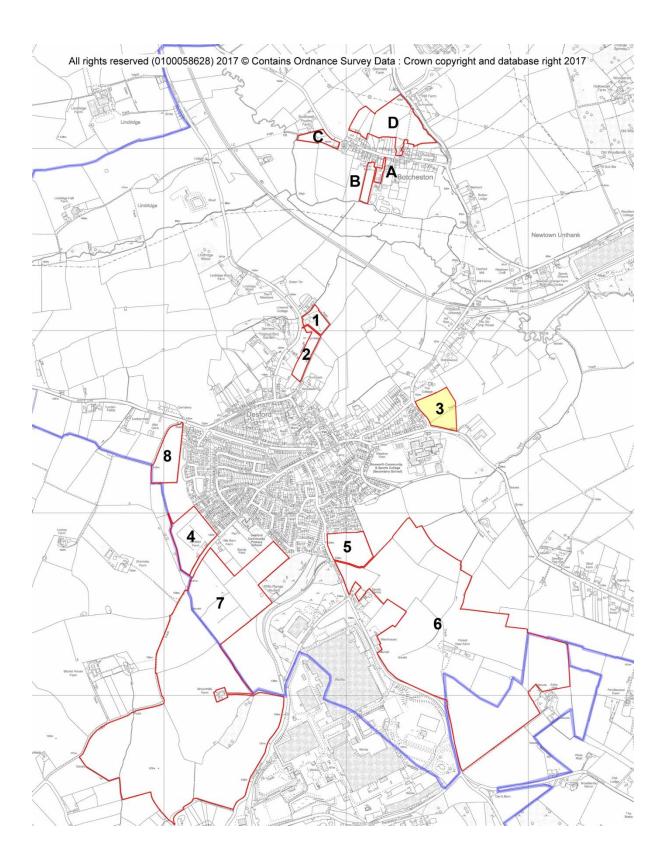
| Site - Details | |
|------------------------|---|
| Site summary: | Village expansion site adjacent to recent development - 3.3HA.No HBBC SHELAA reference. |
| Site name and address: | South of Hunts Lane – Expansion site. |

| Site capacity: | Approximately 62 units (three bed houses). | Red |
|---|--|-------|
| Current Use: | The site covers a large arable field set to maize and in current use, therefore the existing use needs to be relocated. | Amber |
| Adjoining Uses: | The site sits on the edge of the current built form and is surrounded on one side by an arable field and allotments in current use. The cemetery car park is found on the other side of the B582 Hunts Lane to the North and Lockeymead Drive to the Eastern boundary with Shericles Way to the Southern boundary. | Amber |
| Topography: | A relatively flat site. | Green |
| Greenfield or Previously Developed Land? | A wholly greenfield site. | Red |
| Good Quality Agricultural Land? | The whole site is classified as grade 2 agricultural land by Natural England: this is agricultural land of a very good quality. The Natural England best practice recommendation is for no development of grade 2 land as it is a scarce national resource. The previous HBBC policy position was to not allow development of such land. | Red |
| Site availability - Single ownership or multiple ownership? | Single owner– housebuilder. | Green |

| Site – Sustainability criteria relatin | g to Location, Surroundings & ConstraintsRAG Rating | |
|---|---|-------|
| Landscape Quality? Overview Visual Impact Assessment (LVIA) | The site is not a part of a valued landscape, although open vistas are found to parts of two boundaries and the location feels rural in character and is of a medium quality. Inside the Desford Vales landscape character assessment area. The site Eastern boundary delineates the current built form and a location on the other side of Hunts Lane is set out in the pre-submission draft of the neighbourhood plan as an important view that needs to be protected from development. | Amber |
| Important Trees, Woodlands & Hedgerows? | There are a number of mature trees dispersed within the site boundary and all of these boundaries are comprised of hedgerow. A high quality design solution would not have a major effect on these green assets, although a minimal tree and hedgerow loss is required to form an appropriate vehicular access. | Amber |
| Relationship with existing pattern of built development? | The site is adjacent to the current settlement boundary and would extend the village in a Westerly direction towards Newbold Verdon. Although visible from a range of sources, planting would mitigate the effects of the development. The site will be limited by the allotments that will be retained to the Western boundary | Amber |
| Local Wildlife considerations? | Although birds and small mammals have been identified these are mainly confined to the site boundaries: a small impact on wildlife that can be easily mitigated with careful building design. | Green |
| Listed Building or important built assets? | In this edge of village location no listed or important built assets are visible or affected. | Green |
| Impact on the Conservation Area or its setting? | The site is outside of the conservation area and far enough from it to be of no negative influence upon it. | Green |
| Safe pedestrian access to and from the site? | A narrow footpath exists along Hunts Lane so a pedestrian route can be gained through the destruction of a small section of hedgerow. Connectivity with the village centre would be fairly straight forward with potential new footpaths linking from Hunts Lane, Lockeymead Drive and/or Shericles Way. | Amber |
| Impact on existing vehicular traffic? | A site of this size will generate a large scale, negative, additional traffic impact. Due to its location at the Western edge of the current built form and the direction of likely vehicular flow this will have a medium scale impact on the congestion in the current village centre. | Amber |
| Safe vehicular access to and from the site? | Minimal existing provision is in place to allow access for farm machinery and there are no visibility splays at present. An access to the allotment site is also found nearby and this will need to be maintained. The parking for the cemetery is on the other side of Hunts Lane and this may require relocation. It appears possible to build new highway access arrangements to meet safety standards with significant improvements and the support of the Highways Authority (and potentially the parish council). | Amber |

| Safe access to public transport? | Yes, the nearest bus stop is on Hunts Lane with services in both directions: this is about a 260m distance. | Amber | | |
|--|---|-------|--|--|
| Distance to designated village centre. | A distance of about 900m. | Red | | |
| Distance to GP/health centre | A distance of about 950m. | Red | | |
| Distance to Primary school | A distance of approximately 520m. | Red | | |
| Current existing informal/formal recreational opportunities on site? | None identified. | Green | | |
| Ancient monuments or archaeological remains? | None identified, although Roman relics are anecdotally claimed to have been found in this location. | Green | | |
| Any existing public rights of ways/bridle paths? Yes, a footpath to Newbold Verdon is found within the Western edge of the site, so any development will need to protect the integrity of its setting. Development of the site will cause minor detriment to the RO as it will require a minor re-alignment to allow site access and development will have a negative effect upon the current open countryside feel. | | | | |
| Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage) | Two large mobile telephone masts are found at the top section of the site. These are not insurmountable obstacles and could either be designed around or more probably, relocated. Re-siting of an existing utility cable that passes across and through the site will certainly be required. | Amber | | |
| Any noise issues? | Noise is generated from the B582 which is a main road with a 50 mph speed limit in this out of settlement location. The noise will probably not constrain development but mitigation measures may be necessary. | Amber | | |
| Any contamination issues? | None identified. | Green | | |
| Any known flooding issues? | The site is within flood zone 1. No previous flooding has been confirmed although given the scale of the development a Sustainable Urban Drainage System (SUDS) will be required. | Green | | |
| Any drainage issues? | There are no known drainage issues and there is sufficient land available to provide for sustainable as well as traditional drainage systems. | Green | | |

| Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating | | | | | | | | |
|---|--|--------------------------------------|--|--|--|--|--|--|
| Distance to nearest employment site. | The large employment activities (Academy) are in excess of a 1km distance from the centre of the site. | Red | | | | | | |
| Provisional Summary | | | | | | | | |
| | Red–7 Amber-12 Green-10 | A LOW GREEN SCORING SITE OF 3. | | | | | | |







DESFORD NEIGHBOURHOOD PLAN APPENDIX E Environmental Inventory

2018-2036 Submission Version

| Desford Neighbourhood Plan: APPENDIX E ENVIRONMENTAL INVENTORY – SITE REFERENCE ORDER | | | | | | | | | | | |
|---|--|-----|---------|----------------|----------------|-----------------------|-------------------|---------------------|----------|-----------------------|-------------------|
| | Y TO SITE IGNATIONS Space Space Space | ben | environ | | env | ironment hificance | | Ridge and furrow | | Existing s protection | |
| | | | NPP | F 2012 Local G | reen Space (LG | S) Criteria (ma | ·ks 0-4, except | Beauty & Tran | q.: 0-2) | | Total |
| Site # | DESCRIPTION / EVIDENCE | | Proxim. | Bounded | Special | Rec/Edu | Beauty (views) | Tranq. | History | Wildlife etc. | Total score/36 |
| 001 | At entrance "Woodland trust" sign This is mainly deciduous woodland, with mature oaks and a small no. of coniferous trees. Flora includes a good amount of lichen and swathes of teasel, which provides an abundant feeding area for the flocks of finches, such as goldfinches and bullfinches. Jays and Sparrowhawks hunt here. There are signs of rodents. Mammals, such as squirrels and members of the mustelid family have been observed. Small ponds attract herons and provide a winter refuge for amphibians. Damp areas are home to interesting plant life. In National Forest | 4 | 2 | 4 | 2 | 4 | 3 | 3 | 1 | 3 | 26 |
| 002 | Arable, pond, bourne. In National Forest | 2 | 2 | 4 | 0 | 1 | 0.5 | 1 | 0 | 2 | 12.5 |
| 003 | Arable gappy boundary. In National Forest | 2 | 0 | 3 | 0 | 1 | 1 | 1 | 0 | 1 | 9 |
| 004 | Pasture, horses. In National Forest | 2 | 2 | 4 | 0 | 1 | 0.5 | 1 | 0 | 1 | 11.5 |
| 005 | Fishing lake, rented to private syndicate, with | 2 | 2 | 4 | 1 | 1.5 | 1 | 1 | 0 | 3.5 | 16 |

| | planted, but not maintained woodland- native species. Fish, waterbirds, heron etc. In National Forest | | | | | | | | | | |
|-----------|--|---|---|---|---|---|-----|-----|---|---|-----|
| 006 | Grazing, sheep and horses. Surrounds farm house and mobile home and farm buildings. Fences, some hedges. In National Forest | 1 | 2 | 3 | 0 | 1 | 0 | 0 | 0 | 1 | 8 |
| 007. 1 | Pasture bounded by hedges with trees and railway line | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| 007. 2 | Pasture bounded by hedges with trees and railway line. Stream | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 9 |
| 008. 1 | Pasture bounded by hedges with trees and railway line | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| 008. 2 | Pasture bounded by hedges with trees and railway line, stream | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 7 |
| 009 | Pasture, bisected by Rothley Brook. Merrylees Road on one side. Hedge. Small area accessed by road, possibly used for parking. | 1 | 1 | 4 | 0 | 0 | 0.5 | 0 | 0 | 3 | 9.5 |
| 010 | Grazing, sheep and horses - thin hedges fences. In National Forest. | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 7 |
| 011 | Effectively curtilage of house with some grazing some hedge and fencing. In National forest. | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 7 |
| 012 | Pasture, Sheep. In National Forest | 0 | 1 | 4 | 0 | 0 | 1 | 0.5 | 0 | 1 | 7.5 |
| 013 | Pasture, Sheep. In National Forest | 0 | 0 | 3 | 0 | 0 | 1 | 1 | 0 | 1 | 6 |
| 014 | Arable. Stream. In National Forest | 1 | 1 | 4 | 0 | 0 | 0.5 | 0.5 | 0 | 2 | 9 |

| 015 | Smallholding / polytunnels / barns. In National Forest | 0 | 4 | 4 | 0 | 0 | 0 | 1 | 0 | 2 | 11 |
|-----|--|---|-----|---|---|-----|-----|-----|---|-----|------|
| 016 | Small holding/ organic/ fruit trees. In National Forest | 0 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 11 |
| 017 | Golf course and cycle track. Mown grass, trees and shrubs. Drain. In National Forest | 4 | 1 | 4 | 0 | 3 | 1 | 1 | 0 | 2.5 | 16.5 |
| 018 | Pasture/ horses/ stables. In National Forest | 0 | 3 | 4 | 0 | 0.5 | 1 | 1 | 0 | 2 | 11.5 |
| 019 | Pasture/ horses/ stables. In National Forest | 0 | 3 | 4 | 0 | 0.5 | 1 | 1 | 0 | 2 | 11.5 |
| 020 | Rough pasture with some trees, partially bounded. In National Forest | 0 | 2 | 2 | 0 | 0.5 | 1 | 1 | 0 | 2 | 8.5 |
| 021 | Rough pasture with some trees, partially bounded. In National Forest | 0 | 2 | 2 | 0 | 0.5 | 1 | 1 | 0 | 2 | 8.5 |
| 022 | Smallholding / polytunnels / barns. In National Forest | 0 | 4 | 4 | 0 | 0 | 0 | 1 | 0 | 2 | 11 |
| 023 | Pasture. In National Forest | 1 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 9 |
| 024 | Paddock/ grazing/pasture. In National Forest | 1 | 2 | 4 | 0 | 0 | 1 | 0 | 0 | 2 | 10 |
| 025 | Pasture, hedges with a few trees. Sheep. In National Forest | 0 | 1 | 4 | 0 | 0 | 0.5 | 0 | 0 | 2 | 7.5 |
| 026 | Grazing for sheep now, Some hedges. In National Forest. | 1 | 2.5 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 7.5 |
| 027 | "Horsiculture" Owned by Leicester City, leased to individual. Stream. | 1 | 2 | 4 | 0 | 0 | 0 | 0.5 | 0 | 2 | 9.5 |
| 028 | Varies between arable and grazing. Hedges. In National Forest. | 1 | 2.5 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 8.5 |

