Sito Br	3. Land	off Doctors	slano	
Location	J. Land		5 Lanc	
Address	Land off Doctors Lane, Breedon on the Hill	Housing Site Options	Breedon on the Hill Author: Date: 26/10/2023	
SHLAA Reference	Br3			Housing Site Option
Site description			SI Haralah's Planay Satra	
Current use	Agriculture			
Land type	Greenfield			
Adjacent uses	Residential development to the north and west. To the north is the Primary School playing field.	Breedon on the Hill	DD	2
	Agricultural			
	land to south.			
Capacity	19dw	Grid reference		SK 40769 22779
cupucity	15000			SR 40705 22775
		Site size		0.76ha
Accessibility				
Highway access) footways. Bends. Nation nit. This site would be und	-	
Distances (walking	St Hardulph's Ch Primary School	-	227m via The	Dovecote
from centre of site)	Breedon on the H (Cameron Home	Hill Village Hall	654m via The	Dovecote
of site,	Pinnacle Conver	·	248m via The	Dovecote
	Holly Bush Inn/	The Three Horseshoes	251m via The	Dovecote
	Bus stop		350m via The	Dovecote
Rights of Way	Public footpath f	M15 runs along southern	boundary.	
Heritage Asset	s			
Archaeology	1	settlement core of Breedo nent.	on- a medieval	and post-
Listed Buildings	n/A			
Other	Borders Conserv	ation Area		
Ecology				
	esignated ecologic	al sites within the site bo	undaru althou	ah there is
incle die no de	signated ecologic	at sites within the site bu	and ary attribu	gritilereis

potential for badgers and Great Crested Newts to inhabit the site. It is recommended that a survey should be undertaken to ascertain whether Great Crested Newts inhabit the site, if so there may be a requirement to mitigate for the species. The watercourse to the north and the trees and hedges to the south of the site represent potential Biodiversity Action Plan habitats within the site. The site would require mitigation/enhancement of a 10m Buffer zone to be retained along the watercourse and trees/hedges to the south, these buffer zones should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

Wildlife corridor along brook to the north of site.

Landscape

Medium sensitivity to housing development.

Drainage etc.	
Flood Zone	2/3
Surface	Site is located adjacent to a watercourse.
Water	
Sewerage	A review of the Sewerage data indicates limited capacity within the
	downstream network. The development would be anticipated to
	connect into the 150mm combined sewer in Worthington Lane.
Minerals	
Minerals	Yes
Consultation	
Area	
Planning Histo	ry
None	
Conclusion	
For	Foot access, via Dovecote, to primary school, shop, bus stop and PH. Site is located adjacent to a watercourse.
Against	Flood Zone 2/3 Highway access
Issues for	Protection of wildlife corridor
consideration	Creation of foot access to The Dovecote
	Limited capacity within the downstream sewerage network

Cito Dr		Field		
	5: Berry	rieid		
Location				
Address	Berry Field,	Housing Site Options	Breedon on the Hill	DADIEH
	Breedon on the		Author: Date: 26/10/2023	
	Hill			Housing Site Option
SHLAA	Br5			Neighbourhood Area
Reference				\times
Site	Large field	Binatori Guary Binatoria	- U - Lasm	
description	with row of			
	trees running		Bill I	
	north to south		Br5	
	through the			
	centre of the			A LAND
	site.			and an area an
Current use	Agriculture	8 DHGIZ	Z Contra	and free to be a second s
Land type	Greenfield	the second		
Adjacent		-E Daws cays gPLant ministeer rays, 30 rg 4 servers IACID20 (MD) (200) re		
uses				*
Capacity	52dw	Grid reference		SK 40917 23186
		Site size		2.78ha
Ossasibility				
Accessibility	Marin Chroat Can	turger an anataida Lit 70	man h Thana an	
Highway		tway on east side. Lit. 30	-	
access		isons for this site to be ex		
	this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less			
	-	introt process might lead	i to the site beir	ig viewed less
Distances	favourably.		710.00	
		e Hill Village Hall 815m		
(walking	Primary School			
from centre of site)				
of site)	(Cameron Home	· ·		
	Pinnacle Conver	renience Store 255m		
	Holly Bush Inn/ The Three Horseshoes 411m		(11):00	
		The Three Horseshoes	411m	
	Bus stop		515m	
Rights of	Bisected by publ	ic footpath M14		
Way				
Heritage Asset	S			
Archaeology	n/A			
Listed	The Old School C	irade II listed on opposit	e side of Main	Street.
Buildings				
Other	n/A			
Ecology				
There is the pot	ential for badger,	water vole and otter to b	e on site as we	ell as foraging
	-	h the site is a Parish level		
		ossible species-rich grass		
habitats.	,	1		

