

Site Br3: Land off Doctors Lane

Location

Address
Land off
Doctors Lane,
Breedon on the
Hill

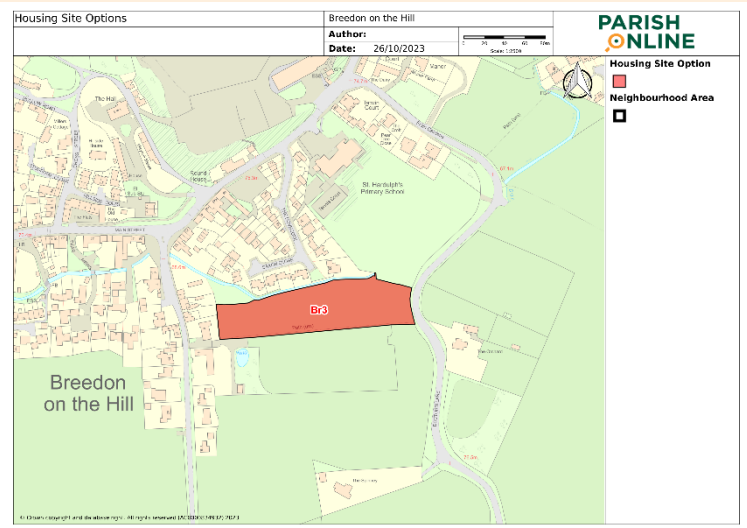
**SHLAA
Reference**
Br3

**Site
description**

Current use Agriculture

Land type Greenfield

**Adjacent
uses**
Residential
development
to the north
and west. To
the north is the
Primary School
playing field.
Agricultural
land to south.



Capacity 19dw

Grid reference

SK 40769 22779

Site size

0.76ha

Accessibility

**Highway
access** Doctors Lane. No footways. Bends. National speed limit applies. Unlit. 30mph speed limit. This site would be unacceptable to the Highway Authority.

Distances (walking from centre of site)	St Hardulph's Church of England Primary School	227m via The Dovecote
	Breedon on the Hill Village Hall (Cameron Homes)	654m via The Dovecote
	Pinnacle Convenience Store	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 M15 runs along southern boundary.

Heritage Assets

Archaeology Adjoins historic settlement core of Breedon- a medieval and post-medieval settlement.

**Listed
Buildings** N/A

Other Borders Conservation Area

Ecology

There are no designated ecological sites within the site boundary although there is

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.

Environmental Protection

Drainage etc.

Flood Zone	2/3
Surface Water	Site is located adjacent to a watercourse.
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 Consultation Area	Yes
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Planning History

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 consideration	Protection of wildlife corridor Creation of foot access to The Dovecote Limited capacity within the downstream sewerage network

Site Br5: Berry Field

Location

Address Berry Field, Breedon on the Hill

SHLAA Reference Br5

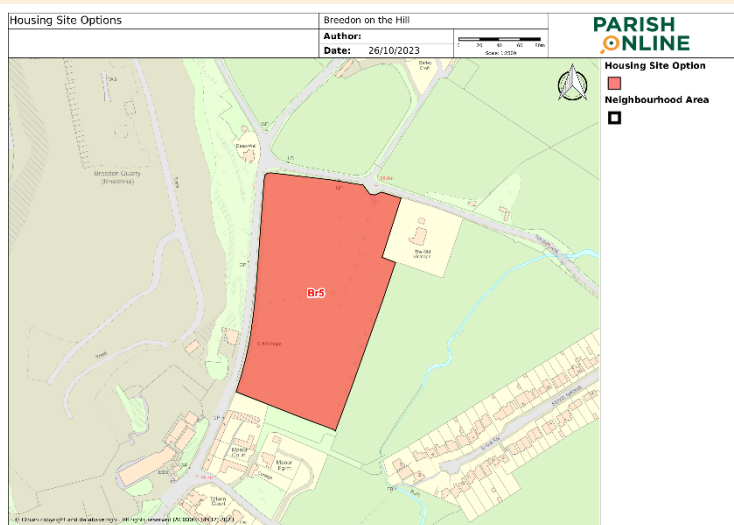
Site description Large field with row of trees running north to south through the centre of the site.