| 029 | Arable, hedges with trees. In National Forest | 0 | 1 | 4 | 0 | 0 | 0.5 | 0 | 0 | 2 | 7.5 |
|-----------|--|---|---|-----|---|---|-----|---|---|-----|------|
| 030 | Rough pasture, partially bounded by hedges. Thick hedge to S. In National Forest | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 6 |
| 031 | Scrub with rough shrubs at N end. Some trees. In National Forest | 0 | 2 | 3 | 0 | 0 | 0.5 | 0 | 0 | 2 | 7.5 |
| 032 | Golf course. Mown grass and trees. In National Forest | 4 | 1 | 4 | 0 | 3 | 1 | 1 | 0 | 2 | 16 |
| 033 | Private gardens. In National Forest | | | | | | | | | | |
| 034 | Pasture split by hedgerows. 'Polebrook House' land. In National Forest | 1 | 2 | 4 | 0 | 0 | 1 | 0 | 2 | 2 | 12 |
| 035 | Pasture with small pond and copse. Hedge with trees and stream (bourne). In National Forest | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 0 | 3 | 13 |
| 036 | Pasture with interesting hollows, with faint ridge and furrow. Hedged with trees. In National Forest | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 1 | 2.5 | 10.5 |
| 037 | Large pasture leads to road with copse at bottom, of site. View of church spire and wind turbines. Brickfield. In National Forest HER site. | 1 | 2 | 3 | 0 | 0 | 1.5 | 1 | 3 | 2.5 | 14 |
| 038 | Pasture sectioned by fences for horses, with a margin planted with saplings. Hedges and some trees. In National Forest | 1 | 3 | 3 | 0 | 0 | 1 | 1 | 0 | 3 | 12 |
| 039. 1 | Pasture lined by hedges with trees. Stream at roadside boundary. In National Forest | 1 | 3 | 3.5 | 0 | 0 | 1.5 | 1 | 0 | 3 | 13 |
| 039. 2 | Pasture with stream at bottom. Appears to be ridge and furrow or terracing. Subdivided. In National Forest | 3 | 2 | 3 | 0 | 1 | 1 | 1 | 1 | 3 | 15 |

| 039. 3 | Stream, avenue of trees. In National Forest, hedges and trees alongside road, fences. In National Forest | 1 | 3 | 4 | 0 | 0 | 1 | 0 | 1 | 3 | 13 |
|-----------|---|---|---|---|---|---|---|---|---|-----|------|
| 039. 4 | Pasture, subdivided by fencing. Possible animal buildings. Hedged with mature trees and stream along road boundary. Fencing to S. In National Forest | 1 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 11 |
| 040 | Pasture split by hedgerows. 'Polebrook House' land. In National Forest | 1 | 2 | 4 | 0 | 0 | 1 | 0 | 0 | 2 | 10 |
| 041 | Pasture. In National Forest | 0 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 11 |
| 042 | Spruce trees (Christmas) plantation. Private business. Wildlife margin. In National Forest | 0 | 0 | 4 | 0 | 0 | 0 | 2 | 0 | 2.5 | 8.5 |
| 043 | Spruce trees (Christmas) plantation. Private business. Wildlife margin. In National Forest | 0 | 0 | 4 | 0 | 0 | 0 | 2 | 0 | 2.5 | 8.5 |
| 044. 1 | Pasture and trees. In National Forest | 0 | 2 | 4 | 1 | 1 | 1 | 0 | 0 | 2.5 | 11.5 |
| 044. 2 | Damp meadow, flowers, stream alongside. In National Forest. | 1 | 2 | 4 | 1 | 1 | 1 | 0 | 0 | 2.5 | 12.5 |
| 045 | Rough ground. In National Forest | 1 | 3 | 3 | 0 | 0 | 1 | 1 | 2 | 3 | 14 |
| 046 | Trees and grass. In National Forest | 1 | 2 | 4 | 0 | 1 | 1 | 1 | 2 | 3 | 15 |
| 047 | Copse/pond/plum trees. In National Forest | 1 | 2 | 4 | 0 | 0 | 1 | 0 | 2 | 2.5 | 12.5 |
| 048 | Arable /Pasture sectioned. Next to Hill Barn Farm. In National Forest | 1 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 12 |
| 049 | Arable- sweetcorn and extra trees. In National | 0 | 4 | 4 | 0 | 0 | 1 | 0 | 0 | 2.5 | 11.5 |

| | Forest | | | | | | | | | | |
|--------------------|---|---|---|---|---|---|---|-----|---|-----|------|
| 050. 1 | Arable - footpath divides. Evidence of animal tracks from wood 50.2 into field 50.1. In National Forest | 4 | 0 | 4 | 0 | 1 | 1 | 2 | 0 | 3 | 15 |
| 051 1-2/ 052 | These fields are now part of Hollow Wood Farm and are part of The National Forest. Name is taken from an old oak tree in the centre of the site. Pollarding of this tree could be linked with pollarding at Bradgate Park (Lady Jane Grey). Bat boxes have been installed. Standing dead trees have been left for woodpeckers and insects. Existing bridleway was part of old cart way between mines at Desford and Anstey (Change Lane). The line of a medieval park pale can be seen – an ancient boundary marked by a ridge on top of which a fence was built. There are bluebells, redstarts and various butterflies. | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |
| 053 | Copse and overgrown area. In National Forest | 1 | 1 | 4 | 0 | 1 | 2 | 2 | 0 | 2 | 13 |
| 054 | Rough pasture, hedged and bounded by The Change spinney to the N. In National Forest | 0 | 2 | 4 | 0 | 0 | 2 | 2 | 0 | 2 | 12 |
| 055 | Pasture with small copse at N end. In National Forest | 1 | 0 | 4 | 0 | 1 | 2 | 2 | 0 | 2 | 10 |
| 056 | Grazing/pasture. In National Forest | 2 | 1 | 4 | 0 | 1 | 2 | 1.5 | 0 | 2 | 13.5 |
| 057. 1 | Meadow and woodland. In National Forest | 1 | 0 | 4 | 0 | 0 | 1 | 2 | 0 | 2 | 10 |
| 057. 2 | These fields are woodland run by 'Go Wild Survival Company'. Opportunity for wild camping | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |

| | and survival techniques- see their website. Part of National Forest. | | | | | | | | | | |
|-----------|---|---|---|---|---|---|-----|---|---|-----|------|
| 058. 1 | Pasture N of woodland 58.2. In National Forest | 1 | 1 | 4 | 0 | 0 | 1.5 | 2 | 0 | 2 | 11.5 |
| 058. 2 | These fields are woodland run by 'Go Wild Survival Company'. Opportunity for wild camping and survival techniques- see their website. Part of National Forest. | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |
| 059 | These fields are woodland run by 'Go Wild Survival Company'. Opportunity for wild camping and survival techniques- see their website. Part of National Forest. | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |
| 060 | These fields are woodland run by 'Go Wild Survival Company'. Opportunity for wild camping and survival techniques- see their website. Part of National Forest. | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |
| 061 | These fields are woodland run by 'Go Wild Survival Company'. Opportunity for wild camping and survival techniques- see their website. Part of National Forest. | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |
| 062 | These fields are woodland run by 'Go Wild Survival Company'. Opportunity for wild camping and survival techniques- see their website. Part of National Forest. | 4 | 0 | 4 | 4 | 4 | 2 | 2 | 3 | 3.5 | 26.5 |
| 063 | Arable, partial hedge in middle. In National Forest | 1 | 0 | 4 | 0 | 0 | 0.5 | 0 | 0 | 2 | 7.5 |
| 064 | Arable – brassicas, mixed hedge boundary and trees. In National Forest | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2.5 | 7.5 |

| 065 | Arable. In National Forest | 1 | 3 | 4 | 0 | 0 | 1.5 | 0 | 0 | 2 | 11.5 |
|-----|--|---|---|-----|---|---|-----|---|---|-----|------|
| 066 | Arable. Bounded on 3 sides. Substation in NW corner. In National Forest | 2 | 2 | 3 | 0 | 1 | 0 | 0 | 0 | 2 | 10 |
| 067 | Solar panels. In National Forest | 1 | 1 | 4 | 0 | 1 | 0 | 0 | 2 | 2 | 11 |
| 068 | Solar panels. In National Forest | 1 | 1 | 4 | 0 | 1 | 0 | 0 | 2 | 2 | 11 |
| 069 | Arable with wildlife margin. In National Forest | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2.5 | 7.5 |
| 070 | Ploughed pasture may have been reseeded with grass. Confluence of streams. Bounded by railway line and Rothley Brook which separates field from Barns Charity fields to SW. | 0 | 1 | 3 | 0 | 0 | 0.5 | 1 | 0 | 3 | 8.5 |
| 071 | Large field part arable, pasture and trees. Divided by Rothley Brook. Pond. Lots of trees in hedge. Bounded by railway line. | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 7 |
| 072 | Arable | 2 | 1 | 3 | 0 | 1 | 1.5 | 1 | 0 | 2 | 11.5 |
| 073 | Rothley Brook flows through. Bounded by railway line. Site of Desford junction,(dismantled). Arable with a copse in middle of field. | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 1 | 3 | 9 |
| 074 | Arable, small area of Rothley Brook to NW corner. Railway line on N boundary. Hedged. Fields now joined. | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| 075 | Arable, small area of Rothley Brook to NW corner. Railway line on N boundary. Hedged. Fields now joined. | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| 076 | Pasture, bounded by railway line. Hedged. | 0 | 2 | 2.5 | 0 | 0 | 0 | 0 | 0 | 2 | 6.5 |

| 077. 1 | Arable bounded by railway line with a track under- tunnel. Hedge with trees. | 2 | 3 | 3 | 0 | 1 | 1.5 | 1 | 0 | 2.5 | 14 |
|-----------|---|---|---|-----|---|-----|-----|-----|---|-----|------|
| 077. 2 | Railway line Green space after crossed railway- grass and trees planted. | 2 | 3 | 3 | 0 | 1 | 0.5 | 0.5 | 0 | 1 | 11 |
| 077. 3 | Small paddock grass/scrub. Fenced off where housing estate built. | 2 | 3 | 3 | 0 | 1 | 0 | 0.5 | 0 | 1.5 | 11 |
| 078 | Pasture with gap into 76. Hedged. | 0 | 2 | 2.5 | 0 | 0 | 0 | 0 | 0 | 2 | 6.5 |
| 079 | Sown grass with haystacks. Hedged, no trees. | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |
| 080 | Arable with hedges and few trees | 0 | 2 | 3 | 0 | 0 | 0.5 | 0 | 0 | 1.5 | 7 |
| 081 | Arable with hedges and few trees | 0 | 2 | 3 | 0 | 0 | 0.5 | 0 | 0 | 0.5 | 6 |
| 082 | Arable with access track to 2 wind turbines and transformers (?) in fenced enclosures. Ditch on one side. | 2 | 1 | 3 | 0 | 1.5 | 1.5 | 0 | 0 | 1.5 | 10.5 |
| 083 | Arable with small pond in NW corner. Hedged with a few trees. Copse. | 2 | 1 | 3 | 0 | 1 | 1.5 | 0 | 0 | 2.5 | 11 |
| 084 | Meadow hedged with a few trees. | 2 | 2 | 3 | 0 | 1 | 1.5 | 0 | 0 | 2.5 | 12 |
| 085 | Sown grass, bounded with hedges and few trees. Track to pumping station. Wiggly parish boundary. | 2 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 2 | 12.5 |
| 086 | Cultivated grass, hedged with a few trees. | 0 | 1 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 7 |
| 087 | Cultivated grass lined with hedges. Farm access track diagonally across, Some trees planted around 15 years ago to replace hedge in one section. Ditch along edge. | 2 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 2 | 12.5 |