Both a hedgerow and badger survey would be required. The hedges and row of trees across site should be retained with buffer zones. The stream should be retained with buffer zones of at least 10 metres. A Phase 1 Habitat Survey, badger and water vole/otter survey would be required. A lighting condition would also be required. The site is considered acceptable in ecology terms provided mitigation measures are incorporated. Wildlife corridor along brook to the east of site.

Tree Preservation Orders

Landscape

Medium sensitivity to housing development.

Drainage etc.		
Flood Zone	1	
Surface Water	There is a watercourse near the site, but not adjacent as such a direct connection may be difficult to deliver.	
Sewerage	A review of the Sewerage data indicates limited capacity within the downstream network. Scale of development also indicates that there is likely to require capacity improvements. The Development would be anticipated to connect into the 225mm combined sewer to the east of the site.	
Minerals		
Minerals Consultation Area	Yes	
Planning Histo	ru	
None	• 3	
Conclusion		
For	Good highway access Foot access to primary school and shop.	
Against	Large site with potential capacity much larger than housing requirement. Unsuitable for subdivision. Walking distance to new village hall. Setting of Grade II Listed Building. Quarry noise and disturbance No direct connection to watercourse	
Issues for consideration	Retention of trees. Public footpath. Ecology Limited capacity within the downstream sewerage network	

Site Br	7: Worth	nington La	ne		
Location					
Address	Worthington Lane, Breedon on the Hill	Housing Site Options	Breedon on the Hill Author: Date: 26/10/2023	Housing Site Option	
SHLAA Reference	Br7				
Site description	Part of a larger, field			94/94 ¹	
Current use	Agriculture	The second	edon		
Land type	Greenfield				
Adjacent uses	Residential development to the nort, west and east.			2 Contraction	
Capacity	27dw	Grid reference		SK 40534 22686	
		Site size		1.29ha	
Accessibility Highway					
access	but close to start	ne. Narrow lane on incli of 30mph limit. No foot rity objections, subject t	way. Unlit. The	re were no	
Distances	St Hardulph's Ch	urch of England	530m		
(walking from centre	Primary School	Hill Villago Hall	650m		
of site)	Breedon on the Hill Village Hall (Cameron Homes)				
		nacle Convenience Store		540m	
	Holly Bush Inn/ 1	The Three Horseshoes	375m		
	Bus stop		345m		
Rights of Way	n/A				
Heritage Asset	S				
Archaeology	Adjoins historic s medieval settlem	settlement core of Breed nent.	don- a medieval	l and post-	
Listed Buildings	n/A				
Other	Borders Conservo	ation Area			
Ecology					
	objections, subject	to conditions, to the ap	plication for 27	dwellings	
in regards to ec				J	
Landscape					
	•	evelopment. Harm to the setting of the village.	e rural and verc	lant character	

Drainage etc.			
Flood Zone	1		
Surface	Development located close to wat	ercourse, but access (would be difficult
Water	to construct.		
Sewerage	A Review of the sewerage data indicates limited downstream capacity in the sewers; however, the small scale of the development may be accommodatable, it is recommended that the developer discusses the development with Severn Trent as plans become available. The development would be anticipated to connect into the 150mm combined sewer in Worthington Lane.		
Minerals			
Minerals	Yes		
Consultation			
Area			
Planning Histo	ry	1	
16/00360/OUT	Erection of 27 dwellings (Outline	Application	16 Nov 2016
m	application - all matters reserved	Refused	
APP/G2435/W /17/3167167	except for part access)	Appeal Dismissed	14 July 2017
Conclusion			
For	Walking distance to pub and bus	stop	
Against	Large site with potential capacity Unsuitable for subdivision. Lack of footway Harm to the rural character and s Planning history Limited access to nearby waterce	setting of the village	
Issues for consideration	Amenity of surrounding residents Limited capacity within the downstream sewerage network		

