

Strategic Housing Land Availability Assessment Proforma

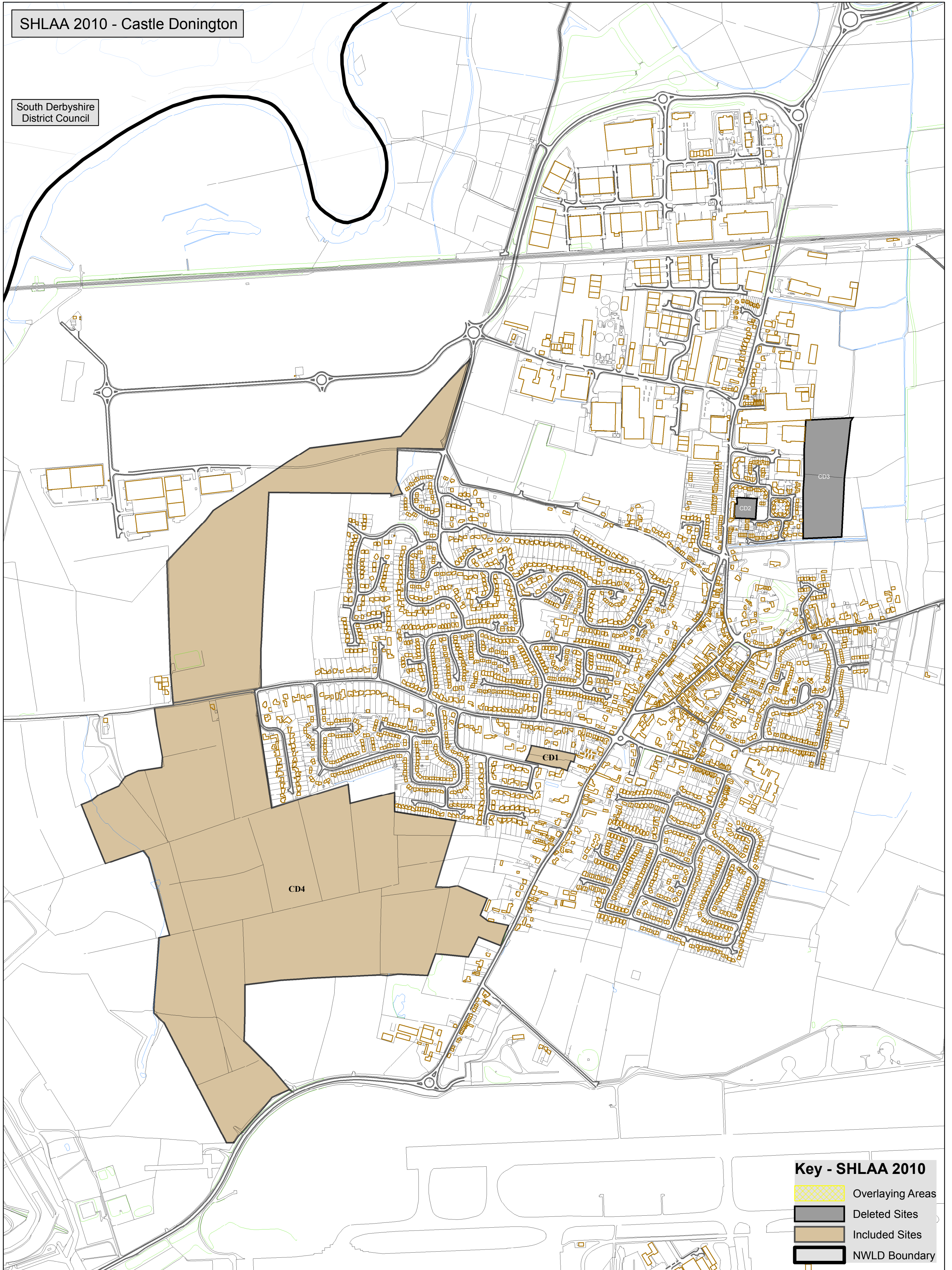
Parish	Castle Donington		
As Ref	CD1		
Related/Previous Site References	CD5 in UCS	Grid Reference	X
			Y
Site Description	Towles Pasture, Castle Donington	Site size	0.53 Ha
Current Use	Residential cartilage/ paddock with mature hedgerows.	Adjacent Uses	Residential
Land Type	Greenfield (PPS3)		
Site Location	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	
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

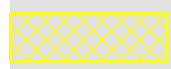

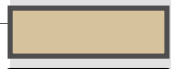

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Parish	Castle Donington		
As Ref	CD4		
Related/Previous Site References	PKA H25	Grid Reference	X
			Y
Site Description	South of Park Lane, Castle Donington. Agricultural land with mature hedges. Residential properties adjoin the site to the north east. 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
Suitable	Yes
Available	Yes
Achievable	Yes
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.



Key - SHLAA 2010

-  Overlying Areas
-  Deleted Sites
-  Included Sites
-  NWLD Boundary



0 325 650 1,300 Meters

North West Leicestershire District Council
- Spatial Planning -