Current use Agriculture

Land type Greenfield

Adjacent uses

Capacity 52dw



Grid reference

SK 40917 23186

Site size

2.78ha

Accessibility

Highway access Main Street. Footway on east side. Lit. 30mph. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Distances (walking from centre of site)	St Hardulph's Church of England Primary School	312m
	Breedon on the Hill Village Hall (Cameron Homes)	815m
	Pinnacle Convenience Store	255m
	Holly Bush Inn/ The Three Horseshoes	411m
	Bus stop	515m

Rights of Way Bisected by public footpath M14

Heritage Assets

Archaeology n/A

Listed Buildings The Old School Grade II listed on opposite side of Main Street.

Other n/A

Ecology

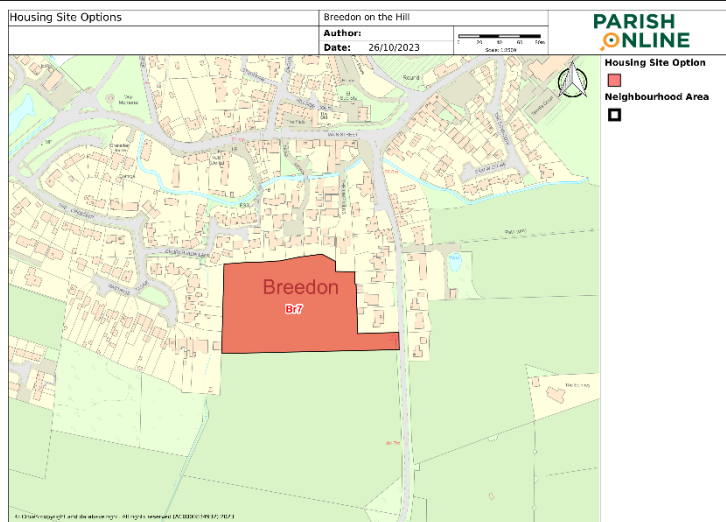
There is the potential for badger, water vole and otter to be on site as well as foraging bats. The stream running through the site is a Parish level Local Wildlife Site. The hedges, watercourse, trees and possible species-rich grassland are all potential BAP habitats.

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.	
Environmental Protection	
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 History	
None	
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 Br7: Worthington Lane

Location

Address	Worthington Lane, Breedon on the Hill
SHLAA Reference	Br7
Site description	Part of a larger, field
Current use	Agriculture
Land type	Greenfield
Adjacent uses	Residential development to the north, west and east.



Capacity	27dw	Grid reference	SK 40534 22686
		Site size	1.29ha

Accessibility

Highway access	Worthington Lane. Narrow lane on incline. National speed limit applies, but close to start of 30mph limit. No footway. Unlit. There were no Highway Authority objections, subject to conditions, to the application for 27 dwellings.		
Distances (walking from centre of site)	St Hardulph's Church of England	530m	
	Primary School		
	Breedon on the Hill Village Hall (Cameron Homes)	650m	
	Pinnacle Convenience Store	540m	
	Holly Bush Inn/ The Three Horseshoes	375m	
	Bus stop	345m	
Rights of Way	N/A		

Heritage Assets

Archaeology	Adjoins historic settlement core of Breedon- a medieval and post-medieval settlement.
Listed Buildings	N/A
Other	Borders Conservation Area

Ecology

There were no objections, subject to conditions, to the application for 27 dwellings in regards to ecology.

Landscape

Medium sensitivity to housing development. Harm to the rural and verdant character along Worthington Lane and the setting of the village.