Site Br8: Land north of Southworth Road

Location				
Address	Land off Land	Housing Site Options	Breedon on the Hill Author:	
	north of		Date: 26/10/2023	Housing Site Option
	Southworth		A States Proventie	Nelghbourhood Area
	Road, Breedon			WEAKER.
	on the Hill		and a start of the start	
SHLAA	Br8	ning Gwer		
Reference			And Andrew Charge	
Site				
description				
Current use				
Land type				
Adjacent	Surrounded by			
uses	residential	Party Fam		
	development	Competence of the second of the second se		
Capacity	11dw	Grid reference		SK 40261 22682
		Site size		0.45ha
Accessibility				
Highway	Access via South	worth Road. Southwort	h Road unadop	ted.
access				
Distances	St Hardulph's Ch	urch of England	890m via Sou	Ithworth Road
(walking	Primary School			
from centre	Breedon on the H	Hill Village Hall	420m via Sou	ithworth Road
of site)	(Cameron Home	s)		
	Pinnacle Conver	nience Store	910m via Soul	thworth Road
	Holly Bush Inn/	The Three Horseshoes		thworth Road
	Bus stop		385m via Sou	thworth Road
Rights of	n/A			
Way				
Heritage Asset	S			
Archaeology	N/A			
Listed	n/A			
Buildings				
Other	Ridge and Furro	W		
Ecology				
	-	to be on site. The grassle	-	
	-	land is of unknown qual	-	
-		to be undertaken before		
	into the GCN Distr	rict Level Licensing Sche	me would be re	equired.
Landscape				
Low sensitivity	to housing develo	pment- within built-up c	area of village.	

Environmental	Protection
Drainage etc.	
Flood Zone	1
Surface Water	There are downstream constraints, on the sewers, but the scale of development is small and unlikely to have a significant impact. The development would be anticipated to connect into the 150mm combined sewer in Ashby Road.
Sewerage	Connection to the watercourse could be made through the adjacent unadopted surface water sewer.
Minerals	
Minerals	Yes
Consultation	
Area	
Planning Histo	ry
None	
Conclusion	
For	Within Settlement Boundary Walking distance to bus stop Vacant/underused land Connection to the watercourse could be made through adjacent unadopted surface water sewer
Against	Ridge and Furrow Walking distance to primary school and shop
Issues for consideration	Amenity of surrounding residents Ecology

Site Br9: Land east of Southworth Road

Leasting				
Location		Housing Site Options	Breedon on the Hill	
Address	Land east of	Housing Site Options	Breedon on the Hill Author: Date: 26/10/2023 Same: 22	
	Southworth			Housing Site Option
	Road, Breedon			Neighbourhood Area
	on the Hill			신명 철
SHLAA	Br9	Augder and a second and a second a se		
Reference			Concernance in the second s	edon -
Site		OT BEER I	on t	he Hill
description				
Current use	Vacant			
Land type				
Adjacent uses		A filmer charge of a filmer of the second KEEPCORF, Ref.		
Capacity	17dw	Grid reference		SK 40340 22599
		Site size		0.7ha
Accessibility				
Highway	Southworth Roa	d is not adopted by the C	County Highwo	ays Authority and
access	therefore there is	s no connection to the hig		
Distances	St Hardulph's Church of England980m via Southworth Road		Ithworth Road	
(walking	Primary School			
from centre	Breedon on the H	Hill Village Hall	510m via Soul	thworth Road
of site)	(Cameron Home	es)		
	Pinnacle Conver	nience Store	1km via South	nworth Road
	Holly Bush Inn/	The Three Horseshoes	610m via Soul	thworth Road
	Bus stop		475m via Sou	thworth Road
Rights of	n/A			
Way				
Heritage Asset	S			
Archaeology	N/A			
Listed	N/A			
Buildings				
Other	Ridge and Furro	ω		
Ecology				
trees are all pol	cential BAP habita	to be on site. The grassla its. The grassland is of un surveying. Further survey	known quality) (but appears to
undertaken bel	ore a decision can	n be made.		
Landscape				
	ivitu to housing de	velenment		

Medium sensitivity to housing development.

