

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby (Town Council)		
As Ref	A1		
Related/Previous Site References	A704 in UCS	Grid Reference	X
			Y
Site Description	Leicester Road, Ashby. Greenfield site allocated for housing in the Local Plan	Site size	14.33 Ha
Current Use	1 dwelling / agriculture	Adjacent Uses	Resi / Agri / Industrial
Land Type	c95% greenfield		
Site Location	Ashby de la Zouch		
Character of surroundings	Mainly residential. The site is allocated for housing and is within the Limits to Development. At the rear the site abuts Industrial land at Ashby Business Park which comprises mainly B8 light Industrial uses.		
Accessibility			
Distance to Bus Stop from centre of site	360	Distance to Bus Stop from site access	30
Distance to Primary School from centre of site	600	Distance to Primary School from site access	210
Distance to Local Centre from centre of site	390	Distance to Local Centre from site access	10
Distance to Post Office from centre of site	1030	Distance to Post Office from site access	650
Distance to Health Centre from centre of site	1030	Distance to Health Centre from site access	650
Distance to Secondary School from centre of site	860	Distance to Secondary School from site access	520
Distance to open space from centre of site	380	Distance to open space from site access	220
Additional Accessibility information			
Constraints			
Identified Red constraint	c1% of site (SE) within Flood Zone 2 & 3		
	Mitigatable	Yes	Comments
Contaminated Land	No known issues		
Environmental	Site access within Highways Consultancy Zone Site access within Conservation Area Site within National Forest SW of site abuts TPO area 180m from Archaeological site and Ancient Monument (both Ashby Castle) 290m from Grade II Listed Building (Prior Park House) 690m from Historic Landfill / Tip Site Agricultural Land Grade 3 / 4 The Site Drains into the River Mease SAC		
Topographical	c1% of site within Flood Zone 2 & 3		
Planning Policy	Site consists of 2 LPAs - H4(a) and H4(b)		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	An amended application for planning permission is under consideration on this site which has been submitted in an attempt to resolve outstanding issues including Highways issues. The River Mease SAC remains the single most significant technical issue.		
Possible mitigation measures	A number of solutions are being examined and active discussions are taking place between the LPA, NE, EA and STW. Whilst a 'solution' has not yet been found		

	there are realistic prospects of a solution given the active involvement of the statutory bodies. The Flood Risk issues affect only a small portion of the site and would not prevent development of 261 houses.
Availability/ Achievability	
Market Interest	Application under consideration from a single housebuilder
Timeframe for development	First and second five years
Estimated number of dwellings	261
Estimated Density	
Estimated Build Rate	40 dwellings per annum
Excluded from consideration	
Comment	Ashby is identified as one of the strongest housing markets in the district in the Affordable Housing viability assessment.
Overall assessment	Suitable for inclusion
Additional information	Site has planning permission for 258 dwellings (ref: 09/00300)

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Parish	Ashby (Town Council)		
As Ref	A4		
Related/Previous Site References	PKA H42	Grid Reference	X
			Y
Site Description	North of A511, Ashby	Site size	2.74 Ha
Current Use	Agriculture	Adjacent Uses	Agriculture / A511
Land Type	Greenfield		
Site Location	Ashby de la Zouch		
Character of surroundings	Rural/ Open countryside		

Accessibility

NB owing to the nature of the site, only one measurement is required

Distance to Bus Stop from site	760
Distance to Primary School from site	1060
Distance to Local Centre from site	1520
Distance to Post Office from site	1770
Distance to Health Centre from site	1600
Distance to Secondary School from site	1480
Distance to open space from site	1100
Additional Accessibility information	Centre of site and site access are considered to be identical

Constraints

Identified Red constraint	None
	Mitigatable
	Comments
Contaminated Land	No known issues
Environmental	Western extent falls within Highways Consultancy Zone Proposed Local Wildlife Site runs through centre of site 1 TPO within site Site within National Forest 320m from historic landfill site Agricultural Land Grade 3 / 4 The sites drains into the River Mease SAC
Topographical	No known issues
Planning Policy	None
Accessibility	No known issues
Ownership	No known issues
Can the constraints be mitigated	Regarding the River Mease SAC a number of solutions are being examined and active discussions are taking place between the LPA, NE, EA and STW.
Possible mitigation measures	