Environmental Protection

Drainage etc.			
Flood Zone	1		
Surface Water	Development located close to watercourse, but access would be difficult 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 Consultation Area	Yes		
Planning History			
16/00360/OUT M	Erection of 27 dwellings (Outline application - all matters reserved except for part access)	Application Refused	16 Nov 2016
APP/G2435/W/17/3167167		Appeal Dismissed	14 July 2017
Conclusion			
For	Walking distance to pub and bus stop		
Against	Large site with potential capacity larger than housing requirement. Unsuitable for subdivision. Lack of footway Harm to the rural character and setting of the village. Planning history Limited access to nearby watercourse		
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 north of Southworth Road, Breedon on the Hill		
SHLAA Reference	Br8		
Site description			
Current use			
Land type			
Adjacent uses	Surrounded by residential development		
Capacity	11dw	Grid reference	SK 40261 22682
		Site size	0.45ha

Accessibility

Highway access	Access via Southworth Road. Southworth Road unadopted.	
Distances (walking from centre of site)	St Hardulph's Church of England Primary School	890m via Southworth Road
	Breedon on the Hill Village Hall (Cameron Homes)	420m via Southworth Road
	Pinnacle Convenience Store	910m via Southworth Road
	Holly Bush Inn/ The Three Horseshoes	520m via Southworth Road
	Bus stop	385m via Southworth Road
Rights of Way	N/A	

Heritage Assets

Archaeology	N/A
Listed Buildings	N/A
Other	Ridge and Furrow

Ecology

There is the potential for badgers to be on site. The grassland and hedges would be potential Bap habitats. The grassland is of unknown quality and would need surveying. Further survey work would need to be undertaken before a decision can be made. A GCN survey or entry into the GCN District Level Licensing Scheme would be required.

Landscape

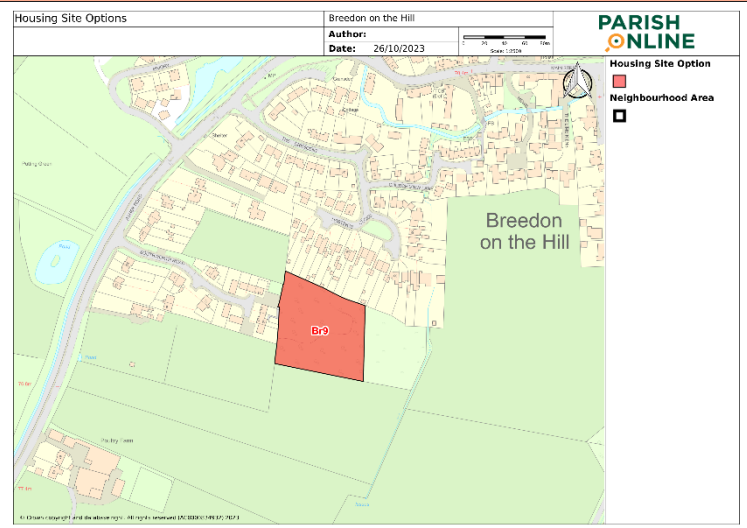
Low sensitivity to housing development- within built-up area of village.

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 Consultation Area	Yes
Planning History	
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

Location

Address	Land east of Southworth Road, Breedon on the Hill
SHLAA Reference	Br9
Site description	
Current use	Vacant
Land type	
Adjacent uses	



Capacity	17dw	Grid reference	SK 40340 22599
		Site size	0.7ha

Accessibility

Highway access	Southworth Road is not adopted by the County Highways Authority and therefore there is no connection to the highway network.		
Distances (walking from centre of site)	St Hardulph's Church of England Primary School	980m via Southworth Road	
	Breedon on the Hill Village Hall (Cameron Homes)	510m via Southworth Road	
	Pinnacle Convenience Store	1km via Southworth Road	
	Holly Bush Inn/ The Three Horseshoes	610m via Southworth Road	
	Bus stop	475m via Southworth Road	

Rights of Way	N/A		
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Heritage Assets

Archaeology	N/A		
Listed Buildings	N/A		
Other	Ridge and Furrow		

Ecology

There is the potential for badgers to be on site. The grassland, hedges, scrub and trees are all potential BAP habitats. The grassland is of unknown quality (but appears to have potential) and would need surveying. Further survey work would need to be undertaken before a decision can be made.