| 088 | Undulating arable, hedged and some trees. One gap to field 143. | 2 | 2 | 3 | 0 | 1 | 1 | 0 | 0 | 2 | 11 |
|-----------|--|---|---|-----|---|---|---|-----|---|-----|-----|
| 089 | Arable, hedged with few trees and scrub in top corner. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 090 | Arable, hedged with few trees. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 091 | Arable, hedged and few trees, bisected by bourne. Small copse | 0 | 2 | 3 | 0 | 0 | 1 | 0.5 | 0 | 2.5 | 9 |
| 092 | Arable, hedged with few trees. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 093 | Arable, hedged with few trees. Small pond and scrub. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 094 | Pasture, hedged with few trees. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 095 | Arable, hedged with few trees. | 0 | 3 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 9 |
| 096 | Arable, hedged | 0 | 3 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 9 |
| 097 | Pasture, hedged with few trees. Joined together. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 098 | Pasture, hedged with few trees. Joined together. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 099 | Pasture, hedged with few trees. Joined together. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 8 |
| 100 | Pasture with rectangular slurry pit, hedged with few trees. | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 1.5 | 7.5 |
| 101. 1 | Pasture | 0 | 2 | 3.5 | 0 | 0 | 1 | 0.5 | 0 | 2.5 | 9.5 |
| 101. 2 | Rough pasture. Small pond fed and exited with water/ stream running out. | 0 | 2 | 3.5 | 0 | 0 | 1 | 0.5 | 0 | 3 | 10 |

| 102 | Pasture. Copse in one corner. Trees in hedges and middle of field. Pond in one corner. | 1 | 2 | 4 | 0 | 1 | 1.5 | 0.5 | 2 | 2.5 | 14.5 |
|-----|--|---|---|---|---|---|-----|-----|---|-----|------|
| 103 | Taken over by farm buildings, vehicles and storage | 0 | 2 | 3 | 0 | 0 | 1 | 0 | 0 | 1.5 | 7.5 |
| 104 | Arable | 0 | 2 | 3 | 0 | 0 | 1.5 | 0 | 0 | 2 | 8.5 |
| 105 | Arable, hedged | 0 | 3 | 3 | 0 | 0 | 1 | 0 | 0 | 2 | 9 |
| 106 | Pasture | 0 | 2 | 3 | 0 | 0 | 1.5 | 0 | 0 | 2 | 7.5 |
| 107 | Pasture with hedges. Section fenced off for farm buildings, barns etc. | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 8 |
| 108 | Pasture with hedges mostly, gaps on road boundary and fence. | 0 | 2 | 3 | 0 | 0 | 1.5 | 0 | 0 | 2 | 8.5 |
| 109 | Mown grass field surrounding Desford Hall. Parkland at front with a lot of oak trees. | 1 | 2 | 4 | 0 | 1 | 1.5 | 0 | 0 | 2 | 11.5 |
| 110 | Pasture, bounded by hedges and fencing with some trees on border. | 2 | 1 | 4 | 0 | 1 | 1 | 0 | 0 | 1.5 | 10.5 |
| 111 | Pasture, with hedges and some trees on boundary. Footpath through field. Pond in field. Heron seen. | 2 | 1 | 3 | 0 | 1 | 1 | 1 | 0 | 3 | 11.5 |
| 112 | Pasture, cows, with hedges and some trees on boundary. Footpath through field. | 2 | 1 | 3 | 0 | 1 | 1 | 1 | 0 | 1.5 | 10.5 |
| 113 | Pasture, cows, with hedges and some trees on boundary. Footpath through field. | 2 | 1 | 3 | 0 | 1 | 1 | 1 | 0 | 1.5 | 10.5 |
| 114 | Arable with hedges and some trees on boundary. Mature tree in centre of field. 2 footpaths and track. Used for model aeroplane flying. | 2 | 1 | 3 | 0 | 2 | 1 | 1 | 0 | 2.5 | 12.5 |

| 115 | Pasture. Hedged with some trees. | 1 | 1 | 3 | 0 | 0 | 1 | 1 | 0 | 1 | 8 |
|-----------|--|---|---|---|-----|-----|---|-----|---|-----|------|
| 116 | Pasture. Hedged with some trees. | 1 | 1 | 3 | 0 | 0 | 1 | 1 | 0 | 1 | 8 |
| 117 | Pasture. Mostly hedged (90%) and fenced. Copse in S boundary. | 0 | 1 | 4 | 0 | 0 | 1 | 1.5 | 0 | 3 | 10.5 |
| 118 | Large arable field. Bounded by hedges and small copse of trees on Old Forest boundary, known as '29 Steps'. 3 trees in centre of field. Open views. Footpath crossroads. | 2 | 1 | 3 | 1 | 1 | 2 | 1 | 2 | 3 | 16 |
| 119 | Very large arable field. Bounded by hedges and small copse of trees on Old Forest boundary, known as '29 Steps'. | 2 | 1 | 3 | 0 | 1.5 | 1 | 1 | 2 | 2 | 13.5 |
| 120 | Arable, bounded by stream and hedges with some trees. Now extends to road. | 1 | 2 | 2 | 0 | 0 | 1 | 1 | 0 | 3 | 10 |
| 121 | Arable with hedges. Alongside road. Behind and at side of Highfields Seeds. | 1 | 1 | 3 | 0 | 0 | 1 | 0 | 0 | 1 | 7 |
| 122. 1 | Maturing mixed woodland on Neovia / Caterpillar site. (Planted about 15 years ago?) Fenced. (Route may be altered as within Neovia's current planning permission for expansion to industrial site.) | 1 | 3 | 4 | 1.5 | 0 | 1 | 0 | 0 | 2 | 12.5 |
| 122. 2 | Neovia / Caterpillar site Areas of mown grass, longer grass, trees and shrubs surrounding industrial site. Security fenced and hedged. Partially screened from road by mown grass banks. (Within Neovia's current planning permission for expansion to industrial site.) Site of Desford aerodrome during WW2. | 1 | 1 | 4 | 2 | 0 | 0 | 0 | 2 | 1.5 | 11.5 |

| 123 | Fields joined. Arable with wildlife margins. Hedged with some trees. Also joined to 132. | 0 | 2 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
|-----|---|---|---|---|---|---|-----|---|---|-----|------|
| 124 | Fields joined. Arable with wildlife margins. Hedged with some trees. Also joined to 132. | 0 | 2 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 125 | Fields joined. Arable with wildlife margins. Hedged with some trees. Also joined to 132. | 0 | 2 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 126 | Arable field with cut cereal crop / hay | 1 | 1 | 4 | 0 | 0 | 1 | 1 | 0 | 1 | 9 |
| 127 | Arable field with some scrub. Adjoins Forest View Farm and scrapyard. Partly bounded by stream, hedges and small copse of trees on Old Forest boundary, known as '29 Steps'. | 1 | 2 | 2 | 1 | 0 | 1 | 1 | 1 | 3 | 12 |
| 128 | Arable, extended down to road (crosses parish boundary). Partially bounded by access track to farm. Hedge on one side. | 1 | 1 | 2 | 0 | 0 | 1.5 | 0 | 0 | 1 | 6.5 |
| 129 | Arable- narrow field, partially bounded by hedge with trees | 0 | 1 | 2 | 0 | 0 | 1.5 | 0 | 0 | 1 | 5.5 |
| 130 | Arable, extended to road, crosses parish boundary. Hedged, partially bounded. Few trees. | 1 | 1 | 2 | 0 | 0 | 1.5 | 0 | 0 | 1 | 6.5 |
| 131 | Narrow field alongside bridleway. Overgrown scrub and long grass. Fenced and hedged with some trees. (Within Neovia's current planning permission for expansion to industrial site.) | 1 | 2 | 4 | 0 | 0 | 0 | 1 | 0 | 2.5 | 10.5 |
| 132 | Field joined with 123, 124, 125. Arable with wildlife margins. Hedged with some trees | 0 | 2 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 133 | Appears to be open to field 133 and 149. Arable with cut hedges and large trees on boundary. Copse at end of field. Pond? with scrub/ wildlife | 1 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 3 | 13 |

| | area around. (Within Neovia's current planning permission for expansion to industrial site.) | | | | | | | | | | |
|-----------|--|---|---|-----|---|---|-----|-----|---|-----|------|
| 134 | Scrubby grass field, fenced and hedges with trees. Site of WW2 rifle range. Drain in field. (Within Neovia's current planning permission for expansion to industrial site.) | 1 | 3 | 4 | 0 | 0 | 0 | 0.5 | 1 | 2.5 | 12 |
| 135 | Arable with hedges. Adjoins road and SiD. | 1 | 3 | 2 | 0 | 0 | 1.5 | 1 | 0 | 1.5 | 10.5 |
| 136 | Very large arable field part hedged and fenced with some trees on boundary. Neolithic hand axe and flints found. 2 footpaths. Wide open view looking NE. | 2 | 3 | 2.5 | 0 | 1 | 2 | 1 | 0 | 1.5 | 13 |
| 137 | SiD (Sport in Desford) Sports ground, including football pitch, bowls green and tennis courts. Proposed netball court. Used to be Sergeants' Mess for airfield in WW2. | 3 | 3 | 4 | 4 | 4 | 0 | 0 | 2 | 1 | 21 |
| 138. 1 | Arable field with ditch, hedges and some trees on boundary. Stream on boundary. | 2 | 2 | 3 | 0 | 1 | 2 | 1 | 0 | 2 | 13 |
| 138. 2 | Long grass, sometimes cut for hay. Bounded by stream, hedges and small copse of trees on Old Forest boundary, known as '29 Steps'. | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 2 | 3 | 14 |
| 139 | Arable with small amount of grass. Bounded by some trees and hedge – possible continuation of site of Old Forest boundary. Stream on edge. | 1 | 2 | 2 | 0 | 0 | 1 | 1 | 1 | 2.5 | 10.5 |
| 140 | Arable. Footpath through with access from road. Hedges and some trees. Possible continuation of site of Old Forest boundary. | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 1 | 1.5 | 12.5 |
| 141 | Arable. Alongside road. Stream on edge. Copse | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |

| | and single tree. | | | | | | | | | | |
|-----------|---|---|---|---|---|---|-----|---|---|-----|------|
| 142 | Private orchard. Fenced and hedges. Owl seen on fence. Stream sinks in corner. Alongside road. | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |
| 143 | Arable. Alongside road. Hedges and some trees. Stream on boundary. | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |
| 144 | Pond, ridge of earth, trees and hedges / fences along footpath edge. Adjoins road. Pasture with animal buildings. | 2 | 1 | 4 | 0 | 1 | 1 | 0 | 0 | 3 | 12 |
| 145 | Arable with some scrub. Stream on edge. Hedges with a few trees. | 1 | 3 | 3 | 0 | 0 | 1.5 | 1 | 0 | 2 | 11.5 |
| 146. 1 | Arable field surrounded by hedgerow and occasional trees. Open views. | 2 | 3 | 3 | 0 | 1 | 2 | 1 | 0 | 2 | 14 |
| 146. 2 | Long thin arable field. Hedged. | 2 | 1 | 3 | 0 | 1 | 1 | 1 | 0 | 1 | 10 |
| 147 | Arable field. Used to be pasture with discernible ridge and furrow until around 25 years ago. Wide panorama with views to Bradgate. Stream and woodland on boundary. | 2 | 3 | 3 | 0 | 1 | 2 | 1 | 1 | 2.5 | 15.5 |
| 148 | Arable with hedges and occasional trees. Footpath entrance from road. | 2 | 3 | 3 | 0 | 1 | 2 | 1 | 0 | 1.5 | 13.5 |
| 149 | Appears to be open to field 133 also. Arable with cut hedges and large trees on boundary. Copse at end of field. Pond with scrub/ wildlife area around. | 0 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 3 | 12 |
| 150 | Adjoins Back Lane. (Within Neovia's current planning permission for expansion to industrial site.) | 1 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 3 | 13 |