Availability/ Achievability

Market Interest	
Timeframe for development	

Estimated number of dwellings	
Estimated Density	
Estimated Build Rate	
Excluded from consideration	Yes
Comment	The site is physically detached from the settlement.
Overall assessment	Exclude
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Coalville Special Expenses		
As Ref	C1		
Related/Previous Site References	C3 in UCS	Grid Reference	X
			Y
Site Description	Land at St Mary's Avenue, Donington le Heath	Site size	0.30 Ha
Current Use	Garaging – some run down	Adjacent Uses	Resi
Land Type	PDL		
Site Location	Coalville		
Character of surroundings	Residential		
Accessibility			
Distance to Bus Stop from centre of site	750	Distance to Bus Stop from site access	770
Distance to Primary School from centre of site	460	Distance to Primary School from site access	480
Distance to Local Centre from centre of site	1150	Distance to Local Centre from site access	1170
Distance to Post Office from centre of site	560	Distance to Post Office from site access	580
Distance to Health Centre from centre of site	670	Distance to Health Centre from site access	700
Distance to Secondary School from centre of site	2520	Distance to Secondary School from site access	2540
Distance to open space from centre of site	160	Distance to open space from site access	180
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	30m from Archaeological site and Grade II* Listed Building (Donington le Heath Manor House) Site within National Forest		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	Site owned by the District Council		
Can the constraints be mitigated	Yes. The only issue would be replacement garages and this would be unlikely to unduly hold up development		
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Although Coalville is a weaker housing market than Ashby this is reflected in the affordable housing viability assessment.		
Timeframe for development	First Five years		
Estimated number of dwellings	12		
Estimated Density	40 DPH		
Estimated Build Rate	Built out within first five years.		

Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Coalville (Special Expenses)		
As Ref	C5		
Related/Previous Site References	C12 in UCS	Grid Reference	X
			Y
Site Description	Minnesota's, Broomleys Road, Coalville	Site size	0.28 Ha
Current Use	A4 (buildings demolished)	Adjacent Uses	Residential
Land Type	PDL		
Site Location	Coalville		
Character of surroundings	Urban, comprising mainly two storey housing.		
Accessibility			
Distance to Bus Stop from centre of site	150	Distance to Bus Stop from site access	110
Distance to Primary School from centre of site	450	Distance to Primary School from site access	420
Distance to Local Centre from centre of site	340	Distance to Local Centre from site access	320
Distance to Post Office from centre of site	210	Distance to Post Office from site access	170
Distance to Health Centre from centre of site	110	Distance to Health Centre from site access	150
Distance to Secondary School from centre of site	1080	Distance to Secondary School from site access	1100
Distance to open space from centre of site	150	Distance to open space from site access	130
Additional Accessibility information			
Constraints			
Identified Red constraint	None		
	Mitigatable	Comments	
Contaminated Land	No known issues		
Environmental	SE extent of site within Highways Consultancy Zone Within National Forest Site abuts 8.20 Ha TPO Area		
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	Although Coalville is a weaker housing market than Ashby this is reflected in the affordable housing viability assessment. The whole site is now suitable for inclusion as the premises has been demolished. An application has been submitted for housing.		
Timeframe for development	1st 5 years		
Estimated number of dwellings	40		

Estimated Density	40 DPH
Estimated Build Rate	Build out within 5 years
Excluded from consideration	
Comment	Include
Overall assessment	
Additional information	Site has planning permission for 27 affordable dwellings (ref: 10/00611)

