

Strategic Housing Land Availability Assessment Proforma

Parish	Breedon		
As Ref	Br1		
Related/Previous Site References	AKA C25	Grid Reference	X
			Y
Site Description	Land South of Main Street and East of The Crescent. The site forms part of site H32 and is within existing limits to development and in the Breedon Conservation Area. The site is undulating and is adjacent to a Brook to the north. There are low power lines running across the site and the boundaries comprise low fencing to the adjacent housing.	Site size	0.49Ha
Current Use	Paddock	Adjacent Uses	Other than the housing, with abuts the site on most sides, there is a caravan (repair) business to the north of the site with several caravans stored at the time of the visit.
Land Type	Greenfield		
Site Location	Breedon on the Hill		
Character of surroundings	Urban / rural mix.		
Accessibility			
Distance to Bus Stop from centre of site	105	Distance to Bus Stop from site access	60
Distance to Primary School from centre of site	330	Distance to Primary School from site access	270
Distance to Local Centre from centre of site	6089	Distance to Local Centre from site access	6060
Distance to Post Office from centre of site	400	Distance to Post Office from site access	350
Distance to Health Centre from centre of site	6325	Distance to Health Centre from site access	6275
Distance to Secondary School from centre of site	6175	Distance to Secondary School from site access	6100
Distance to open space from centre of site	325	Distance to open space from site access	275
Additional Accessibility information			
Constraints			
Identified Red constraint	No known issues		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Within Conservation Area Grade 3 Agricultural Land		
Topographical	No known issues		

Planning Policy	Within the Limits to Development
Accessibility	It is unclear what access rights exist to the site. The access adjacent to it (accessing the larger H32 site) may not be adequate to serve significant numbers of houses.
Ownership	No known issues – site promoted by landowner
Can the constraints be mitigated	The highways issues should be capable of being addressed.
Possible mitigation measures	
Availability/ Achievability	
Market Interest	
Timeframe for development	Second five years (as part of BR2)
Estimated number of dwellings	15 on its own
Estimated Density	30 DPH
Estimated Build Rate	Built out within 5 years
Excluded from consideration	
Comment	
Overall assessment	Suitable for inclusion
Additional information	Application pending for 14 dwellings (Ref: 11/00507)

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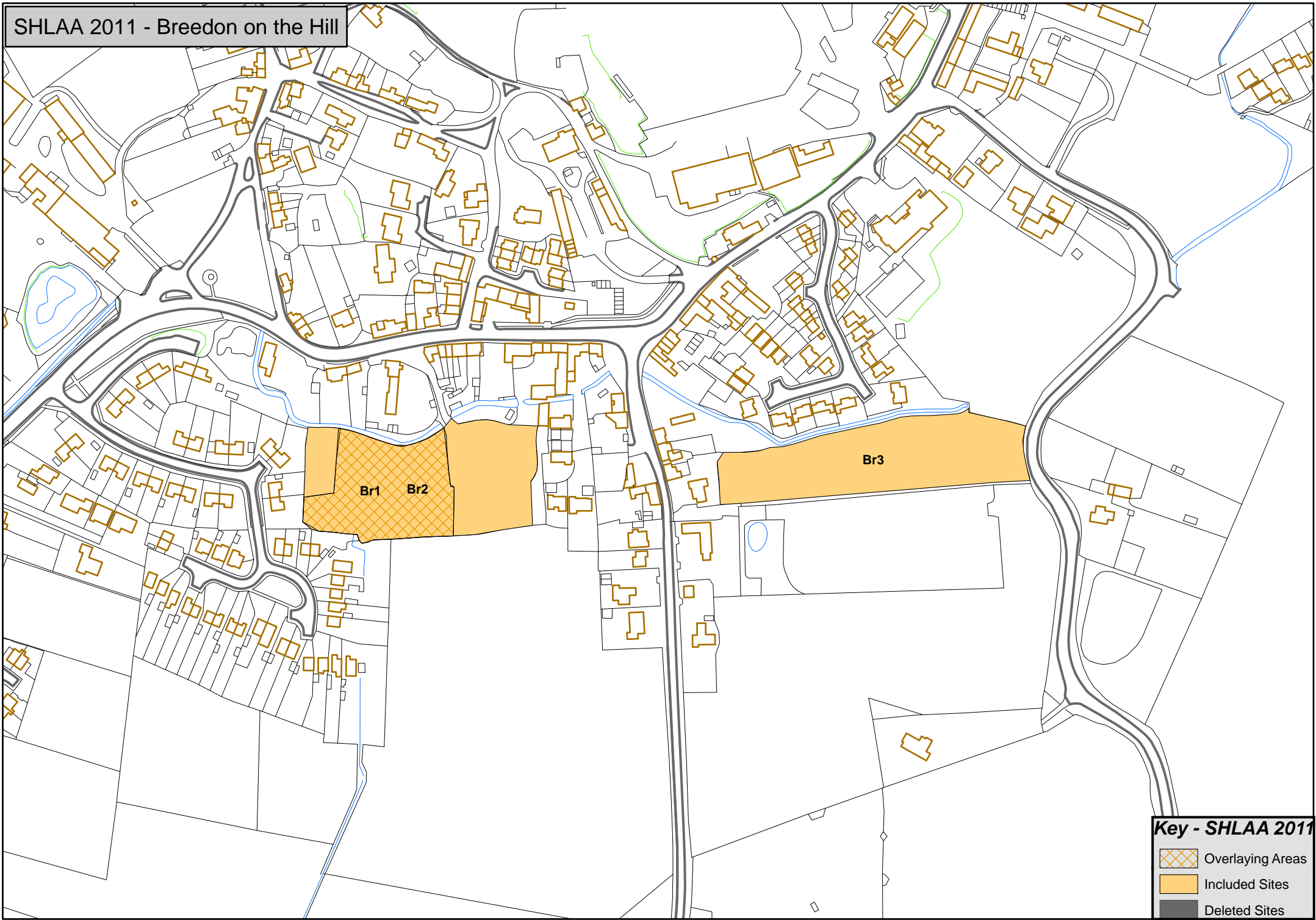
Parish	Breedon		
As Ref	Br1 and Br2 (site Br1 completely within Br2)		
Related/Previous Site References	PKA H32	Grid Reference	X
			Y
Site Description	Brookside Paddock, Breedon on the Hill. The site includes BR1 and is within existing limits to development and in the Breedon Conservation Area. The site is undulating and is adjacent to a Brook to the north. There are low power lines running across the site and the boundaries comprise low fencing to the adjacent housing.	Site size	0.92 Ha
Current Use	Paddock	Adjacent Uses	Resi (N/E/W) / agri (S) Other than the housing, with abuts the site on most sides, there is a caravan (repair) business to the north of the site with several caravans stored at the time of the visit.
Land Type	Brownfield/ Greenfield		
Site Location	Breedon on the Hill		
Character of surroundings			
Accessibility			
Distance to Bus Stop from centre of site	4670	Distance to Bus Stop from site access	4640
Distance to Primary School from centre of site	340	Distance to Primary School from site access	260
Distance to Local Centre from centre of site	6060	Distance to Local Centre from site access	5900
Distance to Post Office from centre of site	2160	Distance to Post Office from site access	2180
Distance to Health Centre from centre of site	2300	Distance to Health Centre from site access	2320
Distance to Secondary School from centre of site	6160	Distance to Secondary School from site access	6080
Distance to open space from centre of site	350	Distance to open space from site access	270
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Vast majority of site within Conservation Area Agricultural Land Grade 3		