| 151 | Arable with hedge around. Adjoins Back Lane. | 1 | 2 | 4 | 0 | 0 | 1 | 1 | 0 | 1.5 | 10.5 |
|-------------|--|---|---|---|---|---|---|-----|---|-----|------|
| 152- 155 | Fields joined together around Ashfield farmhouse. Arable and some scrub. Natural hedges with some trees on boundary. View of Bellway estate part 2 construction beyond. Adjoins Back Lane. Planning permission for housing estate refused. | 1 | 3 | 4 | 0 | 0 | 1 | 0 | 0 | 2 | 11 |
| 156 | Paddock – pasture with cows in next to Hill Barn Farm. Wooden fencing. Adjoins Back Lane. | 1 | 3 | 4 | 0 | 0 | 1 | 0.5 | 0 | 1 | 10.5 |
| 157 | Paddock – pasture behind Hill Barn Farm. Wooden fencing. | 0 | 3 | 4 | 0 | 0 | 1 | 0.5 | 0 | 1 | 9.5 |
| 158 | Kirkby Road Recreation Ground Mown grass with fence and natural hedges with some trees to 3 boundaries. 4 th side separated from road by large feature rocks. Playing fields with football pitches and changing rooms. Children's play equipment with seats, shrubs and ornamental trees. Car park. Maintained by PC. | 4 | 4 | 3 | 4 | 4 | 1 | 0.5 | 0 | 1.5 | 22 |
| 159. 1 | Desford Community Primary School Area to side and behind school. Part of school grounds. Security fencing with some natural hedging and trees on boundary. | 1 | 4 | 4 | 4 | 4 | 1 | 0 | 0 | 1.5 | 19.5 |
| 159. 2 | Desford Community Primary School Area to front of school. Garden area with wildlife planting and bug hotel, allotments, mature ornamental trees, cut grass, shrubs and planters. Seating area. Bounded by security fencing, wooden fencing and hedging. | 1 | 4 | 4 | 4 | 4 | 1 | 0 | 0 | 2 | 20 |
| 160. | Bosworth Academy grounds | 1 | 4 | 4 | 4 | 4 | 1 | 0 | 1 | 1 | 20 |

| 1 | Mown grass playing fields. Security fenced and some hedging and ornamental trees. Stream on boundary. Building possibly going to be listed. | | | | | | | | | | |
|-----------|---|---|---|---|---|---|-----|---|---|-----|------|
| 160. 2 | Academy arboretum. Mixed woodland strip along boundary. Plaque. Used for orienteering. | 3 | 3 | 2 | 1 | 2 | 1 | 0 | 0 | 2.5 | 14.5 |
| 161 | Arable-potatoes. Footpath through field. Stream on edge. Bounded by hedges and some trees. | 2 | 3 | 3 | 0 | 0 | 1.5 | 1 | 0 | 2.5 | 13 |
| 162 | Arable and some scrub. Footpath through field. 2 streams –one on boundary, other through field. Private track. Partly hedged and some trees on edge. Adjoins road. | 2 | 3 | 2 | 0 | 1 | 1 | 1 | 0 | 3 | 13 |
| 163. 1 | Partly used for new dwelling and barns. Arable. Edged by ditch, hedge and trees. Stream along S boundary. | 2 | 2 | 3 | 0 | 1 | 1.5 | 0 | 0 | 3 | 12.5 |
| 163. 2 | Field known as King's Meadow with Old Forest boundary and fish ponds. Large field. Bullock Hall Barn. Rough pasture. Stream along boundary and pond. Humps and hollows, possible ridge and furrow remains. Hedges with trees, good for butterflies. Old pond surrounded by a copse. Some trees planted in last 15+ years. | 3 | 2 | 3 | 0 | 1 | 0.5 | 0 | 2 | 3 | 14.5 |
| 164 | Rough pasture to small pond and hedges, part edged by stream. Old Forest hedge along S boundary with 163.2. | 1 | 2 | 3 | 0 | 1 | 1 | 0 | 0 | 2 | 10 |
| 165 | Pasture, surrounded by hedges, trees and Rothley Brook. Borders Barns Charity Fields to N and W. | 0 | 1 | 4 | 0 | 0 | 1 | 1 | 0 | 3 | 10 |
| 166 | Arable, with hedges, copse in next field adjoins and trees. Partly open to field 163 with remnants | 0 | 2 | 3 | 0 | 0 | 1.5 | 1 | 0 | 2 | 9.5 |

| | of hedge between to S. Borders Barns Charity Fields to N. | | | | | | | | | | |
|-----------|--|-----|---|---|-----|---|-----|-----|---|-----|----|
| 167. 1 | Barns Charity fields. (Also includes fields 167.2.and 167.3) In 1729 William Barns left £100 for the benefit of 'poor and deserving children'. Some of the money was used to purchase land in the Butts Open Field to provide an income. After the 1760 enclosure act replacement land was allocated and these are known as the Barns Charity Fields. Money raised from the fields is still given as educational grants to children in the parish today. Access is by planned guided walks only. Two fields are a Local Wildlife Site, designated by HBBC, with a stewardship agreement. Pasture, pronounced ridge and furrow in 2 directions. Light managed grazing from April to October. Recently constructed 150 m of fencing with newly planted native hedge of dog rose, crab apple, hawthorn, hazel, maple, dog wood which will be laid, and oak saplings to provide hedgerow trees. Planted to provide landscape value from the village. Site of old clay pit is a pond which fills in winter. Species rich including lady's bedstraw, common spotted orchid, alchemilla species, Great Burnet and meadow saxifrage. Copse. | 2 | 3 | 4 | 3.5 | 3 | 1.5 | 1.5 | 3 | 3.5 | 25 |
| 167. 2 | Barns Charity Fields Wet meadow, part of the flood plain of the Rothley Brook. This has tight meanders and alder trees along the bank. Kingfishers, buzzards, otters and water voles have been seen. High quality water. Greatest diversity of wild flowers in Charity | 1.5 | 2 | 4 | 3.5 | 3 | 1 | 1.5 | 3 | 3.5 | 23 |

| | Fields (as listed in 167,) also cowslips, ox eye daisies and Devils bit scabious, amongst others. When surveyed in 2013 23 species of grass were found. Many species of butterflies such as Meadow Browns, orange tip and copper and damsel and dragon flies. Siskins and woodpeckers. Pasture usually grazed in late summer. Part of Local Wildlife Scheme. Hedged, adjoining trees and river boundary. Ditch separating from 191.2 | | | | | | | | | | |
|-----------|--|-----|---|---|---|---|-----|-----|---|-----|------|
| 167. 3 | Part of Barns Charity Fields, but outside Local Wildlife Scheme area. This area is less species rich but is becoming more diverse. Tight meanders along river bank with alder trees. Hedges and fenced boundaries. View back towards village. | 1.5 | 2 | 4 | 3 | 3 | 1 | 1.5 | 3 | 3 | 22 |
| 168. 1 | Arable, potatoes. Established boundary hedges on 2 sides, (with trees in neighbouring gardens) newly planted hedge on third and access track dividing from field 163.1 on 4 th side. Wide open views towards NE and E. | 1 | 3 | 4 | 0 | 0 | 2 | 0 | 0 | 1.5 | 11.5 |
| 168. 2 | Arable, potatoes. Established boundary hedges on 2 sides, (1 adjoins Barns Charity fields), newly planted hedge on third and access track dividing from field 163.2 on 4 th side. | 0 | 3 | 4 | 0 | 0 | 0.5 | 0 | 0 | 1.5 | 9 |
| 169 | Private paddock, ménage. | 2 | 3 | 3 | 0 | 1 | 1 | 1 | 0 | 1 | 12 |
| 170 | Pasture. Historic, open fields. Hedged with occasional trees on boundary. | 2 | 3 | 3 | 2 | 2 | 1 | 1 | 1 | 3 | 18 |
| 171 | Arable with footpath along edge. Natural hedges, fencing and some trees to boundary. Open to field beyond. | 2 | 3 | 2 | 0 | 1 | 1.5 | 0 | 0 | 2 | 11.5 |

| 172 | Grass mown for hay. Hedge boundary with occasional trees. Footpath runs alongside. Valued as open countryside. | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 1 | 9 |
|-----|--|---|---|---|---|---|-----|-----|---|---|------|
| 173 | Grass pasture. Hedge boundary with occasional trees. No access | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |
| 174 | Grass pasture. Hedge boundary with occasional trees. Brook along edge of field. No access | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |
| 175 | Grass pasture, bounded by hedges with mature trees. No access. | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 1 | 8 |
| 176 | Pasture | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 177 | Grass paddock with horses. Hedged and wire fenced behind adjoining farmyard. | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 1 | 8 |
| 178 | Grass pasture. Hedged and wire fenced adjoining farmyard. Brook on edge of field. Runs along B582. | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 179 | Grass pasture with sheep. Hedged and wire fenced adjoining farmyard. Brook on edge of field. Runs along B582. | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 180 | Desford Allotments Owned and maintained by Parish Council. Fully occupied and well maintained. Mixed hedges surround site with additional security fencing on access track and roadside. Car park, composting toilet and water provided. Open views to south and west. Access for allotment holders only but adjoins footpath and B582. | 2 | 3 | 4 | 3 | 3 | 2 | 1.5 | 1 | 3 | 22.5 |
| 181 | Pasture, some hedge with trees. Possible fencing. | 1 | 3 | 3 | 0 | 0 | 0.5 | 1 | 0 | 2 | 10.5 |

| 182 | Pasture | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
|-------------------|--|---|---|---|---|---|-----|---|---|-----|------|
| 183 | Pasture Possible ridge and furrow. Bounded by hedge with trees and gaps. | 1 | 3 | 3 | 1 | 0 | 1 | 1 | 3 | 2 | 15 |
| 184 | Pasture. Hedge and trees. | 2 | 3 | 4 | 0 | 1 | 1 | 1 | 0 | 2 | 14 |
| 185 | Pasture. Ridge and furrow. | 2 | 3 | 3 | 1 | 1 | 2 | 1 | 3 | 2 | 18 |
| 186 | Pasture | 2 | 3 | 3 | 1 | 1 | 1 | 1 | 0 | 2 | 14 |
| 187 | Pasture | 2 | 3 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 13 |
| 188 | Pasture | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 12 |
| 189 | Pasture with cows. Privately owned. Borders Barns Charity Fields to SE. | 0 | 3 | 4 | 0 | 0 | 0.5 | 0 | 0 | 1 | 8.5 |
| 190 | Private. Pasture. Borders Barns Charity Fields to S and E. More species rich than 189. | 0 | 3 | 4 | 0 | 0 | 0.5 | 0 | 0 | 3 | 10.5 |
| 192 | Paddock with horses, subdivided by temporary fencing. Hedged and small trees along railway boundary. | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 1.5 | 7.5 |
| 193 | Pasture with wooden fencing. Hedged and small trees along railway boundary. | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 1.5 | 7.5 |
| 194/ 195. 1 | Pasture, with sheep in Spring. Avenue of horse chestnut trees and metal fencing along road boundary making very attractive approach to village. Bounded by Rothley Brook, water meadow, which can flood. Also wooden fences S and E boundaries. | 1 | 2 | 4 | 0 | 0 | 1.5 | 0 | 0 | 3 | 11.5 |

| 195. 2 | Pasture. Bounded by hedges and trees along railway line and road and Rothley Brook to NE. Pumping station in corner and 4 manholes in field. | 1 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 10 |
|-----------|--|---|---|---|---|---|---|---|---|-----|------|
| 195. 3 | Overgrown area with trees, some tarmac and grass. Derelict building. Bounded by railway and track. Fences missing in parts. | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | 8 |
| 196 | Pasture with wooden fencing. 2 conifers in field centre. | 0 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 8 |
| 197 | Private plot. Hill Rise | | | | | | | | | | |
| 198 | Pasture, partially hedged with some trees | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 9.5 |
| 199 | Pasture | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |
| 200 | Pasture, with sheep. Copse. Animal buildings. Boundaries mainly hedge with some fencing, | 0 | 2 | 4 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |
| 201 | Pasture | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 202 | Pasture, 2 footpaths. Possible ridge and furrow | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 3 | 2 | 14 |
| 203 | Pasture. Possible ridge and furrow | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 3 | 2 | 12 |
| 204 | Private. Old White Cottage, woodland, site of clay pit. | 1 | 3 | 4 | 0 | 0 | 0 | 0 | 1 | 2 | 11 |
| 205 | Grass bordered by hedges and trees. | 0 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 2.5 | 9.5 |
| 206 | Pasture Ridge and furrow | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 3 | 2 | 12 |
| 207 | Pasture. Possible ridge and furrow | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 3 | 2 | 12 |