Strategic Housing Land Availability Assessment Proforma

Parish	Ellistown and Battleflat		
As Ref	E2		
Related/Previous Site References		Grid Reference	X
			Y
Site Description	Francis Way / David Lees Close, Ellistown	Site size	2.13 Ha
Current Use	Agriculture	Adjacent Uses	Resi / Agriculture
Land Type	Greenfield		
Site Location	Ellistown		
Character of surroundings	Urban edge.		
Accessibility			
Distance to Bus Stop from centre of site	360	Distance to Bus Stop from site access	310
Distance to Primary School from centre of site	370	Distance to Primary School from site access	320
Distance to Local Centre from centre of site	2620	Distance to Local Centre from site access	2570
Distance to Post Office from centre of site	390	Distance to Post Office from site access	340
Distance to Health Centre from centre of site	1620	Distance to Health Centre from site access	1650
Distance to Secondary School from centre of site	2800	Distance to Secondary School from site access	2750
Distance to open space from centre of site	120	Distance to open space from site access	130
Additional Accessibility information	Site access taken to be halfway along the westernmost extent		
Constraints			
Identified Red constraint	None		
	Mitigatable		Comments
Contaminated Land	260m from Ellistown Brickworks		
Environmental	Site within National Forest 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			
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Strong interest. Planning permission granted subject to S106 for 40 dwellings.		
Timeframe for development	1 st 5 years		
Estimated number of dwellings	40		
Estimated Density			
Estimated Build Rate	One- two years		
Excluded from consideration			

Comment	
Overall assessment	Include – will need to remove once planning decision has been issued
Additional information	Site has planning permission for 40 dwellings (ref: 09/00887)

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Parish	Ibstock		
As Ref	Ib17		
Related/Previous Site References	Site included as part of "North of Ashby Road" in Core Strategy Further Consultation Document PKA H12	Grid Reference	X
			Y
Site Description	Land at Ashby Road, Ibstock (north). Relatively flat site adjoining David Wilson sports pavilion and playing field. To the west is existing mature planting	Site size	7.04 Ha
Current Use	Agriculture	Adjacent Uses	Open space, resi
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Urban edge		
Accessibility			
Distance to Bus Stop from centre of site	990	Distance to Bus Stop from site access	835
Distance to Primary School from centre of site	660	Distance to Primary School from site access	500 (two schools)
Distance to Local Centre from centre of site	840	Distance to Local Centre from site access	730
Distance to Post Office from centre of site	1030	Distance to Post Office from site access	870
Distance to Health Centre from centre of site	1060	Distance to Health Centre from site access	870
Distance to Secondary School from centre of site	720	Distance to Secondary School from site access	600
Distance to open space from centre of site	50	Distance to open space from site access	0
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	"Hazardous materials storage" 470m from site entrance Heather Landfill Site 625m from site entrance Heather Brickworks 750m from site entrance Tip 1010m from site entrance Within National Forest Agricultural Land Grade 3		
Environmental	No known issues		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	No known contaminated land issues which directly affect the site		
Possible mitigation measures			
Availability/ Achievability			

Market Interest	Yes – Bellway Homes
Timeframe for development	1 st five years
Estimated number of dwellings	204
Estimated Density	
Estimated Build Rate	
Excluded from consideration	
Comment	
Overall assessment	Site is suitable to include
Additional information	Site has planning permission for 204 dwellings (ref: 09/01016)

Strategic Housing Land Availability Assessment Proforma

Parish	Kegworth		
As Ref	K3		
Related/Previous Site References	PKA H8	Grid Reference	X
			Y
Site Description	Rear of Computer Centre, Derby Road, Kegworth. Steeply sloping site to the rear of the computer centre.	Site size	1.08 Ha
Current Use	Countryside	Adjacent Uses	Computer centre/ resi/ open land adjacent to the M1
Land Type	Greenfield		
Site Location	Kegworth		
Character of surroundings	Mainly residential.		
Accessibility			
Distance to Bus Stop from centre of site	260	Distance to Bus Stop from site access	310
Distance to Primary School from centre of site	580	Distance to Primary School from site access	600
Distance to Local Centre from centre of site	570	Distance to Local Centre from site access	610
Distance to Post Office from centre of site	770	Distance to Post Office from site access	810
Distance to Health Centre from centre of site	720	Distance to Health Centre from site access	770
Distance to Secondary School from centre of site	3190	Distance to Secondary School from site access	3110
Distance to open space from centre of site	110	Distance to open space from site access	150
Additional Accessibility information	Site access taken to be off Peppers Drive		
Constraints			
Identified Red constraint	None		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	c90% of site within 1000m of EMA Agricultural Land Grade 4		
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 – application approved in principle		
Timeframe for development	1 st 5 years		
Estimated number of dwellings	104		
Estimated Density			

Estimated Build Rate	Built out without 5 years
Excluded from consideration	
Comment	Include but remove when decision issues on the planning application
Overall assessment	Include
Additional information	Planning permission of the site and to the north of the site for 104 dwellings (ref: 09/00296)

Strategic Housing Land Availability Assessment Proforma

Parish	Kegworth		
As Ref	K4		
Related/Previous Site References	PKA H1	Grid Reference	X
			Y
Site Description	Field adj. Cott Factory	Site size	2.89 Ha
Current Use	Agriculture	Adjacent Uses	Ind/ Agri
Land Type	Greenfield		
Site Location	Kegworth		
Character of surroundings	Mixed – mainly industrial on the north side of the Road particularly with the adjacent Cott factory.		