Environmental	Protection
Drainage etc.	
Flood Zone	1
Surface Water	Connection to the watercourse could be made through the adjacent unadopted surface water sewer.
Sewerage	There are downstream constraints, on the sewers, but the scale of development is small and unlikely to have a significant impact. The development would be anticipated to connect into the 150mm combined sewer in Ashby Road.
Minerals	
Minerals Consultation Area	Yes
Planning Histo	ry
None	
Conclusion	
For	Vacant/underused land Connection to the watercourse could be made through adjacent unadopted surface water sewer
Against	No suitable highway access. Ridge and Furrow Walking distance to primary school and shop
Issues for consideration	Amenity of adjoining residents Ecology

Site BrIO: Land to the east of Worthington Lane

Location				
Address	Land to the	Housing Site Options	Breedon on the Hill	PARISH
	east of		Author: Date: 26/10/2023	NLINE
	Worthington			Housing Site Option
	Lane, Breedon		A State	
	on the Hill			Land Land
SHLAA	Br10	Breedon		1 - man
Reference		on the Hill		And a second
Site	Part of a larger			Alex of
description	field.	Br	10	
Current use	Agriculture			
Land type	Greenfield	607 G		
Adjacent	Residential to		s D	
uses	north.			A
	Agriculture to			Courtere
	east and south.	6 Disers (appropriate and the allowings). All rights seven and IAC BBRCOMED(2023)		
Capacity	10dw	Grid reference		SK 40669 22603
		Site size		0.41ha
Accessibility				1
Highway	Worthington Lar	ne. Narrow lane on inclin	e. National spe	ed limit applies,
access	but close to start	of 30mph limit. No footu	uay. Unlit.	
Distances	St Hardulph's Ch	urch of England	525m	
(walking	Primary School			
from centre	Breedon on the H	Hill Village Hall	625m	
of site)	(Cameron Home	es)		
	Pinnacle Conver	nience Store	515m	
	Holly Bush Inn/	The Three Horseshoes	350m	
	Bus stop		320m	
Rights of	n/A			
Way				
Heritage Asset	S			
Archaeology	n/A			
Listed	n/A			
Buildings	,			
Other	n/A			
Ecology				
	In ecological desig	nation. Potential BAP ho	bitats on site i	nclude
		omprise improved grassl		
U U		is an offsite pond in the v		

The site is not an ecological designation. Potential BAP habitats on site include hedgerows. The site appears to comprise improved grassland. The site is considered to have potential for badgers. There is an offsite pond in the vicinity which has the potential for Great Crested Newt. A GCN survey or entry into the GCN District Level Licensing Scheme would be required. It is recommended that trees and hedgerows are retained

with a 5m buffer of natural vegetation (outside of gardens). Subject to these mitigation
measures, the site is considered to be suitable in ecological terms.

Landscape

Medium sensitivity to housing development.

Drainage etc.				
Flood Zone	1			
Surface	Site is not located adjacent to a watercourse therefore likely to require a			
Water	sewer connection to manage surface water, this is not desirable.			
Sewerage	Small scale development no anticipated to have a significant impact on the sewerage system. The development would be anticipated to connect into the 150mm combined sewer in Worthington Lane.			
Minerals				
Minerals	Yes			
Consultation				
Area				
Planning Histo	ry			
None	None			
Conclusion				
For	Walking distance to pub and bus stop			
Against	Small site unlikely to meet housing requirement.			
	Lack of footway			
	Harm to the rural character and setting of the village.			
	Likely to require a sewer connection to manage surface water			
Issues for consideration	Ecology			

