

Strategic Housing Land Availability Assessment Proforma

Parish	Castle Donington		
As Ref	CD1		
Related/Previous Site References	CD5 in UCS	Grid Reference	X
			Y
Site Description	Towles Pasture, Castle Donington	Site size	0.53 Ha
Current Use	Residential cartilage/ paddock with mature hedgerows.	Adjacent Uses	Residential
Land Type	Greenfield (PPS3)		
Site Location	Castle Donington		
Character of surroundings	Residential		
Accessibility			
Distance to Bus Stop from centre of site	200	Distance to Bus Stop from site access	270
Distance to Primary School from centre of site	450	Distance to Primary School from site access	510
Distance to Local Centre from centre of site	260	Distance to Local Centre from site access	320
Distance to Post Office from centre of site	530	Distance to Post Office from site access	590
Distance to Health Centre from centre of site	520	Distance to Health Centre from site access	580
Distance to Secondary School from centre of site	560	Distance to Secondary School from site access	620
Distance to open space from centre of site	230	Distance to open space from site access	230
Additional Accessibility information			
Constraints			
Identified Red constraint	None		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Site abuts Conservation Area c50% of site within curtilage of Grade II Listed Building (The Key House) 30m from archaeological site (The Key House) Within 1000m of EMA Agricultural Land Grade 3		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	A well designed housing development on this site could be achieved without resulting in any undue impact on the setting of the Listed building or Conservation Area.		
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Castle Donington is in a stronger housing market than Coalville as reflected in the Affordable Housing viability assessment.		
Timeframe for development	First five years.		
Estimated number of dwellings	16		

Estimated Density	35 DPH
Estimated Build Rate	
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	Application pending for 13 dwellings on the southern part of the site (ref: 11/00231).

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Parish	Castle Donington		
As Ref	CD2		
Related/Previous Site References	CD702 in UCS	Grid Reference	X
			Y
Site Description	Donington Mill, Station Road, Castle Donington	Site size	0.31 Ha
Current Use	Scrubland	Adjacent Uses	Residential
Land Type	PDL		
Site Location	Castle Donington		
Character of surroundings			

Accessibility

Distance to Bus Stop from centre of site	50	Distance to Bus Stop from site access	70
Distance to Primary School from centre of site	590	Distance to Primary School from site access	590
Distance to Local Centre from centre of site	310	Distance to Local Centre from site access	280
Distance to Post Office from centre of site	390	Distance to Post Office from site access	370
Distance to Health Centre from centre of site	380	Distance to Health Centre from site access	360
Distance to Secondary School from centre of site	710	Distance to Secondary School from site access	680
Distance to open space from centre of site	170	Distance to open space from site access	200
Additional Accessibility information			

Constraints

Identified Red constraint	None		
	Mitigatable	Comments	
Contaminated Land	No known issues		
Environmental	Site within Conservation Area Site abuts Highways Consultancy Zone Agricultural Land Grade 3 Adjoins Donington Mill which is a Grade II Listed Building		
Topographical	20m from Flood Zone 3		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated			
Possible mitigation measures			

Availability/ Achievability

Market Interest	
Timeframe for development	2nd 5 years
Estimated number of dwellings	9 dwellings
Estimated Density	30 dwellings per hectare
Estimated Build Rate	

Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

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Parish	Castle Donington		
As Ref	CD4		
Related/Previous Site References	PKA H25	Grid Reference	X
			Y
Site Description	South of Park Lane, Castle Donington. Agricultural land with mature hedges. Residential properties adjoin the site to the north east. Opposite the site is agricultural land with an planning permission for housing. East Midlands Aripport is to the south with the noise contours encroaching into the southern part of the stie.	Site size	47.46 Ha
Current Use	Agriculture	Adjacent Uses	Resi / Airport / countryside
Land Type	(Greenfield)		
Site Location	Castle Donington		
Character of surroundings	Urban edge.		
Accessibility			
Distance to Bus Stop from centre of site	580	Distance to Bus Stop from site access	860
Distance to Primary School from centre of site	1070	Distance to Primary School from site access	1230
Distance to Local Centre from centre of site	920	Distance to Local Centre from site access	1250
Distance to Post Office from centre of site	1190	Distance to Post Office from site access	1520
Distance to Health Centre from centre of site	1180	Distance to Health Centre from site access	1510
Distance to Secondary School from centre of site	1150	Distance to Secondary School from site access	1470
Distance to open space from centre of site	270	Distance to open space from site access	500
Additional Accessibility information			
Constraints			
Identified Red constraint	Agricultural Land Grade 2 / 3 (vast majority Grade 3)		
	Mitigatable	Comments	
Contaminated Land	No known issues		
Environmental	Site adjoins Grade II Listed Building (88 High Street) on eastern edge and is within 100m of a further seven Small part of eastern extent within Castle Donington Conservation Area Vast majority of site within Airport Buffer Zone; approximately 50% (northern extent) within Zone 2 only Agricultural Land Grade 2 / 3 (vast majority Grade 3)		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated			

Possible mitigation measures	
Availability/ Achievability	
Market Interest	Strong Market interest – Miller Homes. Planning Application under consideration.
Timeframe for development	2 nd and 3 rd 5 years
Estimated number of dwellings	975
Estimated Density	
Estimated Build Rate	150 dwellings per annum
Excluded from consideration	
Comment	975 dwellings takes into account airport noise contours
Overall assessment	Include- however in the event of the airport noise contours moving this will have implications for the number of dwellings. A reduced number may therefore be the end result.
Additional information	Additional land has been included North of Park Lane. Application pending for 895 dwellings (ref: 09/01226)

