Strategic Housing Land Availability Assessment Proforma					
Parish	Coleorton (c95%) / Swannington (c5%)				
As Ref	Cn1				
Related/Previous Site References	PKA H56	Grid Reference	X		
			Y		
Site Description	Land off Nottingham Road, Peggs Green	Site size		0.64 Ha	
Current Use	Agriculture	Adjacent Uses		Resi / paddocks	
Land Type	Greenfield				
Site Location	Peggs Green				
Character of surroundings	Semi rural				
Accessibility					
Distance to Bus Stop from centre of site	1030	Distance to Bus Stop from site access	1060		
Distance to Primary School from centre of site	880	Distance to Primary School from site access	920		
Distance to Local Centre from centre of site	3000	Distance to Local Centre from site access	3030		
Distance to Post Office from centre of site	960	Distance to Post Office from site access	980		
Distance to Health Centre from centre of site	890	Distance to Health Centre from site access	920		
Distance to Secondary School from centre of site	4900 (Ashby)	Distance to Secondary School from site access	4930 (Ashby)		
Distance to open space from centre of site	170	Distance to open space from site access	160		
Additional Accessibility information					
Constraints					
Identified Red constraint					
	Mitigatable		Comments		
Contaminated Land	Within 100m of historic landfill site (Peggs Green Refuse Tip)				
Environmental	Northeast extent of site falls within Highways Consultancy Zone Within National Forest Agricultural Land Grade 3 / 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	Promoted by Andrew Granger and Co – no site specific developer interest				
Timeframe for development	3rd 5 years				
Estimated number of dwellings	10				
Estimated Density					
Estimated Build Rate	One-two years				
Suitable	Yes				

Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Site is on the edge of Peggs Green which is not currently a sustainable settlement. However the need to provide a range of sites, particularly with a need for some rural housing sites means it would be inappropriate to exclude the site at this stage.
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma					
Parish	Worthington				
As Ref	Cn6				
Related/Previous Site References	PKA C31 PKA H75	Grid Reference	X		
			Y		
Site Description	Land off Worthington Lane, Newbold. Undulating pasture land with a steep slope down from the road to the west. Mature hedges and a post and rail fence enclose field boundaries.	Site size		6.61 Ha	
Current Use	Agriculture	Adjacent Uses		Resi / Emp / Agri	
Land Type	Greenfield				
Site Location	Land off Worthington Lane, Newbold				
Character of surroundings	Part residential but a very attractive albeit unprotected landscape.				

Accessibility			
Distance to Bus Stop from centre of site	220	Distance to Bus Stop from site access	200
Distance to Primary School from centre of site	445	Distance to Primary School from site access	425
Distance to Local Centre from centre of site	5190	Distance to Local Centre from site access	5090
Distance to Post Office from centre of site	1745	Distance to Post Office from site access	1710
Distance to Health Centre from centre of site	1840	Distance to Health Centre from site access	1805
Distance to Secondary School from centre of site	6925	Distance to Secondary School from site access	6730
Distance to open space from centre of site	365	Distance to open space from site access	375
Additional Accessibility information			

Constraints				
Identified Red constraint				
	Mitigatable		Comments	
Contaminated Land	No known issues			
Environmental	Site borders TPO Woodland Site borders and Ancient Monument (coal mining remains) Grade 4 Agricultural Land			
Topographical	Part of Site within Highways Consultation Zone			
Planning Policy	Within Countryside			
Accessibility	No known issues. Adjacent to an industrial access.			
Ownership	No known issues – site promoted by landowner			
Can the constraints be mitigated	There would not be any requirement to lose protected trees and the adjacent industrial access would not prevent a residential access to serve housing on the site.			
Possible mitigation measures				

Availability / Achievability	
Market Interest	None known
Timeframe for development	Years 6 – 10 owing to size of site and lack of developer interest

Estimated number of dwellings	198 – based on 35 dwellings per hectare
Estimated Density	
Estimated Build Rate	
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Include
Overall assessment	Site is on the edge of Newbold which is not currently a sustainable settlement. However, the need to provide a range of sites, particularly with a need for some rural housing sites, means it would be inappropriate to exclude the site at this stage.
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Osgathorpe				
As Ref	C26				
Related/Previous Site References		Grid Reference	X		
			Y		
Site Description	Land off Dawsons Road. A single field in use as pasture land. There is a gentle slope down from Ashby/ Rempstone Road to the north. The field is mainly enclosed by hedges.	Site size		1.23Ha	
Current Use	Agriculture	Adjacent Uses		Adjacent uses are open agricultural land with residential properties in Osgathorpe opposite the site on Dawsons Road. To the south is the Listed farmhouse and its cartilage extends to the southern edge of the site.	
Land Type	Greenfield				
Site Location	Osgathorpe				
Character of surroundings	Mainly rural and elements of urban fringe.				