| 208 | Grass with trees in field. Trees at E, track at N, fence at S. Private dwelling to W. | 1 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 10 |
|-----------|---|---|---|---|---|---|-----|---|---|-----|----|
| 209. 1 | Private | 1 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 10 |
| 209. 2 | Red Lion Paddock; mown grass. | 1 | 3 | 3 | 1 | 0 | 1 | 1 | 0 | 1 | 11 |
| 210 | Pasture on sloping ground, to the E of footpath. Hedged with occasional tree. Ridge and furrow | 0 | 3 | 4 | 0 | 0 | 1 | 1 | 3 | 2 | 13 |
| 211 | Malt House Paddock pasture, Adjoins listed building. | 2 | 3 | 3 | 1 | 1 | 2 | 1 | 1 | 2 | 16 |
| 212 | Pasture with old hedge and ridge and furrow. N part like 211, S part shorter grass. Grazed by horses. | 0 | 3 | 4 | 0 | 3 | 1.5 | 1 | 0 | 2.5 | 15 |
| 213 | Pasture with old hedge and ridge and furrow. N part like 211, S part shorter grass. Grazed by horses. | 0 | 3 | 4 | 0 | 3 | 1.5 | 1 | 0 | 2.5 | 15 |
| 214 | Arable, very large field, backs onto cemetery. Stream. Wide open views towards NW, N and NE. | 2 | 2 | 3 | 0 | 1 | 2 | 2 | 0 | 2 | 14 |
| 215 | Desford Cemetery Large area of mown grass surrounding gravestones. Bounded by mixed hedge with avenue of lime trees along road. Maintained by Parish Council. Recently extended. Open views to north and west. | 4 | 3 | 4 | 4 | 2 | 2 | 1 | 2 | 2 | 24 |
| 216 | Pasture bounded by hedging | 1 | 1 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |

| 217 | Pasture bounded by hedging | 1 | 1 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |
|-----|--|---|---|---|---|---|-----|-----|---|-----|------|
| 218 | Pasture bounded by hedging, drain across middle | 1 | 1 | 3 | 0 | 0 | 1.5 | 1 | 0 | 3 | 10.5 |
| 219 | Pasture with horse area fenced off. | 2 | 0 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 10 |
| 220 | Arable land currently in grass ley | 0 | 0 | 3 | 0 | 0 | 0.5 | 0 | 0 | 2 | 5.5 |
| 221 | Arable with barn. Woodland, small copse one side on Hunts Farm property | 2 | 0 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 10 |
| 222 | Grass, hay crop, small copse one side on Hunts Farm property | 2 | 0 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 10 |
| 223 | Scrub, lots of junk. Allotment for the nursery. Hedges and some trees. | 1 | 0 | 4 | 0 | 0 | 1 | 1.5 | 0 | 2 | 9.5 |
| 224 | Pasture with hedges | 0 | 0 | 4 | 0 | 0 | 1 | 1.5 | 0 | 2 | 8.5 |
| 225 | Arable bounded by hedges. View of solar farm and 3 wind turbines. | 0 | 0 | 4 | 0 | 0 | 1.5 | 1 | 0 | 2.5 | 9 |
| 226 | Pasture bounded by hedging | 2 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 2 | 12 |
| 227 | Pasture bounded by hedging with occasional trees. | 2 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 3 | 13.5 |
| 228 | Pasture bounded by hedging with occasional trees. | 2 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 3 | 13.5 |
| 229 | Pasture, trees to S edge, (near copse at N end of 211 that footpath goes through.) Ridge and furrow | 0 | 3 | 4 | 0 | 0 | 1 | 1 | 3 | 2 | 14 |
| 230 | Tropical Bird Garden Includes woodland and wooded stream area. | 2 | 3 | 4 | 4 | 4 | 1.5 | 0 | 3 | 2 | 23.5 |

| | | 1 | | | | T | T | | | | |
|-----|--|---|---|---|---|---|-----|---|---|-----|------|
| | Caged birds, Koi carp pond. Many tropical birds. Raise chicks. Free access to car park and café. Upper part of site has ridge and furrow | | | | | | | | | | |
| 231 | Arable, ploughed, views to Old John, stream, spinney on edge of field | 2 | 2 | 3 | 0 | 1 | 2 | 1 | 0 | 2 | 13 |
| 232 | Pasture. Ex sewage works. | 3 | 2 | 3 | 0 | 1 | 1 | 1 | 1 | 2 | 14 |
| 233 | Pasture, hedged with some trees. Watercourse on boundary. | 3 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 3 | 14.5 |
| 234 | Pasture, partially hedged with some trees alongside railway boundary | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 9.5 |
| 235 | Arable, with hedges and fencing. Next to railway. | 0 | 1 | 4 | 0 | 0 | 1 | 1 | 0 | 2 | 9 |
| 236 | Pasture, next to Mill. | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 12 |
| 237 | Private. The Mill. Stream | | | | | | | | | | |
| 238 | Arable | 3 | 2 | 3 | 0 | 1 | 1 | 1 | 0 | 2 | 13 |
| 239 | Arable, ploughed field. Small wood adjoins NW corner. Hedged. In National Forest | 1 | 2 | 4 | 0 | 0 | 0.5 | 0 | 0 | 1.5 | 9 |
| 240 | Overgrown small wood with mixed, mature trees. Hedge, fence and ditch alongside road. In National Forest | 1 | 2 | 4 | 1 | 0 | 1 | 0 | 0 | 3 | 12 |
| 241 | Arable with wildlife margin. In National Forest | 1 | 4 | 4 | 0 | 0 | 1 | 0 | 0 | 2 | 12 |
| 242 | Pasture (paddock) horses. Next to the Mill. Hedged with some trees. Rothley Brook on boundary. | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 3 | 3 | 16 |

| 243 | Pasture, hedged with some trees. Rothley Brook on boundary. | 2 | 2 | 3 | 0 | 1 | 1 | 1 | 0 | 3 | 13 |
|-----|---|---|---|---|---|---|-----|-----|---|---|------|
| 244 | Pasture, hedged with some trees. Watercourse on boundary. | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 3 | 10 |
| 245 | Pasture, hedged with some trees. Watercourse on boundary. | 2 | 2 | 3 | 0 | 1 | 1.5 | 1 | 0 | 3 | 13.5 |
| 246 | Pasture, hedged with some trees. Watercourse on boundary. | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 3 | 10 |
| 247 | Pasture on slope. Telegraph poles. Bounded by hedges, farm dwelling and farm buildings. Hedge/ road to SW. Large field. | 2 | 3 | 4 | 0 | 1 | 1.5 | 1.5 | 0 | 2 | 15 |
| 248 | Pasture | 2 | 2 | 3 | 1 | 1 | 2 | 1 | 0 | 2 | 14 |
| 249 | Rough pasture with wind turbine | 0 | 2 | 4 | 0 | 1 | 1 | 0 | 0 | 2 | 10 |
| 250 | Grazed grassland | 0 | 0 | 3 | 0 | 0 | 0.5 | 1.5 | 0 | 3 | 8 |
| 251 | Arable with tree in middle | 1 | 0 | 3 | 0 | 0 | 1 | 1.5 | 0 | 2 | 8.5 |
| 252 | Copse on either side of stream bank and rough pasture with cattle | 2 | 0 | 4 | 0 | 1 | 1 | 1.5 | 0 | 3 | 12.5 |
| 253 | Copse on either side of stream bank and rough pasture with cattle | 0 | 0 | 4 | 0 | 0 | 1 | 1.5 | 0 | 3 | 9.5 |
| 254 | Copse on either side of stream bank and rough pasture with cattle | 0 | 0 | 4 | 0 | 0 | 1 | 1.5 | 0 | 3 | 9.5 |
| 255 | Ploughed arable with telegraph poles | 0 | 2 | 4 | 0 | 0 | 0.5 | 1 | 0 | 1 | 8.5 |
| 256 | Arable to copse and stream | 1 | 0 | 4 | 0 | 0 | 0 | 1 | 0 | 2 | 8 |

| 257. 1 | Lindridge Wood. Ancient mixed woodland. | 1 | 2 | 3 | 2 | 1 | 2 | 1 | 1 | 3 | 16 |
|--|--|-----|-----|---|---|---|---|-----|---|-----|------|
| 257. 2 | Pasture, 2 old mine working shafts, capped. Sunk by Lindridge Coal Company; predates Desford Pit. Bounded by water course and edged with trees. | 2 | 2 | 3 | 2 | 1 | 2 | 2 | 3 | 2 | 19 |
| 258 | Permanent pasture, long grass, old saw pit | 2 | 2 | 3 | 1 | 1 | 1 | 1 | 1 | 2 | 14 |
| 259 | Pasture on slope. Telegraph poles. Bounded by hedges. Road to W. | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 8 |
| 260 | Pasture on slope. Telegraph poles. Bounded by fence/ railway, hedges and hedge / road to SW. | 2 | 3 | 4 | 0 | 1 | 2 | 1.5 | 0 | 2.5 | 16 |
| 261. 1 | Pasture bounded by footpath, farm track, hedges and Rothley Brook. Weir, confluence of two brooks | 2.5 | 2.5 | 4 | 0 | 1 | 1 | 1.5 | 0 | 3 | 15.5 |
| 261. 2 261. 3 261. 4 261. 5 | Pasture. Large area divided into 4 sections by Rothley Brook, weir and confluence of 2 brooks. Telegraph poles. Farm track/ footpath to side, 1 footpath goes across. Trees within field and by brooks. Spinney at N edge where footpath crosses brook. Bounded by hedges, footpath, fence and railway. Good views from footpaths looking NE, E and SE. | 2.5 | 2.5 | 4 | 0 | 1 | 2 | 1.5 | 0 | 3 | 16.5 |
| 262. 1 | Cattle grazing; 2 streams; dry ditch | 0 | 3 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |
| 262. 2 | Sheep/cattle mixed grazing. 2 streams; 1 ditch; herons, water birds | 0 | 3 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |

| 262. 3 | Sheep grazing. 2 streams; 1 dry ditch; gappy boundaries. Herons, foxes, waterbirds, water creatures | 0 | 3 | 3 | 0 | 0 | 1 | 1 | 0 | 2.5 | 10.5 |
|-----------|--|---|-----|---|---|---|-----|-----|---|-----|------|
| 263 | Pasture, bounded by watercourses and trees. | 0 | 2 | 3 | 0 | 0 | 1 | 1 | 0 | 3 | 10 |
| 264 | Botcheston Bog SSSI HER Area of 3.19ha. Reason for notification - The site contains one of the best remaining areas of marshy grassland in Leicestershire and is representative of grazed marsh communities on peaty soils. | 2 | 3 | 3 | 4 | 4 | 1 | 1 | 0 | 4 | 22 |
| 265 | Pasture | 0 | 4 | 3 | 0 | 0 | 1 | 1 | 0 | 2 | 11 |
| 266 | Agricultural storage including machinery. Some buildings. Owner considering applying for housing. Only 1 pond left. Stream. Herons, foxes, water birds, water creatures | 1 | 3.5 | 3 | 0 | 0 | 0.5 | 0 | 1 | 2 | 11 |
| 267 | Part curtilage, part hobby vineyard, rest maintained grass. Stream species as 266 plus kingfisher | 1 | 3.5 | 3 | 1 | 0 | 0.5 | 0 | 0 | 2 | 11 |
| 268 | Long, narrow field, bordered on one side by fence/ hedge/ railway, farm track, footpath and hedge / farm dwelling. | 0 | 1 | 4 | 0 | 1 | 1 | 0 | 0 | 2 | 9 |
| 269 | Pasture on slope. Telegraph poles. Bordered by fence/ railway on E and fence/hedge elsewhere. | 2 | 2 | 4 | 0 | 1 | 1 | 0.5 | 0 | 2 | 12.5 |
| 270. 1 | Pasture with telegraph poles. Bounded by small part of farm track (footpath) hedge/ road, hedge and vegetation/ brook. | 2 | 2 | 4 | 0 | 1 | 1 | 0.5 | 0 | 3 | 13.5 |

| 270. 2 | Over brook from 270A. Rough vegetation with hedges. | 2 | 2 | 4 | 0 | 1 | 0.5 | 0.5 | 0 | 3 | 13 |
|-----------|---|---|---|---|---|---|-----|-----|---|-----|------|
| 271 | Arable. Bounded by hedges, footpath , fence and railway | 2 | 1 | 3 | 0 | 1 | 1 | 0 | 0 | 2 | 10 |
| 272 | Ancient moat, used for fishing. Arable and pasture, subdivided large field. HER. Site of former Lindridge Hall. Trees surrounding moat and some on boundaries. | 2 | 2 | 3 | 1 | 2 | 1 | 1 | 3 | 2 | 17 |
| 273 | Rough grass with a large number of mature trees and variety of deciduous/ conifers and very old oak trees. | 2 | 2 | 4 | 0 | 1 | 1.5 | 1.5 | 0 | 3 | 15 |
| 274 | Arable | 0 | 0 | 3 | 0 | 0 | 0 | 1 | 0 | 1 | 5 |
| 275 | Arable field in temporary grass ley | 1 | 0 | 4 | 0 | 0 | 0.5 | 1 | 0 | 1.5 | 8 |
| 276 | Arable | 2 | 0 | 4 | 0 | 1 | 0.5 | 1 | 0 | 1 | 9.5 |
| 277 | Mixed hay, green crop / arable | 2 | 0 | 4 | 0 | 1 | 1 | 1.5 | 0 | 2 | 11.5 |
| 278 | Pasture, hedges with trees in field, next to farm buildings | 0 | 0 | 4 | 0 | 0 | 1 | 1.5 | 0 | 2 | 8.5 |
| 279 | Arable. 2 footpaths | 2 | 0 | 4 | 0 | 1 | 1 | 1 | 0 | 2 | 11 |
| 280 | Arable root crop. Bounded by hedge/ road, garden hedge (with conifers in garden). | 1 | 1 | 4 | 0 | 1 | 1 | 0 | 0 | 2 | 10 |
| 281 | Horsiculture buildings. Stream; fenced off from stream - owned by Village Trust | 2 | 3 | 4 | 0 | 1 | 0 | 0.5 | 1 | 1 | 12.5 |
| 282 | Pasture, hedges with trees on 3 sides. Fenced on other. | 2 | 3 | 4 | 0 | 1 | 0 | 0.5 | 0 | 1 | 11.5 |