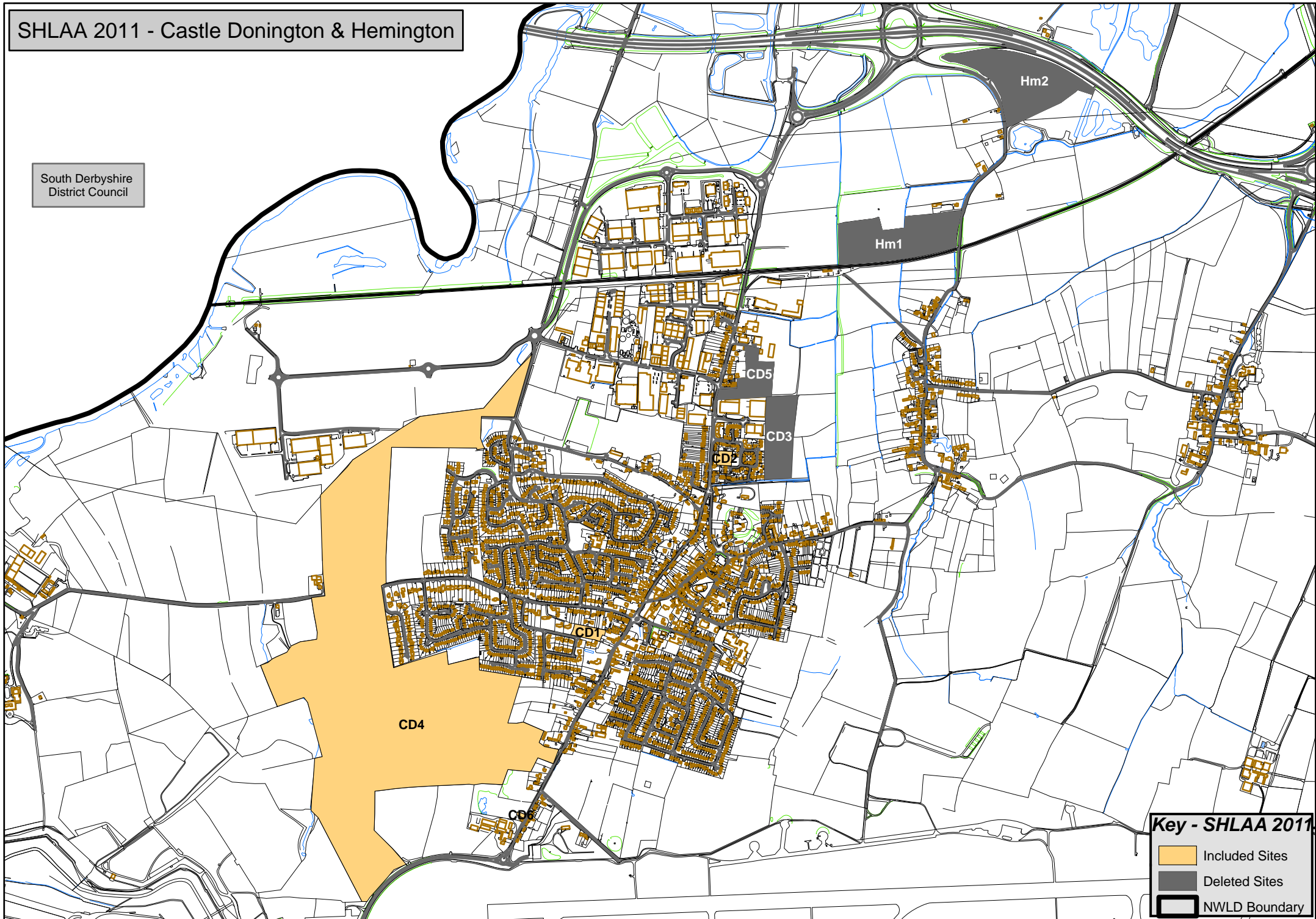
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Parish	Castle Donington		
As Ref	CD6		
Related/Previous Site References	Previous Reference A1 Abuts H25 Site included as part of "South of Park Lane" in Core Strategy Further Consultation Document	Grid Reference	X
			Y
Site Description	Land at Hilltop, Castle Donington	Site size	0.04 Ha
Current Use	Residential Curtilage	Adjacent Uses	Resi / Agri
Land Type	Likely Greenfield		
Site Location	Castle Donington		
Character of surroundings			
Accessibility			
Distance to Bus Stop from centre of site	860	Distance to Bus Stop from site access	860
Distance to Primary School from centre of site	1010	Distance to Primary School from site access	1010
Distance to Local Centre from centre of site	950	Distance to Local Centre from site access	960
Distance to Post Office from centre of site	1200	Distance to Post Office from site access	1200
Distance to Health Centre from centre of site	1210	Distance to Health Centre from site access	1200
Distance to Secondary School from centre of site	1040	Distance to Secondary School from site access	1040
Distance to open space from centre of site	440	Distance to open space from site access	420
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Eastern extent falls within Highways Consultancy Zone Agricultural Land Grade 3		
Topographical	No known issues		
Planning Policy	Site within Countryside		
Accessibility	No known issues		
Ownership	No known issues – site promoted by landowner		
Can the constraints be mitigated			
Possible mitigation measures			
Availability/ Achievability			
Market Interest			
Timeframe for development	1 st 5 Years		
Estimated number of dwellings	1 dwelling		




Estimated Density	
Estimated Build Rate	
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

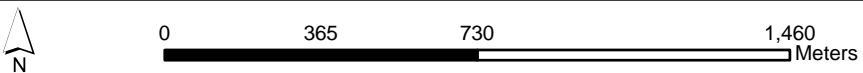
SHLAA 2011 - Castle Donington & Hemington

South Derbyshire District Council



Key - SHLAA 2011

-  Included Sites
-  Deleted Sites
-  NWLD Boundary



North West Leicestershire District Council
Spatial Planning

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