

Strategic Housing Land Availability Assessment Proforma

Parish	Ellistown and Battleflat		
As Ref	E1		
Related/Previous Site References	PKA H67	Grid Reference	X
			Y
Site Description	Land off Whitehill Road, Ellistown	Site size	0.46 Ha
Current Use	Residential / Agriculture	Adjacent Uses	Agri / Resi
Land Type	Mixed		
Site Location	Ellistown		
Character of surroundings	Mainly two storey housing.		

Accessibility

Distance to Bus Stop from centre of site	80	Distance to Bus Stop from site access	60
Distance to Primary School from centre of site	110	Distance to Primary School from site access	90
Distance to Local Centre from centre of site	2200	Distance to Local Centre from site access	2230
Distance to Post Office from centre of site	320	Distance to Post Office from site access	310
Distance to Health Centre from centre of site	1880	Distance to Health Centre from site access	1880
Distance to Secondary School from centre of site	2380	Distance to Secondary School from site access	2410
Distance to open space from centre of site	80	Distance to open space from site access	60
Additional Accessibility information			

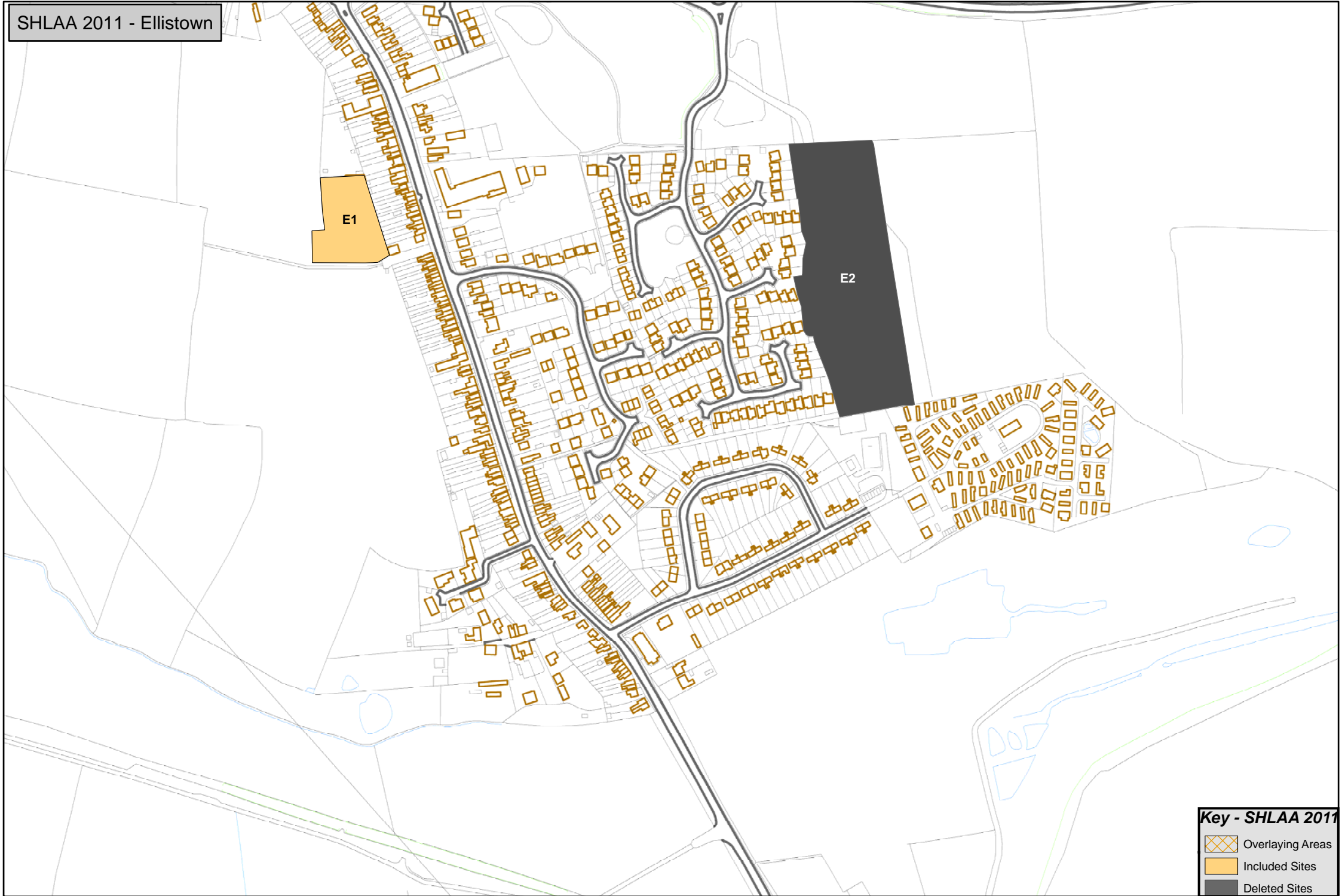
Constraints

Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	TPO area within site boundary Within National Forest Agricultural Land Grade 3		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues – proposed by landowner		
Can the constraints be mitigated			
Possible mitigation measures			




Availability/ Achievability

Market Interest	Strong market interest fro the villages in North West Leicestershrie. Good access to the services and facilities within Coalville.
Timeframe for development	1 st five years
Estimated number of dwellings	14
Estimated Density	30 dwellings per hectare
Estimated Build Rate	One- two years
Excluded from consideration	
Comment	Site is on the edge of Ellistown and is suitable for inclusion

Overall assessment	Include
Additional information	



Key - SHLAA 2011

-  Overlaying Areas
-  Included Sites
-  Deleted Sites