Site Brll: Land west of Ashby Road

Location					
Address	Land west of	Housing Site Options	Breedon on the Hill Author: Image: 10/2023 Date: 26/10/2023		
	Ashby Road,	TAL STAL D	Date: 26/10/2023	Housing Site Option	
	Breedon on the			Neighbourhood Area	
	Hill				
SHLAA	Brll				
Reference					
Site					
description				Breedon on the Hill	
Current use	Part of former				
	Breedon Priory			1	
	Golf Course			/	
Land type	Greenfield		2		
Adjacent				11	
uses		5 Disease company 1 and the alterna might - All myster server and DX.000000000000000000000			
Capacity	148dw	Grid reference		SK 40006 22669	
- - -					
		Site size		7.89ha	
- ·····				L	
Accessibility					
Highway		e highway on Ashby Ro	-	-	
access		of Burney Lane, an acce	-		
	preferable however there are likely to be several LCC trees that would be				
	required to be re				
Distances	-	Church of England 935m			
(walking	Primary School				
from centre		Hill Village Hall 470m			
of site)	(Cameron Home	,			
	Pinnacle Conver	enience Store 950m			
	Holly Bush Inn/ The Three Horseshoes 570m				
	Bus stop 425m				
Rights of	Bisected by pub	lic footpaths M1/M1A			
Way					
Heritage Asse	ts				
Archaeology	Turnpike Road, 1	amworth to Sawley Fer	ry		
Listed	n/A				
Buildings					
Other	n/A				
Ecology					
	ority of the site is r	not an ecological designa	ation, the hedge	erow on the	
southern boundary (Burney Lane Hedgerow 5) is a Candidate Local Wildlife Site.					
Potential BAP habitats on site include hedges, trees, parkland, species-rich grassland and					
a large pond.			, -	<u>.</u>	
The site is considered to have notential for badgers and bats (in trees). Further surveus					

The site is considered to have potential for badgers and bats (in trees). Further surveys

would be requi	red to assess the ecological potential of the site and it is recommended			
that trees are re	etained and that hedgerows are retained with a 5m buffer of natural			
vegetation (out	side of gardens).			
Wildlife corrido	r along brook to the east of site.			
Landscape				
Medium-low se	ensitivity to housing development.			
Environmental	Protection			
Drainage etc.				
Flood Zone	1			
Surface	Development is located adjacent to a watercourse; therefore a			
Water	sustainable outfall should be utilised rather thana connection to the			
	sewers.			
Sewerage	There are downstream constraints on the sewers and the scale of			
5	development would represent a risk to the sewer performance. The			
	development would be anticipated to connect into the 150mm combined			
	sewer in Ashby Road.			
Minerals				
Minerals	Yes			
Consultation				
Area				
Planning Histo	ry			
None				
Conclusion				
For	Existing highway access			
Against	Large site with potential capacity much larger than housing			
	requirement.			
	In use for sport/recreation			
	Walking distance to primary school and shop			
Issues for	Potential for site to be subdivided and reduced in scale to meet			
consideration				
Consideration	Protection of wildlife corridor			
	Retention of trees.			
	Public footpath.			
	Ecology			
	Limited capacity within the downstream sewerage network			

Site BrIIa: Land west of Ashby Road, south of Highwoods Green development

Leastin					
Location					
Address	Land west of				
	Ashby Road,				
	south of	Housing Site Options	Breedon on the Hill Author: Date: 29/10/2023		
	Highwoods		Date: 29/10/2023 Sam: 2	Housing Site Option	
	Green				
	development,				
	Breedon on the				
	Hill		San Cilles	The second second	
SHLAA	Brll (part)		CEED // KAR		
Reference					
Site		Britia		を行うなる	
description					
Current use	Part of former		KE - VI	WID I	
current use			STRONG H		
	Breedon Priory				
	Golf Course				
Land type	Greenfield	O. Disels-cloginght and decidence mays. All mystic sevenaed (ACBERCOMERD) 7823	<u> </u>		
Adjacent					
uses					
Capacity	15dw	Grid reference		SK 40112 22844	
		Site size		0.9ha	
Accessibility		I			
Highway	Existing access a	Iff Priory Close			
access					
Distances	St Hardulph's Ch	urch of England	750m		
(walking	Primary School		750111		
from centre	-		210m		
of site)	Breedon on the Hill Village Hall		ZIUM		
of site)	(Cameron Home	,			
	Pinnacle Conver	nience Store	765m		
		The Three Horseshoes	375m		
	Bus stop		250m		
Diable of	Public footpath	along south-eastern edg	e of site.		
Rights of	Fublic Toolpath				
Rights of Way	r ublic lootpath	atong south sustern sug			
Way					
Way Heritage Asset	s				
Way Heritage Asset Archaeology	s Turnpike Road, 1	amworth to Sawley Fer			
Way Heritage Asset Archaeology Listed	s				
Way Heritage Asset Archaeology Listed Buildings	s Turnpike Road, 1 N/A				
Way Heritage Asset Archaeology Listed	s Turnpike Road, 1				

Potential BAP habitats on site include hedges, trees and parkland.