| 283 | | 2 | 3 | 4 | 0 | 1 | 0 | 0.5 | 0 | 1 | 11.5 |
|------------------|--|---|-----|---|---|-----|-----|-----|---|-----|------|
| 284 | One field, roughly fenced into 3 paddocks. Horsiculture with stables. Possible ridge and furrow? | 2 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 10 |
| 285 | | 2 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 10 |
| 286 | Pasture. Sheep | 0 | 2 | 4 | 0 | 0 | 0 | 0.5 | 0 | 1.5 | 8 |
| 287 | Private domestic space/occasional sheep grazing to keep grass short; stream, gappy visual boundary | 1 | 3.5 | 2 | 0 | 0 | 0.5 | 0 | 0 | 1 | 9 |
| 288 | Arable- cabbages. 6 species in mixed hedge boundary. In National Forest | 3 | 4 | 4 | 0 | 1 | 2 | 0 | 0 | 2 | 16 |
| <mark>300</mark> | Pickard Recreation Ground. Donated to village by Mr Albert Pickard, who was a benefactor and Sunday School Superintendent of the nearby local Free Church. Donated in 3 lots in 1914 and 1917, and by his estate executors in1937. The donation had certain conditions the first stating: 'That the ground shall forever be maintained by the Council as a recreation ground to which admittance shall be free to all parishioners of Desford but so that the children and old people of the parish shall have the first right to using and enjoying the same.' Open grassy space with fenced off play area. Surrounded by mixed hedges and mature horse chestnut trees. Jitty alongside planted with wildlife in mind. Maintained by Parish Council. Full | 4 | 4 | 4 | 4 | 3.5 | 1.5 | 1 | 2 | 2.5 | 26.5 |

| | access. In conservation area. | | | | | | | | | | |
|-----|--|---|---|---|---|---|---|-----|---|-----|----|
| 301 | St Martin's Churchyard Elevated churchyard surrounding grade 2* listed 13 th century building. Mown grass with yew trees lining path and other mature trees around stone walled boundary. Swithland slate, granite and other gravestones, including 3 Commonwealth war graves. A locally highly significant historical and cultural site. Church spire visible from many approaches to village. Church Green at western side of site used for village events. Full access. Closed burial ground. Maintained by Parish Council. Statutory protection as setting for Listed Building and as burial ground. In conservation area. | 4 | 4 | 4 | 4 | 3 | 1 | 1.5 | 4 | 2.5 | 28 |
| 302 | Strict Baptist Graveyard Graveyard of demolished late18 th century chapel. Some 19 th century slate and limestone gravestones remain on boundary. Privet and holly hedges surround site with some mature trees in centre. Full access. In conservation area. | 3 | 4 | 4 | 3 | 2 | 1 | 1 | 3 | 2 | 23 |
| 303 | Botcheston Recreation Ground Play equipment and seat. Cut grass, hedging, trees. Maintained by PC. In National Forest | 4 | 4 | 3 | 2 | 4 | 1 | 1 | 0 | 2 | 21 |
| 304 | Bambrook Green Mown grass area surrounding balancing pond. Bounded by mixed hedging and small copse of mature trees. Stream runs through. Maintained by | 4 | 4 | 2 | 3 | 2 | 1 | 1 | 0 | 2 | 19 |

| | нввс. | | | | | | | | | | |
|-----|---|---|---|-----|---|-----|-----|---|---|-----|------|
| 305 | Forest Rise Lower Green Mown grass maintained by PC. Surrounded by some native hedges and trees. Stream on edge with bridge to footpath. Maintained by PC | 4 | 4 | 2 | 1 | 1 | 1 | 1 | 0 | 2 | 16 |
| 306 | Forest Rise/ Drovers Way Green Mown grass, partially bordered by shrub areas and some small ornamental trees. Paved footpath across centre. Maintained by PC. | 4 | 4 | 2.5 | 1 | 2 | 0.5 | 0 | 0 | 1 | 15 |
| 307 | Forest Rise grass Triangular shaped area of mown grass. Fenced with some natural hedging to rear boundary. Maintained by PC | 4 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0.5 | 9.5 |
| 308 | Holmfield Greens (3parts) Mown grass with seat and 2 ornamental trees and crocuses planted by community. Maintained by PC | 4 | 4 | 1 | 2 | 1.5 | 1 | 0 | 0 | 1 | 14.5 |
| 309 | Willow Street/ Hazel Street grass 3 small patches of cut grass. Maintained by PC. | 4 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 11 |
| 310 | Bluebell Green play area. Large area of mown grass and areas of wildflower planting. Bounded by low rail fence with 4 access points. A range of play equipment, set on different levels. Maintained by Bellway. | 4 | 4 | 3 | 3 | 4 | 1 | 1 | 0 | 2 | 22 |
| 311 | Lockeymead Drive Green Mown grass with wildflower areas also some ornamental trees. Balancing ponds with damp /water loving plants such as bull rushes and willow also some ornamental trees. Bounded to | 3 | 4 | 4 | 2 | 3 | 1 | 1 | 0 | 2 | 20 |

| | west by natural hedging, trees and wooden fencing. Low rail fencing to road. Some open views. Maintained by Bellway. | | | | | | | | | | |
|-----|---|---|---|---|-----|---|-----|---|---|-----|------|
| 312 | Warwick Close grass Small triangular area of mown grass at entrance to close. | 4 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 10 |
| 313 | Warwick Close Green Area of mown grass with 4 ornamental trees. Bounded on 2 sides by fencing and wall. Access from 2 roads and paved path through centre. Played on by children. | 4 | 4 | 2 | 2 | 2 | 1 | 0 | 0 | 1 | 16 |
| 314 | St. Martins/ Kirkby Road Grass Area of cut grass with privet and leylandii hedging to 2 sides. | 4 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0.5 | 9.5 |
| 315 | Kirkby Road grass Area of cut grass with fencing to 2 sides. | 4 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0.5 | 10.5 |
| 316 | Roundabout Greens 3 areas of cut grass surrounding roundabout in centre of village. Planted raised beds, flowerbeds, shrubs and ornamental tree. Seat. | 4 | 4 | 1 | 2.5 | 1 | 0.5 | 0 | 0 | 0.5 | 13.5 |
| 317 | Library Side Green Cut grass, shrubs and 1 ornamental tree. | 4 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 0.5 | 10.5 |
| 318 | Newbold Rd/ Manor Rd corner Area of mown grass | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0.5 | 8.5 |
| 319 | Bellway Grass verges Area of mown grass adjoining Hunts Lane. Mown grass, some shrubs and ornamental trees also some wooden posts. Maintained by Bellway. | 4 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 0.5 | 10.5 |

| 320 | Belvoir Close Green Area of mown grass, used as play area by local children. Fenced to 3 sides with some leylandii. | 4 | 4 | 3 | 1 | 1.5 | 0 | 0.5 | 0 | 0.5 | 14.5 |
|-----|--|---|---|---|-----|-----|-----|-----|---|-----|------|
| 321 | Leicester Lane / Station Road corner Well maintained mown grass with flowerbed in centre surrounding attractive village sign showing character and history of village. Ornamental trees and natural hedge to rear. | 4 | 4 | 1 | 2 | 1 | 1 | 0 | 0 | 1 | 14 |
| 322 | Manor Road grass verge Long, wide mown grass verge adjacent to main road through centre of village. Natural hedging separates road from slip road with some trees. Planted with daffodils and crocus by community. Service pipes under grass. | 4 | 4 | 1 | 1.5 | 0 | 0.5 | 0 | 0 | 0.5 | 11.5 |
| 323 | Cemetery verge Mown grass with natural hedge to rear. Planted with spring bulbs by community. | 4 | 4 | 1 | 1 | 0 | 0.5 | 0 | 0 | 0.5 | 11 |
| 324 | Peckleton Lane dip grass Mown grass with natural hedging and mature trees to rear. Provides access to Severn Trent Water building to rear. Seat. | 4 | 4 | 2 | 1 | 1 | 0.5 | 0 | 0 | 1 | 13.5 |
| 325 | Peckleton Lane slip road grass Narrow area of mown grass and 4 trees – including hawthorn and mountain ash. | 4 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0.5 | 9.5 |
| 326 | Newtown Unthank grass Triangle of mown grass with 3 mature trees. Separates roads to Botcheston and B5380 | 4 | 4 | 0 | 1 | 0 | 0.5 | 0 | 0 | 1 | 10.5 |
| 327 | Newtown Unthank grass verge Wide, mown grass verge leading from Newtown | 4 | 3 | 1 | 2 | 2 | 1.5 | 0 | 0 | 1 | 15.5 |

| | Unthank towards railway line. Fenced to rear with mature trees on boundary and view across pasture field towards mature trees and Rothley Brook. Seat | | | | | | | | | | |
|-----|--|---|---|-----|---|-----|-----|-----|---|-----|------|
| 328 | Bridleway R119 around Neovia site leading from Desford towards Peckleton. Bridleway with paved path marked for cyclists and pedestrians. Wide grass verge on eastern Neovia side and verge, damp ditch in summer, water filled in winter, and hedgerow with trees on north and west side. Used by dog walkers and joggers. Seat part way along. (May be diverted in Neovia's current planning permission for expansion to industrial site.) Greenway OSSR typology | 4 | 3 | 2.5 | 2 | 2.5 | 1 | 1 | 0 | 2.5 | 18.5 |
| 329 | Barons Close Green, Kirby Muxloe Area of mown grass, with hedges and fences. Shrubs, trees and pond in NE corner. | 4 | 4 | 3 | 1 | 1 | 0 | 0 | 0 | 2 | 15 |
| 330 | Barons Close Grass, Kirby Muxloe Mown grass with hedges and fences to 2 sides. Ornamental trees. | 4 | 4 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 12 |
| 331 | Norfolk Road Grass Cut grass. Fences to 2 sides, natural hedge to rear. | 4 | 4 | 3 | 1 | 1 | 0.5 | 0.5 | 0 | 1 | 15 |





DESFORD NEIGHBOURHOOD PLAN APPENDIX F Environmental Sites Scoring System

2018-2036 Submission Version



Environment chapters

Scoring system for sites of environmental significance

All scores should be supported by data or evidence, or reasoned justification.

| Criterion (NPPF 2012) | So | ore rang | ge | Notes | | | | | |
|-----------------------------------|----|----------|-----|--|--|--|--|--|--|
| ACCESSIBILITY | 0 | - | 4 | e.g. private, no access (0) – could be made accessible – accessed via PRoW – fully open to the public (4) | | | | | |
| PROXIMITY / LOCAL | 0 | - | 4 | Distant (0) fairly near to adjoins (3) or is within (4) settlement | | | | | |
| BOUNDED | 0 | - | 4 | Individual parcel (not an undefined area or extensive tract of land) | | | | | |
| SPECIAL TO COMMUNITY | 0 | - | 4 | Opinion of local people via questionnaire or at consultation event. Demonstrable custom and practice | | | | | |
| RECREATIONAL / EDUCATIONAL USE | 0 | - | 4 | Actual or potential, everything from kick-about, dog- walking to Forest School use and Public Open Space | | | | | |
| BEAUTY (including views) | 0 | - | 2 | Subjective, relative (give justification); use consultation map results | | | | | |
| TRANQUILITY | 0 | - | 2 | Subjective, relative (give justification) | | | | | |
| HISTORICAL SIGNIFICANCE | 0 | | 4 | Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records); R&F, industrial and social history | | | | | |
| WILDLIFE SIGNIFICANCE, GEOLOGY | 0 | • | 4 | Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological significance | | | | | |
| [Maximum possible score] | | | 332 | Local Green Space designation can be considered for sites scoring 75% of the maximum possible total (i.e. 24 out of 32), but this proportion should be adapted to local circumstances; remember, "the Local Green Space designation will not be appropriate for most green areas or open space" (NPPF 2019, para. 100 – see below). | | | | | |

"100. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land."