Accessibility

Distance to Bus Stop from centre of site	180	Distance to Bus Stop from site access	100
Distance to Primary School from centre of site	650	Distance to Primary School from site access	500
Distance to Local Centre from centre of site	560	Distance to Local Centre from site access	440
Distance to Post Office from centre of site	720	Distance to Post Office from site access	615
Distance to Health Centre from centre of site	600	Distance to Health Centre from site access	510
Distance to Secondary School from centre of site	3475	Distance to Secondary School from site access	3450
Distance to open space from centre of site	65	Distance to open space from site access	130
Additional Accessibility information			

Constraints

Identified Red constraint	North-eastern half of site within FZ 2&3		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Agricultural Land Grade 3		
Topographical	North-eastern half of site within FZ 2&3 Adjoins Highways Consultancy zone		
Planning Policy	Site abuts existing employment site ("North and South of Derby Road") and is 100m from another two ("Off Side Ley" and "Sewage Works")		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	Adjacent Employment uses are not reasons to reject the site. May need additional noise work, but no reason to suggest residential use is not achievable on the site.		
Possible mitigation measures			

Availability/ Achievability

Market Interest	Application under consideration.
Timeframe for development	1 st 5 years
Estimated number of dwellings	86
Estimated Density	30
Estimated Build Rate	40 dwellings per annum
Excluded from consideration	
Comment	Site adjacent to Cott Factory is within limits to development and as such will (with confirmed developer interest) be able to be included in

	first 5 years.
Overall assessment	Site is suitable to include
Additional information	FRA submitted which Environment Agency have accepted. Site has outline planning permission for 73 dwellings (ref: 11/00687)

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Wd1		
Related/Previous Site References	AKA C34	Grid Reference	X
			Y
Site Description	Woodville Woodlands Phase 5. Earth works underway on site which slopes gently up to the east and has a bank with densely planted trees along the north west boundary.	Site size	5.8Ha
Current Use	Former Employment /Industrial Site and still being marketed for employment use.	Adjacent Uses	Resi/Agri/ National Forest planting to the south.
Land Type	Brownfield		
Site Location	Woodville		
Character of surroundings	Urban edge with modern development in South Derbyshire.		
Accessibility			
Distance to Bus Stop from centre of site	1170	Distance to Bus Stop from site access	935
Distance to Primary School from centre of site	1310	Distance to Primary School from site access	1110
Distance to Local Centre from centre of site	1955	Distance to Local Centre from site access	2055
Distance to Post Office from centre of site	4330	Distance to Post Office from site access	4490
Distance to Health Centre from centre of site	4330	Distance to Health Centre from site access	4510
Distance to Secondary School from centre of site	4530	Distance to Secondary School from site access	4720
Distance to open space from centre of site	1180	Distance to open space from site access	970
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	Hazardous Materials storage site Hazardous Tip Site		
Environmental	Within National Forest Adjoins small proposed wildlife site Grade 3 Agricultural Land River Mease SAC		
Topographical			
Planning Policy	Covered by Policy M2 (saved policy)		
Accessibility	No known issues		
Ownership	No known issues – site promoted by landowner		
Can the constraints be mitigated	Potential contamination issues but nothing obvious that can't be addressed. Foul water is already pumped out of the Mease Catchment.		
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Generally strong market interest in the area.		

Timeframe for development	1 st five years. Pre app discussions are at an advanced stage. No impact on River Mease SAC due to foul water pumped out of the catchment.
Estimated number of dwellings	173
Estimated Density	30 DPH
Estimated Build Rate	Within 5 years
Excluded from consideration	
Comment	
Overall assessment	
Additional information	Site has planning permission for 157 dwellings