Landscape

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 History	
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 Br10: Land to the east of Worthington Lane

Location

Address	Land to the east of Worthington Lane, Breedon on the Hill		
SHLAA Reference	Br10		
Site description	Part of a larger field.		
Current use	Agriculture		
Land type	Greenfield		
Adjacent uses	Residential to north. Agriculture to east and south.		
Capacity	10dw	Grid reference	SK 40669 22603
		Site size	0.41ha

Accessibility

Highway access	Worthington Lane. Narrow lane on incline. National speed limit applies, but close to start of 30mph limit. No footway. Unlit.	
Distances (walking from centre of site)	St Hardulph's Church of England	525m
	Primary School	
	Breedon on the Hill Village Hall (Cameron Homes)	625m
	Pinnacle Convenience Store	515m
	Holly Bush Inn/ The Three Horseshoes	350m
	Bus stop	320m

Rights of Way n/a

Heritage Assets

Archaeology n/a

Listed Buildings n/a

Other n/a

Ecology

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.

Environmental Protection

Drainage etc.

Flood Zone

1

Surface Water

Site is not located adjacent to a watercourse therefore likely to require a 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 Consultation Area

Yes

Planning History

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**

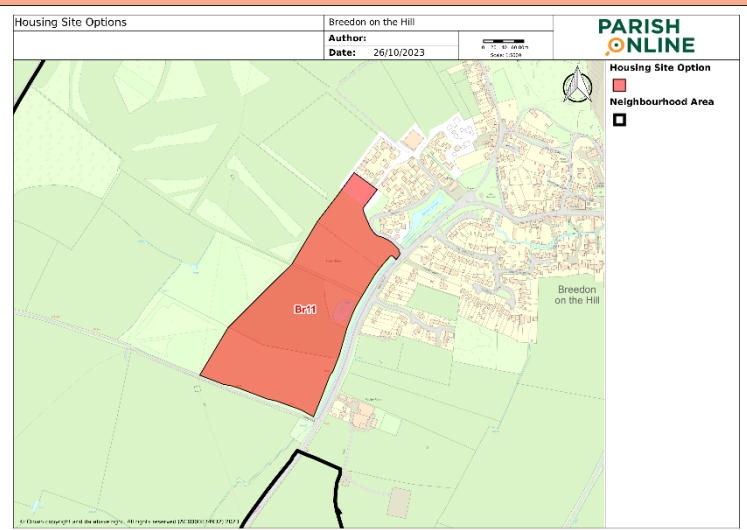
Issues for consideration

Ecology

Site Br11: Land west of Ashby Road

Location

Address	Land west of Ashby Road, Breedon on the Hill
SHLAA Reference	Br11
Site description	
Current use	Part of former Breedon Priory Golf Course
Land type	Greenfield
Adjacent uses	
Capacity	148dw



Grid reference	SK 40006 22669
Site size	7.89ha

Accessibility

Highway access	The site abuts the highway on Ashby Road and Burney Lane, given the restricted width of Burney Lane, an access via Ashby Road would be preferable however there are likely to be several LCC trees that would be required to be removed.	
Distances (walking from centre of site)	St Hardulph's Church of England Primary School	935m
	Breedon on the Hill Village Hall (Cameron Homes)	470m
	Pinnacle Convenience Store	950m
	Holly Bush Inn/ The Three Horseshoes	570m
	Bus stop	425m
Rights of Way	Bisected by public footpaths M1/M1A	

Heritage Assets

Archaeology	Turnpike Road, Tamworth to Sawley Ferry
Listed Buildings	N/A
Other	N/A

Ecology

Whilst the majority of the site is not an ecological designation, the hedgerow 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. 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 east of site.	
Landscape	
Medium-low sensitivity to housing development.	
Environmental Protection	
Drainage etc.	
Flood Zone	1
Surface Water	Development is located adjacent to a watercourse; therefore a sustainable outfall should be utilised rather than a connection to the sewers.
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	Yes
Planning History	
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 consideration	Potential for site to be subdivided and reduced in scale to meet housing requirement. Subdivision would improve walking distances. Protection of wildlife corridor Retention of trees. Public footpath. Ecology Limited capacity within the downstream sewerage network

