

Strategic Housing Land Availability Assessment Proforma

Parish	Kegworth		
As Ref	K2		
Related/Previous Site References	PKA H8 PKA H53a K5 in UCS	Grid Reference	X
			Y
Site Description	Computer Centre, Derby Road, Kegworth. Existing Compute/ RBS Data centre and land to the rear which slopes steeply up to housing development.	Site size	
Current Use	Offices	Adjacent Uses	Resi / Countryside
Land Type	PDL		
Site Location	Kegworth		
Character of surroundings	Mainly a mixed urban character		
Accessibility			
Distance to Bus Stop from centre of site	220	Distance to Bus Stop from site access	150
Distance to Primary School from centre of site	610	Distance to Primary School from site access	560
Distance to Local Centre from centre of site	570	Distance to Local Centre from site access	520
Distance to Post Office from centre of site	770	Distance to Post Office from site access	700
Distance to Health Centre from centre of site	700	Distance to Health Centre from site access	620
Distance to Secondary School from centre of site	3220	Distance to Secondary School from site access	3320
Distance to open space from centre of site	210	Distance to open space from site access	250
Additional Accessibility information	Site access taken to be junction of Packington Hill and Derby Road		
Constraints			
Identified Red constraint	None		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Eastern extent of site within Highways Consultancy Zone Western tip of site (c5%) 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			
Possible mitigation measures			
Availability/ Achievability			
Market Interest	The rural villages including Kegworth have a strong market interest in North West Leicestershire.		
Timeframe for development	2 nd and 3 rd 5 years		

Estimated number of dwellings	272
Estimated Density	40 DPH
Estimated Build Rate	2 nd and 3 rd 5 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

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
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Include but remove when decision issues on the planning application
Overall assessment	Include
Additional information	

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
Suitable	Yes
Available	Yes
Achievable	Yes

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.

Strategic Housing Land Availability Assessment Proforma

Parish	Kegworth		
As Ref	K5		
Related/Previous Site References	PKA H39	Grid Reference	X
			Y
Site Description	Station Road / Long Lane, Kegworth. Site is adjacent to the northern edge of the village and is very open in character.	Site size	10.84 Ha
Current Use	Agriculture	Adjacent Uses	Resi (S) / Industrial (W) / Agric (N / E)
Land Type	Greenfield		
Site Location	Kegworth		
Character of surroundings	Mixed. Industrial uses in the area.		
Accessibility			
Distance to Bus Stop from centre of site	690	Distance to Bus Stop from site access	920
Distance to Primary School from centre of site	850	Distance to Primary School from site access	940
Distance to Local Centre from centre of site	630	Distance to Local Centre from site access	760
Distance to Post Office from centre of site	670	Distance to Post Office from site access	770
Distance to Health Centre from centre of site	600	Distance to Health Centre from site access	720
Distance to Secondary School from centre of site	4210	Distance to Secondary School from site access	4460
Distance to open space from centre of site	470	Distance to open space from site access	260
Additional Accessibility information			
Constraints			
Identified Red constraint	c90% falls within FZ2 c30% falls within FZ3		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Southeastern extent falls within Highways Consultancy Zone Agricultural Land Grade 3 10m from two Sites of Archaeological Interest		
Topographical	c90% falls within FZ2 c30% falls within FZ3		
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	Yes – William Davis		
Timeframe for development	2 nd five years		
Estimated number of dwellings	32		

Estimated Density	Vastly reduced density on the site as a whole due to only a small section being in Flood Zone 1.
Estimated Build Rate	One – two years
Suitable	Yes (Part)
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Vastly reduced number of dwellings due to flood risk
Overall assessment	Suitable in part and is not in first five years due to flood risk issues not being resolved at this stage.
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Kegworth		
As Ref	K6		
Related/Previous Site References	PKA H30	Grid Reference	X
			Y
Site Description	Bridgefields, Kegworth. Greenfield site the majority of which is within the floodplain.	Site size	1.99 Ha
Current Use	Agricultural	Adjacent Uses	Resi / agriculture
Land Type	Greenfield		
Site Location	Kegworth		
Character of surroundings	Urban edge		
Accessibility			
Distance to Bus Stop from centre of site	510	Distance to Bus Stop from site access	350
Distance to Primary School from centre of site	720	Distance to Primary School from site access	560
Distance to Local Centre from centre of site	470	Distance to Local Centre from site access	310
Distance to Post Office from centre of site	510	Distance to Post Office from site access	340
Distance to Health Centre from centre of site	460	Distance to Health Centre from site access	300
Distance to Secondary School from centre of site	4300	Distance to Secondary School from site access	4160
Distance to open space from centre of site	260	Distance to open space from site access	110
Additional Accessibility information			
Constraints			
Identified Red constraint	c90% of site within FZ2 c50% of site within FZ3		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Within 100m of three sites of archaeological interest Very small TPO area on southwestern extent of site; within 25m of a further two Agricultural Land Grade 3		
Topographical	c90% of site within FZ2 c50% of site within FZ3		
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	Yes		
Timeframe for development	2 nd 5 years		
Estimated number of dwellings	25		
Estimated Density	Vastly reduced density due to flood risk issues		

Estimated Build Rate	One- two years
Suitable	Yes (part)
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	The site is not included in the first 5 years given the lack of a Flood Risk Assessment. Given that some of the site is within Zone 1 some housing provision would still be possible on the site.
Overall assessment	Sufficient space to develop only some of the site given flood risk issues
Additional information	The agent confirmed at the Developer panel that the predicted yield of 25 dwellings takes into account the flood risk issues with this number able to be provided on land not at risk of flooding.

Strategic Housing Land Availability Assessment Proforma

Parish	Kegworth		
As Ref	K7		
Related/Previous Site References	PKA H46	Grid Reference	X
			Y
Site Description	North of Ashby Road, Kegworth. Agricultural land in close proximity to the M1 Motorway. To the east are existing dwellings in Kegworth.	Site size	10.89 Ha
Current Use	Agriculture / Scrubland	Adjacent Uses	M1 / resi / agriculture
Land Type	Greenfield		
Site Location	Kegworth		
Character of surroundings	Urban Edge.		

Accessibility

Distance to Bus Stop from centre of site	370	Distance to Bus Stop from site access	325
Distance to Primary School from centre of site	810	Distance to Primary School from site access	880
Distance to Local Centre from centre of site	840	Distance to Local Centre from site access	900
Distance to Post Office from centre of site	1040	Distance to Post Office from site access	1120
Distance to Health Centre from centre of site	1030	Distance to Health Centre from site access	1070
Distance to Secondary School from centre of site	2830	Distance to Secondary School from site access	2880
Distance to open space from centre of site	120	Distance to open space from site access	220
Additional Accessibility information			

Constraints

Identified Red constraint	
	Mitigatable Comments
Contaminated Land	No known issues
Environmental	Archaeological Site (windmill) within southeastern area Agricultural Land Grade 3 Within 30m of four TPO areas Within 900m of Airport limit; southwestern corner 250m from airport limit. Noise form M1 Motorway
Topographical	No known issues
Planning Policy	No known issues
Accessibility	No known issues
Ownership	No known issues
Can the constraints be mitigated	Yes – Noise studies allow for the amount of development proposed.
Possible mitigation measures	

Availability/ Achievability

Market Interest	Non site specific – promoted by Hallam Land
Timeframe for development	2 nd 5 years.
Estimated number of dwellings	140

Estimated Density	
Estimated Build Rate	Two – three years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Reduced yield on site takes into account site constraints
Overall assessment	Include
Additional information	