DESFORD NEIGHBOURHOOD PLAN APPENDIX G1 Community Groups

2018-2036 Submission Version

Community groups

Desford is served by many active and buoyant community groups as listed below

Beaufort Entertainers

The Entertainers are a group of people from the local community who enjoy singing. Founded in **2006** the choir hold two concerts a year; one in the summer and one as part of the Christmas Tree Festival. Rehearsals are held in St Martin's Church on Monday evenings.

Desford in Bloom (DiB)

DiB was founded in 2016 with the objective of encouraging the community to improve the appearance of the village and generate a feeling of pride and community cohesion. DiB's first entry in the 2016 East-Midlands in Bloom competition saw them winning a Silver Gilt Award and a Judges Special Award for the Watering Team. In 2017 they achieved a Gold Award and repeated this in 2018 with a Judges Special Award for the Desford Plane.

Other community activities organised by DiB include:

- Welly Workshop
- Quiz Night
- Scarecrow Festival
- Wreath Making Workshop

Desford Allotment Garden Association (DAGA)

DAGA was founded in 2009. Its objectives are to encourage plot holders to have pride in their allotments; to make the site an attraction to the local community and a sought-after place for families to meet, to enjoy fresh air, home grown produce and a healthy lifestyle.

DAGA has successfully applied for funding for projects from various sources to improve the infrastructure of the allotment site. These include improved access to the allotments, a car park, security fencing, compostable toilet, a shipping container used as a storage facility and another container for use as a meeting room; all of which have led to an increased uptake of allotment plots.

The Desford Produce Show organised by DAGA is recognised by the Horticultural Guild of Show Judges to have the largest section of entries for young persons in Leicestershire and Warwickshire.

For the future DAGA's aim is to continue to improve the site facilities, raise funds and help to sustain the future of the site.

Desford Community Action Group [DCAG]

Desford Community Action Group grew out of the 2001 Desford Parish Appraisal. The idea was to work alongside the Parish Council in order to make Desford Parish a great place to live.

Since then DCAG have raised money for and designed the play areas at Pickard Recreation Ground and Kirby Road Recreation Ground and initiated the bi annual Open Gardens Weekend, the first of which was in 2007. It then took the lead in many other projects, including some environmental ones in conjunction with the Open Gardeners. Projects have included: quizzes, erection of a village sign, litter picks, welcome packs, Sunday walking group, bulb planting, renovation of Pickard Jitty Garden, Christmas Lights for the Library and local businesses, helping organise Desford Together at SiD and setting up Desford Good Neighbours Scheme.

Other village groups have evolved over time and have taken over some of DCAG's activities. Consequently the group is currently concentrating on providing Community Grants and giving financial support to Desford Good Neighbours Scheme, using the profits from the quizzes. It will continue to organise the Open Gardens Weekends and, in conjunction with the Open Gardeners, look after the Pickard Jitty Garden. This year they paid for the replacement of 3 stiles with gates and hope to continue this project in future. The current project is the renovation of the Strict Baptist Cemetery on High Street (subject to approval by the Parish Council) which will be funded by the profits from Open Gardens 2017.

DCAG is open to new ventures and supportive of any projects which make Desford "A great place to Live."

Desford Local History Society

Formed in the 1980s to promote the study and research of local history and archaeology, the Society are members of the Leicestershire and Rutland Heritage Forum (Irhf.co.uk). Meetings are held at 7.30pm on the third Tuesday of alternate months in Desford Free Church.

The Society has amassed large archives of local materials, consisting of documents, photographs, books, oral recordings and other artefacts which are used to produce exhibitions and booklets on the history of Desford.

The archives are stored at Sport In Desford (SiD) where archivists are currently creating a digital database. Local history enquiries are welcome and visitors are welcome by prior arrangement.

Loving Hands

Loving Hands is a monthly meeting for people who enjoy handicrafts such as sewing, knitting or crochet. Items made by the group, including clothes, blankets, quilts, baby items and teddies are donated to many charities both home and abroad.

The annual collaboration with Bosworth Academy, known as the Sewathon, has been running for 7 years. Other community activities instigated by the group include making white roses and flags for the re interment of Richard III on 22nd March 2015 and poppy workshops for the Centenary of WWI.

Future Aspirations are to:

- Continue to make items for charities
- Work with the local community/community groups
- To reach out to the more isolated and younger groups
- To run skill sharing workshops

Desford Tapestry

The objective is to embroider a tapestry depicting the history and life of Desford. The planning and manufacture will be carried out by members of the local community. The design was launched in September 2018 and stitching is now underway.

In addition, an Educational resources group will be set up to work with schools and children's groups, producing paper and practical curriculum-influenced activities related to the Tapestry.

Once complete, a management team will be required to oversee the use and protection of The Tapestry.

Desford Free Church

In 1790 the little chapel of the Strict Baptists was built in High Street, but only the graveyard with a few stones remains. In 1854, the Wesleyans and the Independents had chapels in the village. The Free Church, affiliated to the Baptist Union, was built in Chapel Lane in the mid 1880s.

The Free Church hosts a variety of clubs and activities, including: Chapel Lane Playgroup, Men's Club, Friends and Neighbours, Chattabox Club and Torch Club

Friends & Neighbours Group

The objective is for 'Friends & Neighbours' to get together and to enjoy one another's company. The group meet every 3rd Thursday in the month. Activities include speakers on many different subjects, listening to music or just talking. Light refreshments are provided.

Torch Fellowship Group

The Group is part of the Torch Fellowship organisation based at Market Harborough and is open to all who are blind and partially sighted. It is held every 2nd Tuesday in the month and alternates between Desford Free Church & Newbold Baptist Chapel. Activities include local speakers from different walks of life and musical afternoons. Light refreshments are provided.

The main desire would be that more people from the local communities would join the group.

Wednesday Club

The Wednesday Club is part of DFC's outreach and service to the community. It meets at the Free Church every Wednesday from 2-4 pm. Activities include dominoes and bingo. Light refreshments are provided.

Men's Group

The group started in the 1980s to foster friendship and fellowship amongst the men folk of the village. The group meet on the 2nd Thursday of each month from September to June. Each meeting is planned by a different member. The format of the meetings includes:-

- 5 meetings with guest speakers
- 2 social meetings involving kurling and bowling
- A visit to a place of interest
- A charity concert
- Annual AGM and meal

Chattabox

Chattabox is a weekly term time club for children in Foundation through to Year 5 and is part of DFC's children and young people's work.

It meets on a Tuesday evening from 5.15-6.15 pm. Activities include cooking, games and a Bible story. The cost is £1 per child each week. It is a very happy group and we have lots of fun. New members will be very welcome.

Lunch Club

The Lunch Club is part of DFC's outreach and service to the community for older folk. It meets every 3rd Tuesday of the month at 12.15 pm at the Free Church. The meal is 2 courses with tea or coffee. Diners make a voluntary contribution towards the cost of their meals.

St Martin's Parish Church

The Parish Church of St. Martin's is a late 13th century Grade II listed building with a Norman font. The west tower and spire are Perpendicular Gothic (14th to 16th century). The church clock is one of the oldest in the county; it has a cable and weights mechanism and dates back to the 1630s-1640s. The architect Stockdale Harrison of Leicester restored St. Martin's in 1884. In 2015 major remedial work was carried out to the structure of the building, during which a kitchen and toilets were installed and the main altar was moved to the north wall of the church. The tower has a ring of six bells, all cast by John Taylor & Co of Loughborough in 1912.

St. Martin's is a very active church with many groups such as Messy Church; Youth Group; Church Choir, Beaufort Entertainers; Tuesday Lunches; Charity Lunches; Rainbows toddlers group.

Choir

The choir has about 20 members and practices in church on Thursday evenings and before the morning service on Sundays.

Church Bell ringers

The bell ringers practice on Monday evenings and ring the bells for Sunday services and other special occasions as required. There is also a hand-bell section.

Church Lunches

Lunches are served in the Church on the 1st Saturday in the month to raise money for a variety of charities. All food and drinks are provided and served by volunteers.

Lunches are served in the Church Centre on the 2nd Tuesday in the month, following Coffee & Chat.

Coffee and Chat

On Tuesday mornings a community drop-in cafe, staffed by local volunteers, is open in the Church Centre. Books, bric-a-brac and clothes are available to purchase.

Craft Group

The Craft Group meets in St Martin's Church on Thursday mornings. It is a social meeting for people who enjoy handicrafts such as sewing and knitting. Projects have included making new altar cloths for the Church, items for the summer fete and Christmas Tree Festival and poppies for the centenary celebrations for WW1.

St Martin's Messy Church

Messy Church is a global Christian initiative to encourage families to attend church by making the church a fun place to be. Values are Christ-centred, for all ages, based on creativity, hospitality and celebration.

Messy Church meets on the 4th Sunday in the month in the Church Centre: an opportunity for families with young children to share fun activities based on a Bible Story. For those over 11, Awesome Youff takes place in St Martin's Church at the same time. Both sessions end with a meal.

St Martin's Church Centre

The Centre is available to the community for regular or one-off group hire, at modest charges. Facilities include disabled access, reception, kitchen, main hall, small meeting room and toilets. The main hall seats 80 and the meeting room seats 4 - 6. The Centre has a performing rights licence and a digital projector and screen.

Regular users of the hall include community groups such as Coffee & Chat, lunches, Mums & Toddlers (Rainbows), AA and also a polling station as well as hosting table tennis club, dance classes and a Diabetic Clinic. It is used for community events such as Open Gardens, the Produce Show, Scarecrow Festival and Martinmas Fair.

The Forget me Not Café

The Forget me Not Café meets at the Church Centre on the 3rd Thursday in the month (and at Newbold Verdon Library on the 1st Thursday). It provides social activities for people with memory loss and dementia and help and support for carers. Activities include board games, cards, dominoes, jigsaws, colouring, exercise and reminiscing therapies.

The aim is to prevent isolation and provide a relaxed atmosphere where members and carers can find help, encouragement and friendship. Refreshments are provided.

Desford Village Hall

Desford Village Hall was previously the Miners' Institute and is located in Lindridge Lane. It has a fully equipped kitchen and toilets; accommodates up to 100 people and has a performing rights licence. There is a hearing loop and limited, on-road parking. The hall is a registered charity (No.: 226627) in the custody of Desford Parish Council and managed by the trustees. There are regular users, including Baby Massage, Yoga and Upholstery, as well as community events such as quizzes, concerts and Craft Fairs.

Botcheston Village Hall

This is an attractive village hall with a newly refurbished kitchen, fully equipped bar, central heating, seating for approximately 70 and a spacious car park. The building is owned by the Parish Council and managed by Botcheston Village Hall Committee. As well as regular users, there is a programme of community events throughout the year.

Kirby Grange Retirement Village



The Retirement Home is located in the grounds of the former Desford Industrial School, Markfield Lane, Botcheston.

The village consists of 88 two bedroom bungalows built in 1990.

The old school building was sold to a private owner and now lies derelict and unused.

Girlguiding in Desford



Current situation

After many years without any Girlguiding provision in the village at all, we now have three thriving units and the number of girls involved in each is steadily increasing; Rainbows (5 – 7 years), Brownies (7 – 10 years) and Guides (10 – 14 years). Girls of all ages now have the opportunity to have fun, make life-long friends, learn new skills, explore new places, take part in trips and holidays through being a member of one of the 1^{st} Desford Girlguiding units. All of the units meet on a Tuesday in St Martin's Church Centre and are led by a qualified leader who is supported by additional volunteers. The girls take part in a range of age appropriate activities such as songs, games, crafts, visits to places of local interest, local events (Scarecrow Festival, Remembrance Sunday service, Christmas Tree Festival) sleepovers, camps, a night hike and much more.

Future plans

- Increase opportunities for young people through working with Desford Scouts to introduce a joint Senior Section, for older children
- Recruit more adult volunteer helpers to work with current leaders
- Continue to encourage local residents/organisations to work with the girls eg Desford Dental Care, Barns Charity etc
- Have a designated storage area within the Church Centre for resources and equipment
- Get Girlguiding approval to hold sleepovers in SiD

Desford Scout Group

Beavers

For girls and boys aged 6-8. Beavers are encouraged to try a wide range of new activities. They learn about important cultural events and awareness of their community, how to help others and to look after their village and the countryside. Beavers often spend their first ever night away from their parents at a Beaver sleepover or camp. Activities may include celebrating Burns Night, walks in the countryside and making a finger puppet for the creative badge.