Site Br11a: Land west of Ashby Road, south of Highwoods Green development

Location

Address	Land west of Ashby Road, south of Highwoods Green development, Breedon on the Hill		
SHLAA Reference	Br11 (part)		
Site description			
Current use	Part of former Breedon Priory Golf Course		
Land type	Greenfield		
Adjacent uses			
Capacity	15dw	Grid reference	SK 40112 22844
		Site size	0.9ha

Accessibility

Highway access	Existing access off Priory Close.	
Distances (walking from centre of site)	St Hardulph's Church of England Primary School	750m
	Breedon on the Hill Village Hall (Cameron Homes)	210m
	Pinnacle Convenience Store	765m
	Holly Bush Inn/ The Three Horseshoes	375m
	Bus stop	250m

Rights of Way	Public footpath along south-eastern edge of site.
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Heritage Assets

Archaeology	Turnpike Road, Tamworth to Sawley Ferry
Listed Buildings	n/A
Other	n/A

Ecology

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.

Environmental Protection

Drainage etc.

Flood Zone

1

Surface Water

Development is located adjacent to a watercourse; therefore a sustainable outfall should be utilised rather than a 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 Consultation Area

Yes

Planning History

None

Conclusion

For

**Existing highway access
Walking distance to village hall and bus stop**

Against

Walking distance to primary school and shop

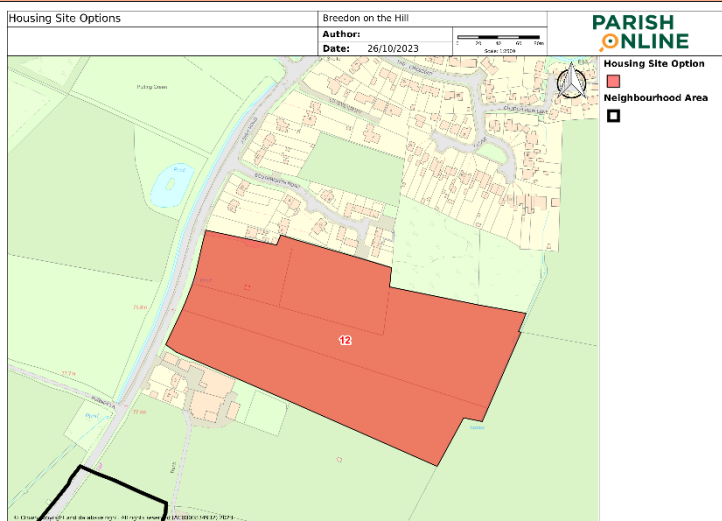
Issues for consideration

**Protection of wildlife corridor
Retention of trees.
Public footpath.
Ecology**

Site 12: Land south of Southworth Road

Location

Address	Land south of Southworth Road, Breedon on the Hill
SHLAA Reference	N/A
Site description	
Current use	Agriculture
Land type	Greenfield
Adjacent uses	



Capacity	88dw	Grid reference	SK 40251 22514
		Site size	4.67ha

Accessibility

Highway access	Ashby Road. 30mph. Lit. Footways on both sides of road.		
Distances (walking from centre of site)	St Hardulph's Church of England Primary School	1km	
	Breedon on the Hill Village Hall (Cameron Homes)	535m	
	Pinnacle Convenience Store	1km	
	Holly Bush Inn/ The Three Horseshoes	635m	
	Bus stop	470m	
Rights of Way	N/A		

Heritage Assets

Archaeology	Turnpike Road, Tamworth to Sawley Ferry
Listed Buildings	N/A
Other	Part Ridge and Furrow

Ecology

Agricultural land which is likely to be of low ecological value.

Landscape

Medium sensitivity to housing development.

Environmental Protection

Drainage etc.

Flood Zone	1		
Surface Water	There is a watercourse indicated on the opposite site of Ashby Road, but access would need to be obtained 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 History			
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 consideration	Potential for site to be subdivided and reduced in scale to meet housing requirement. Subdivision would improve walking distances. Public footpath. Ecology Limited capacity within the downstream sewerage network Access to watercourse for surface water discharge		