	260m south of Breedon SSSI
Topographical	10m south of FZ2&3
Planning Policy	No known issues
Accessibility	No known issues – a Safe access onto the highway may be an issue
Ownership	No known issues
Can the constraints be mitigated	Yes but may take some time
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Yes - Pegasus
Timeframe for development	Given potential access issues the site would be suitable for inclusion in the 2 nd 5 years.
Estimated number of dwellings	27
Estimated Density	30 dwellings per hectare
Estimated Build Rate	One-two years
Excluded from consideration	
Comment	
Overall assessment	Suitable to include
Additional information	Application pending for 7 new dwellings and 2 conversions (ref: 11/00462)




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Parish	Breedon on the Hill		
As Ref	Br3		
Related/Previous Site References		Grid Reference	X 440783
			Y 322799
Site Description	Land off Doctors Lane (bottom of Saxon Close) Breedon on the Hill. Site is relatively flat arable land with a steep slope up to The Dovecote. The site is bounded on two sides by mature hedgerows and trees and adjoins residential development to the north and west. Site boundary to the north partially adjacent to the boundary of the Primary School and Community Centre. A footpath runs along the southern boundary of the site.	Site size	0.76Ha
Current Use	Arable Agriculture	Adjacent Uses	Residential to north and west. Agriculture to south and east
Land Type	Greenfield		
Site Location	Land off Doctors Lane (bottom of Saxon Close) Breedon on the Hill		
Character of surroundings	Urban and Rural		
Accessibility			
Distance to Bus Stop from centre of site	200	Distance to Bus Stop from site access	200
Distance to Primary School from centre of site	150	Distance to Primary School from site access	20
Distance to Local Centre from centre of site	5920	Distance to Local Centre from site access	6000
Distance to Post Office from centre of site	225	Distance to Post Office from site access	200
Distance to Health Centre from centre of site	6100	Distance to Health Centre from site access	6060
Distance to Secondary School from centre of site	5940	Distance to Secondary School from site access	6000
Distance to open space from centre of site	70	Distance to open space from site access	30
Additional Accessibility information			
Constraints			
Identified Red constraint	Approx 50% of the site is within Flood Zone 3		
	Mitigatable	Comments	0.37ha of the site is within Flood Zone 3
Contaminated Land	No known issues		
Environmental	Approx half the site is within Flood Zones 2 + 3 Grade 3 Agricultural Land		
Topographical			
Planning Policy	Allocated as Countryside		

Accessibility	Only one potential point of access to the site from The Dovecote which is a small residential road. A public footpath provides access to Worthington Lane and Doctors Lane.
Ownership	No known issues – site promoted by landowner
Can the constraints be mitigated	
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Site not marketed to date, but originally formed part of the holding developed for housing at The Dovecote and Saxon Close
Timeframe for development	1 st 5 years
Estimated number of dwellings	12 (based on a developable area of 0.39Ha)
Estimated Density	30 dwellings per hectare
Estimated Build Rate	
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	Site area has been reduced to take into account the part of the site that falls within Flood Zone 3



Key - SHLAA 2011

-  Overlaying Areas
-  Included Sites
-  Deleted Sites

