

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

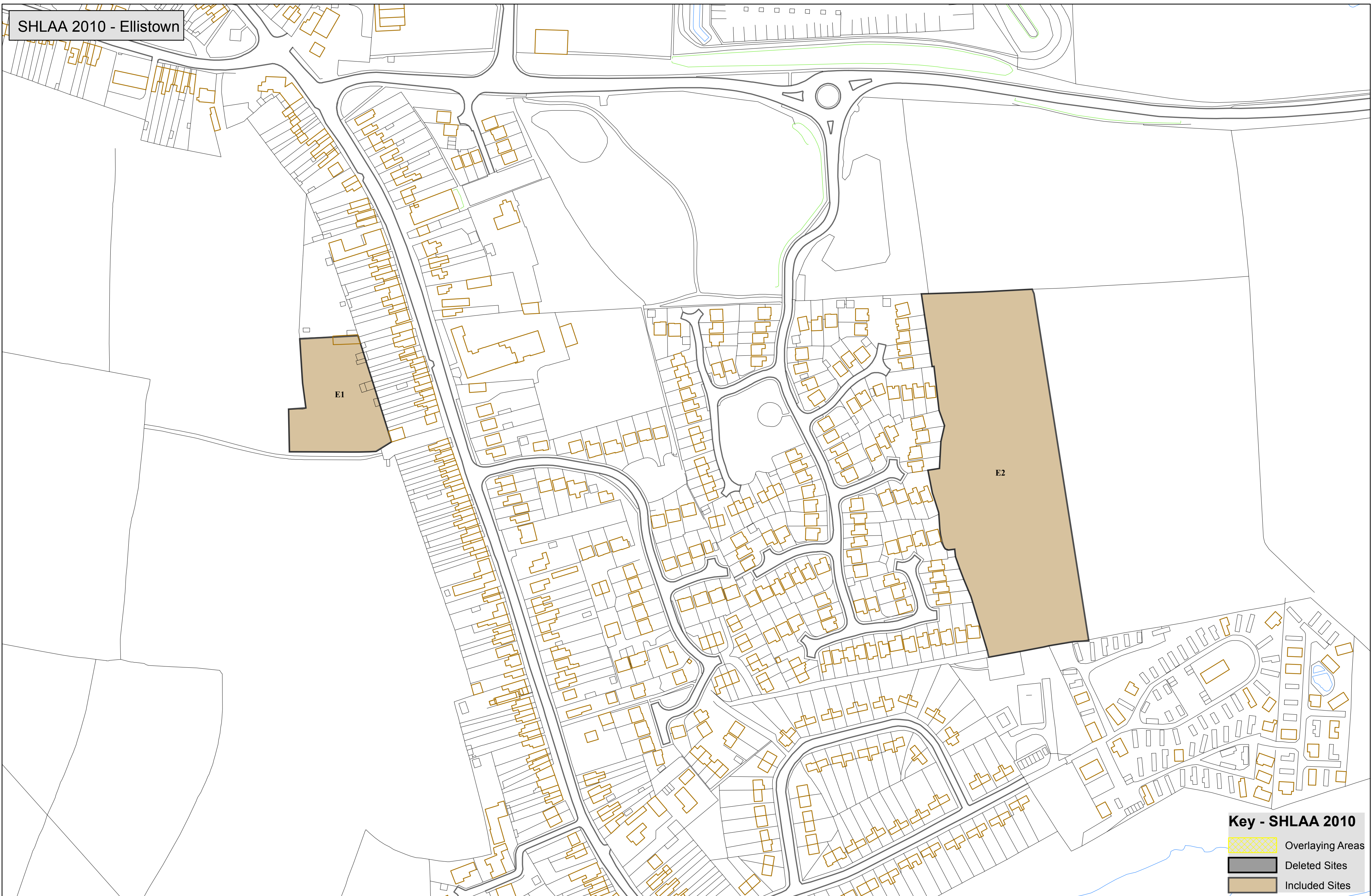
Market Interest	Strong market interest fro the villages in North West Leicestershrie. Good access to the services and facilities within Coalville.
Timeframe for development	1 st five years
Estimated number of dwellings	14
Estimated Density	30 dwellings per hectare
Estimated Build Rate	One- two years
Suitable	Yes
Available	Yes

Achievable	Yes
Excluded from consideration	
Comment	Site is on the edge of Ellistown and is suitable for inclusion
Overall assessment	Include
Additional information	

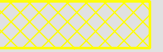


Strategic Housing Land Availability Assessment Proforma

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		
Suitable	Yes		

Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include – will need to remove once planning decision has been issued
Additional information	



Key - SHLAA 2010

-  Overlaying Areas
-  Deleted Sites
-  Included Sites