Accessibility

Distance to Bus Stop from centre of site	280	Distance to Bus Stop from site access	250
Distance to Primary School from centre of site	400	Distance to Primary School from site access	365
Distance to Local Centre from centre of site	5455	Distance to Local Centre from site access	5440
Distance to Post Office from centre of site	2670	Distance to Post Office from site access	2650
Distance to Health Centre from centre of site	2055	Distance to Health Centre from site access	2080
Distance to Secondary School from centre of site	5445	Distance to Secondary School from site access	5430
Distance to open space from centre of site	1815	Distance to open space from site access	1785
Additional Accessibility information			

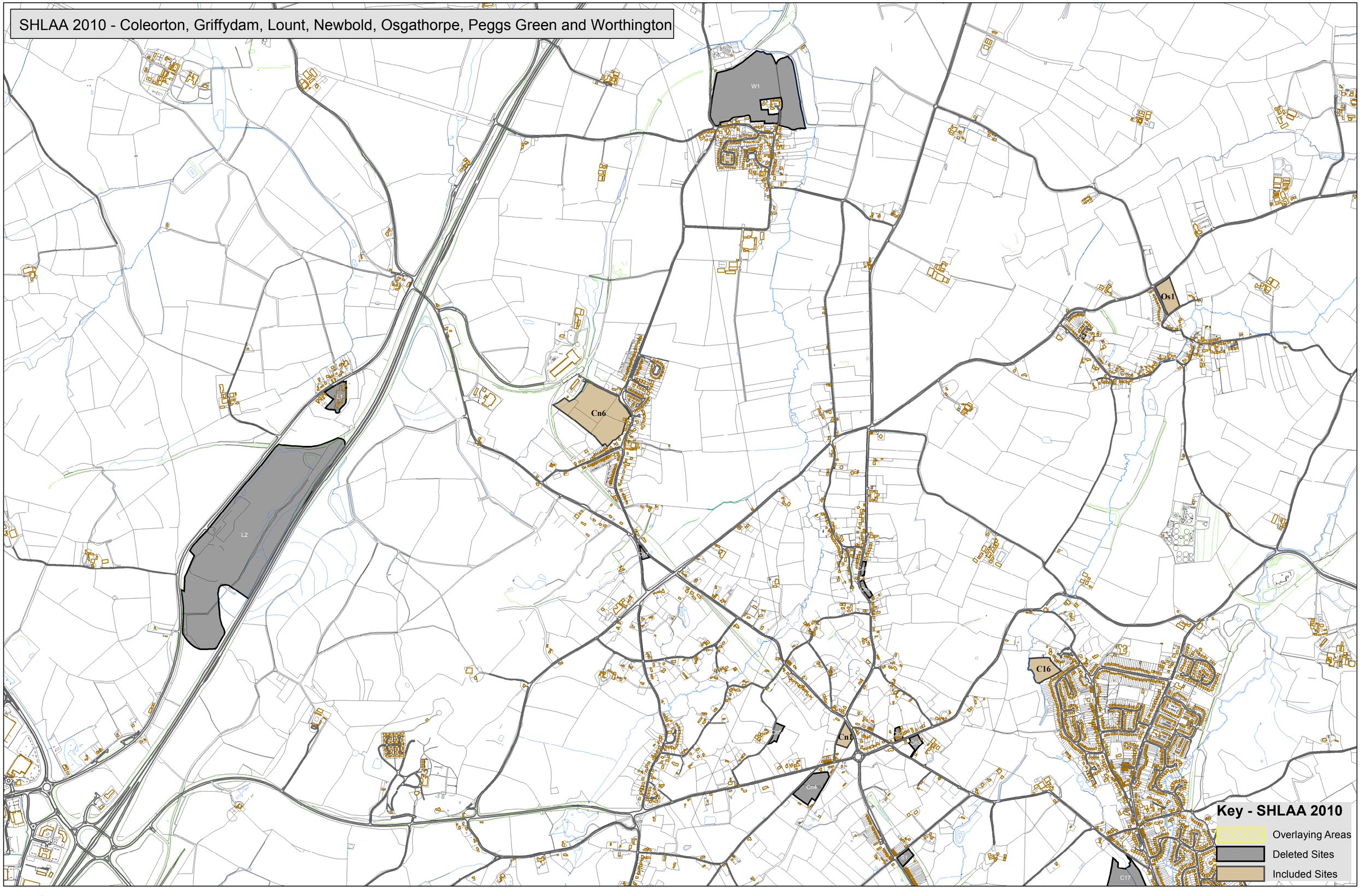
Constraints

Identified Red constraint	No known issues			
	Mitigatable		Comments	
Contaminated Land	No known issues			

Environmental	Northern boundary within Highways Consultation Zone Grade 3 Agricultural Land
Topographical	No known issues
Planning Policy	Within an area of particularly attractive countryside
Accessibility	No known issues
Ownership	No known issues – site promoted by landowner
Can the constraints be mitigated	
Possible mitigation measures	

Availability/ Achievability	
Market Interest	Strong Market interest for the villages in North West Leicestershire including Osgathorpe.
Timeframe for development	2nd 5 years
Estimated number of dwellings	37
Estimated Density	30 DPH
Estimated Build Rate	1 -2 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

SHLAA 2010 - Coleorton, Griffydam, Lount, Newbold, Osgathorpe, Peggs Green and Worthington



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North West Leicestershire District Council
- Spatial Planning -

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