Cubs

For girls and boys aged 8 to 10½. Respect for others, the local community, nature and the countryside are important themes for the Cubs. There are organised camps and sleepovers each year which include activities such as karting, climbing, archery, shooting, mountain biking and canoeing as well as traditional Scouting skills such as camp fire cooking and shelter building, map reading and orienteering and participation in national Cub Scout activities. Cubs are encouraged to celebrate key cultural events and become thoughtful participants in community activities.

Scouts

For girls and boys aged 10½ to 14 years old. There is a big emphasis on physical activity and personal challenge, with regular opportunities to pursue activities such as kayaking, climbing/abseiling, tobogganing, swimming, shooting/archery, pot holing, mountain biking, outdoor cooking, pioneering, hiking, orienteering and first aid. Scouts are also encouraged to become considerate and helpful members of the community by helping at village events, fundraising for charity and caring for their surroundings by carrying out litter picks and planting flower beds. Scouts spend many nights away on camps, night hikes and expeditions where they are able to practice their skills with increasing independence. Being a Scout gives young people the perfect platform from which to launch themselves into adult life with confidence in their own worth and capabilities.

Explorers

The group has recently started an Explorer Section for girls & boys over 14 years old.

Group aspirations

Each section strives to keep their members engaged, learning and growing into well rounded individuals, but the main theme of Scouting is to HAVE FUN!

Three Villages Walking Group

The three villages of Desford, Newbold Verdon & Barlestone offer two concurrent walks every Wednesday morning; each village organising the walks every three months in rotation. The routes utilise all of the public footpaths around each village thus helping to keep the pathways clear as the group informs the local authority of any problems they may encounter such as broken stiles or maintenance issues.

Footpaths:

Desford is extremely well served by footpaths extending in every direction. They are well maintained by the County Council.

Although good pedestrian access exists along two of the main entrance routes into Desford (Station Road and Hunts Lane), problems exist along the other three routes:

- 1. Lindridge Lane where currently no room exists on the verges along the route from the village boundary outwards for pedestrianisation
- 2. On Leicester Lane, where the grass verges are wide enough to accommodate a footpath on at least one side of the road, no footpath has been provided between the entrance of Bosworth Academy and 200 metres before the entrance to Park House Farm
- 3. On Peckleton Lane, a good footpath exists between the A47 and Caterpillar Entrance No 1, and from the village to Sport in Desford; however between Sport in Desford and Caterpillar entrance

No 1, no footpath has been provided, although the grass verge is wide enough to accommodate one.

The lack of footpaths on these three routes creates a hazard in wet or muddy conditions where pedestrians have to choose to walk on muddy verges or on the carriageways.

Close liaison is needed with County Council Highways department and any future developers to take full advantage of any opportunity to provide the missing sections of the footpaths along these routes.

The above comments are equally applicable to cycle paths along these routes. With a large population of students at Bosworth Academy, it is very desirable to separate cyclists from pedestrians and vehicular traffic and every opportunity needs to be fully utilised to achieve this as much as possible.

Good Neighbours Scheme

The Desford Good Neighbours Scheme is in its 5th year of operation. It is a scheme available to residents in Desford, Botcheston and Newtown Unthank who may need the help and assistance of a Good Neighbour to perform a task or provide transport to an appointment. There is a team of coordinators and volunteers who respond to residents' requests. The group's ambition is to continue to be available to residents into the future and remain a source of help within the community.

Botcheston Women's Institute

The local branch of the Women's Institute meets on the 4th Thursday in the month at Botcheston Village Hall. As well as a monthly speaker, there is a craft group, theatre trips and the opportunity to take part in lots of county-wide activities.

Desford Wine Circle – hold monthly meetings at Sport in Desford.

Rainbows Baby & Toddler Group

The Rainbows Club meet in the Church Centre on Wednesday mornings in term time. It is a loosely structured play group. Activities include an art table and singing.

Desford Ladies Group

Desford Ladies Group meets at the Church Centre in the afternoon on the 2nd Wednesday in the month, apart from January; with an outing in July.

Sport in Desford (SiD)

Sport in Desford (SiD) was set up as an independent organisation by Desford Parish Council (DPC) in 1988 and it became a Registered Charity (No. 1100319) in 2003. DPC acquired the 5-acre plot on Peckleton Lane from Caterpillar UK in 1988 and SiD has developed what was a derelict site ever since; including the building of the double storey clubhouse, the Scout Hall (funded by DPC) and the extra tennis court.

The site now comprises a full size football pitch, a bowls green and 3 floodlit tennis courts, all facilitated by the clubhouse with over 80 parking spaces. The site is owned by Desford Parish Council and rented to Sport in Desford (on a peppercorn rent of £1 p.a. for 99 years from January 2009). The site is also protected by a Fields in Trust Deed (No. 377QE), which protects it from development into perpetuity.

SiD provides for the following sports and activities, mainly focused on the site at Peckleton Lane, but with some on a 2.5 acre site at Kirkby Road Recreation Ground:

- 1. Football
 - Desford FC: 20 junior teams and 5 senior teams including ladies and girls teams (many of the junior teams play at Bosworth Academy); total members over 300
 - o Desford Cobras FC
 - o Leicester Forest East FC
 - Playing on 1 pitch at Peckleton Lane and 2 pitches at Kirkby Road
- 2. Tennis
 - o Desford Lawn Tennis Club with 130 members Playing on 3 outdoor floodlit courts
- 3. Squash
 - o Squash Club with around 60 members runs 2 ladies teams and 1 men's team Playing on 2 indoor courts
- 4. Bowls
 - o Desford Bowls Club with 33 members Playing on a full size well maintained green
- 5. Running
 - o Desford Striders Running Club with 220 members
- 6. Athletics
 - o Desford Flyers Athletics Club with 80 members; junior members only
- 7. Table Tennis
 - o Adult Club plays twice weekly
 - o Junior Club plays twice weekly
 - o U3A and a private club each play once a week
 - Using up to 6 tables in the Scout Hall
- 8. Recreational Fitness
 - o Desford Gym with 150 members
 - o Leading provider for GP Referral and Heart Smart patients Using well equipped gym

Sport in Desford also offers:

Pilates, Tai Chi, Yoga, Circuit class, Mature Movers, Karate, all forms of Dance, the Inclusive Club, MacMillan Cancer Activity Club, Over 50s Fun and Fitness Club, Tiny Tots Music and Movement

SiD Inclusive Club

The Inclusive Club is devised for people with physical and learning disabilities and takes place on the 4th Tuesday each month 10am to 12 noon. Activities include a choice of table tennis, indoor curling, tennis, gym and dance with a social refreshment break in the middle.

SiD Over 50s Club

The over 50s Fun and Fitness Club takes place on the 1st & 3rd Tuesdays of each month. Activities include tennis, dance, gym, table tennis and indoor curling. Light refreshments are provided. All activities are run by qualified instructors and people get involved as much or as little as they want, and at their own pace.

SiD MacMillan Cancer Activity Club

The Macmillan Cancer Activity Club takes place on the 2nd Tuesday of each month. The club is open to anybody associated with cancer including carers and family members. Activities include tennis, dance, gym, table tennis and indoor curling. Light refreshments are provided. All activities are run by qualified instructors and people get involved as much or as little as they want, and at their own pace.

Given the extensive increase in housing over in the last few years, the Parish may see a need to purchase extra land in order to extend these facilities further at some point in the future.

AMENITIES

Desford Library

Desford has a small community run library, entirely manned by volunteers. It provides a range of services for the Parish. The library is designed to be accessible for the disabled with an entrance ramp, automatic doors and wide aisles. There is a car park at the rear of the building. It is open for about 15 hours a week. A Storytime for pre-school children and carers takes place on the $2^{nd} \& 4^{th}$ Thursday mornings during term time. A Knit, Stitch & Natter group meets on Thursday mornings. A Book Club meets on the 4^{th} Wednesday evening in the month. Book Sales are held every other month to raise funds for the library.

Desford Parish Council office is located in the library.

SCHOOLS & NURSERIES

Bosworth Academy

Bosworth Academy is a large 11-19 school with approximately 1350 pupils situated on the edge of Desford village. Inspected by Ofsted in October 2017, the Academy was judged Outstanding in all areas. Bosworth Academy is part of the LiFE Multi-Academy Trust. It has a small nursery on site, Bosworth Academy Day Nursery, catering for 20 children.

Bosworth Academy has a full range of facilities including a Library, Sports Hall, Assembly Hall, Gym, Drama Studio, Music Studio, Sports Dome, Swimming Pool (open to the local community at specific times throughout the year), Science Laboratories, Design Workshop and ICT Suite and a purpose built Maths Block.

Desford Community Primary School

Desford Community Primary School is a vibrant and flourishing Local Authority maintained school. It has approaching 400 pupils aged 5 to 11 in twelve classes and is in the midst of significant growth, due to both the popularity of the school and large-scale house building in the village.

The school's Ofsted Report in July 2017 rated the school as continuing to be 'Good'. The report highlighted the many strengths of the school, the improvements that have been made and the positive outcomes for its growing number of pupils.

The expansion of the school's teaching facilities in recent years has been funded from Section 106 funding, provided by housing developers, and Basic Need capital funding from the Local Authority. The school has worked successfully with the Local Authority to deliver carefully managed solutions that support effective Teaching and Learning. The school will have the ability to accommodate 420 pupils when current expansion plans are completed.

The school's site has the capacity to accommodate further expansion if the need for further housing development is required within the school's catchment area. However, like all schools, there has been an increase in traffic congestion and parking issues around the school at the start and end of the day. Further expansion of the school would need to address these issues. These can be resolved with careful planning and appropriate levels of funding.

Topsham House Day Nursery

Topsham House Day Nursery is dedicated to providing the highest standard of childcare and facilities for young children of the Parish and beyond. The Nursery was inspected by Ofsted (223281) in

September 2018 and was rated as "Good" with children's emotional security, communication, language and thinking skills being highlighted.

Bosworth Academy Day Nursery

The Nursery is situated on the Academy premises in Leicester Lane, Desford. It was inspected by Ofsted (EY455967) and was rated "Good" in March 2017.

Chapel Lane Playgroup

The Playgroup provides pre-school care for the Under 5s and is based at Desford Free Church in Chapel Lane, Desford. It is open 5 mornings per week. It was inspected by Ofsted(226377) and rated "Good" in March 2017.

CONVENIENCE STORES

There are 3 convenience stores in Desford: the Co-operative have two stores at 1 High Street and 23 Newbold Road. The other store is Desford Express at 47 St Martin's Drive which also contains the Post Office.

Food Outlets

There are 3 Food Outlets in Desford: the Food Room by the central roundabout, Desford Fish Bar at 41 - 43 St Martin's Drive and Village Balti & Pizza at 45 St Martin's Drive.

PUBLIC HOUSES

There are three public houses and one restaurant in the parish of Desford.

The Blue Bell Inn, 39 High Street, provides lunches and evening meals and Bed & Breakfast. There is also a garden and play area, a family friendly Beer Garden and live sport.

The Lancaster Arms, Station Road, provides restaurant & bar meals, is family friendly and runs a beer garden and a Sunday carvery.

The Greyhound Inn, Main Street, Botcheston, has recently been refurbished and serves evening meals and Sunday lunches.

Pesto at the White Horse, Leicester Lane, is an Italian restaurant.

RECREATION GROUNDS

Kirkby Road Playing Field

The playing field is owned and maintained by Desford Parish Council and consists of a 2 hectare site, complete with a well equipped playground for older children and a car park for approximately 20 cars. There is a Changing Room and 2 football pitches on site.

Pickard Park

The park is owned and maintained by Desford Parish Council and consists of a quarter hectare site, complete with an extensive trim trail and a fenced playground for younger children.

Botcheston Recreation Ground

The recreation ground is owned and maintained by Desford Parish Council and has children's play equipment.

OPEN SPACES

Open spaces have been provided in Desford as an integral part of housing developments, including:

- Informal open space at Forest Rise
- Open space for ball games and children's play equipment at Bluebell Green

LEISURE

Tropical Birdland

Tropical Birdland is situated on the northern outskirts of Desford village in a 2.5 hectare sanctuary for over 250 parrots and other exotic birds from around the world. It is owned by Richard Hopper, who moved to the site in Lindridge Lane in 1982. Over time, what started as a hobby became his business and it is now a thriving facility with a regional reputation, which provides local employment not only in looking after the birds but also in the attached cafe. It is rated No. 2 "Things to do in Leicester" and recommended on Trip Advisor.