The site is considered to have potential for badgers and bats (in trees). Further surveys would be required to assess the ecological potential of the site and it is recommended that trees are retained and that hedgerows are retained with a 5m buffer of natural vegetation (outside of gardens).

Wildlife corridor along brook to the south-east of site.

Landscape

Medium-low sensitivity to housing development.

Drainage etc.				
Flood Zone	1			
Surface	Development is located adjacent to a watercourse; therefore a			
Water	sustainable outfall should be utilised rather thana connection to the			
	sewers.			
Sewerage	There are downstream constraints on the sewers. The development			
	would be anticipated to connect into the 150mm combined sewer in			
	Ashby Road.			
Minerals				
Minerals	Yes			
Consultation				
Area				
Planning Histo	ry			
None	None			
Conclusion				
For	Existing highway access			
	Walking distance to village hall and bus stop			
Against	Walking distance to primary school and shop			
Issues for	Protection of wildlife corridor			
consideration	Retention of trees.			
	Public footpath.			
	Ecology			

Site I2: Land south of Southworth Road

Location					
Address	Land south of	Housing Site Options	Breedon on the Hill Author:		
	Southworth	$\langle \rangle \rangle > 5$	Date: 26/10/2023	Housing Site Option	
	Road, Breedon	Palaglaw		Neighbourhood Area	
-	on the Hill				
SHLAA	n/A	Contraction of the second seco	VIII SOFT		
Reference					
Site					
description					
Current use	Agriculture		12		
Land type	Greenfield				
Adjacent uses					
Capacity	88dw	Grid reference		SK 40251 22514	
		Site size		4.67ha	
Accessibility	-				
Highway	Ashby Road. 30r	nph. Lit. Footways on bo	oth sides of road	1.	
access Distances	Ct. Llardulphia Ch	urab of Coaland	11/100		
(walking	St Hardulph's Church of England 1km				
from centre	Primary SchoolBreedon on the Hill Village Hall535m				
of site)	(Cameron Home	-			
	Pinnacle Conver	,	lkm		
		Bush Inn/ The Three Horseshoes 635m			
	Bus stop		470m		
Rights of Way	F N/A				
Heritage Asset	S				
Archaeology	Turnpike Road, Tamworth to Sawley Ferry				
Listed	N/A				
Buildings					
Other	Part Ridge and Furrow				
Ecology					
Agricultural lar	nd which is likely t	o be of low ecological v	alue.		
Landscape					
Medium sensitivity to housing development.					
Environmental Protection					
Drainage etc.					

Flood Zone	1			
Surface	There is a watercourse indicated o	n the opposite site of	Ashby Road, but	
Water	access would need to be obtain to enable a discharge to this watercourse.			
Sewerage	There are downstream constraints on the sewers and the scale of development would represent a risk to the sewer performance. The development would be anticipated to connect into the 150mm combined sewer in Ashby Road.			
Minerals				
Minerals Consultation Area				
Planning Histo	ry			
21/00764/FUL	Erection of an agricultural building for the storage of machinery	Application Permitted	08 Jun 2021	
21/00320/AGP	Erection of open sided steel framed agricultural building for the storage of farm machinery (Prior notification of agricultural development)	Application Withdrawn		
Conclusion				
For	Good highway access			
Against	Large site with potential capacity much larger than housing requirement. Ridge and Furrow on part of site Walking distance to primary school and shop			
Issues for	Potential for site to be subdivided and reduced in scale to meet			
consideration	housing requirement. Subdivision would improve walking distances. Public footpath. Ecology Limited capacity within the downstream sewerage network			
	Access to watercourse for surface water discharge			