North West Leicestershire District Council

Housing Land Availability Study

Final Report –July 2007

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1. Introduction

Background

1.1. Baker Associates undertook an Urban Housing Potential Study (UHPS) for North West Leicestershire District Council in 2005.

1.2. The study was undertaken in line with good practice guidance in place at the time and reflected the requirement of PPG3 and Tapping the Potential. The study reported in April 2005 and provided an assessment of housing potential within the study settlement boundaries for the period to 2016.

1.3. Since the production of the UHPS there have been significant changes such that the 2005 study needs to be updated to reflect changing circumstances.

1.4. The most notable changes are the emerging Regional Spatial Strategy (RSS), which has a timescale to 2026 and also the publication of Planning Policy Statement 3 Housing (PPS3).

1.5. PPS3 introduces the Strategic Housing Land Availability Assessment (SHLAA) which is a further evolution of the Urban Capacity or Urban Housing Potential Study.

1.6. As a result of these changes Baker Associates were appointed in January 2007 to undertake a review of the 2005 Study.

1.7. This document presents the findings of that revision.

Report Format

1.8. The following sections set out the findings of the study based on the main elements of the study methodology;

- Section 2 explains the methodology adopted in undertaking the study
- Section 3 provides a review of the market assessment undertaken to inform this review.
- Section 4 discusses the findings of site specific investigations and summarises the findings set out in more detail in Appendix 2, 3 and 4
- Section 5 describes the existing sites with planning consent, details of which are included in Appendix 5.
- Section 6 provides an assessment of non site specific sources of housing land for the period from 2012 to 2026 for small sites and for 2017 to 2026 for larger ones. Figures regarding past completions, which form part of this analysis, are included in Appendix 6.
- Section 7 draws together all of the sources of information from the previous sections to calculate the housing land available for the period to 2026.

2. Study methodology

2.1. The 2007 study draws much from the previous 2005 study but takes on board the requirements of the SHLAA are set out in Annex C of PPS 3. This states that a SHLAA should:

- *Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.*
- *Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments.*
- *Assess the potential level of housing that can be provided on identified land.*
- *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.*
- *Identify constraints that might make a particular site unavailable and/or unviable for development.*
- *Identify sustainability issues and physical constraints that might make a site unsuitable for development.*
- *Identify what action could be taken to overcome constraints on particular sites*.

2.2. The essential differences between SHLAAs and previous guidance on UHPSs are that:

- SHLAAs should take full account of local and sub-regional housing markets
- SHLAAs should consider viability and consequentially deliverability of identified sites.
- SHLAAs must estimate the yield from current supply in the form of unimplemented planning permissions, so that the SHLAA is an amalgam of a housing land availability study and a UHPS.

2.3. The first two are issues which have generally been taken into account in the development of best practice for UHPSs and which Baker Associates methodology has therefore included for a number of years. The inclusion of unimplemented planning permissions into the figures is a new addition to the methodology, brought about through PPS3 and is a new element for housing studies of this kind.

2.4. A further Good Practice Guide on undertaking SHLAAs is referred to in PPS3 as “forthcoming” but has not been available during the production of this report. Therefore, PPS3 provides the most up to date information on the requirements of SHLAA and the methodology for undertaking this study has been developed reflecting current best practice along side emerging guidance.

Study parameters

2.5. An inception meeting was held with the representatives of the Council at which the methodology was confirmed.

2.6. At this meeting the parameters for the study were confirmed and agreed. The parameters are:

- Base Date - 1 April 2007. Sites are included if they have potential to provide for housing but do not already have planning consent for that use.
- Extent of study - April 2026 to reflect the emerging Regional Spatial Strategy Timescale
- Site specific opportunities (Large Sites) to be capable of accommodating a net increase of 10 or more dwellings.
- Focus for study for opportunities to be the most sustainable settlements;
    - Ashby de la Zouch
    - Coalville
    - Ibstock
    - Castle Donignton
    - Kegworth
    - Measham

  The list of settlements has not changed sine the 2005 study.
- All land within the settlement boundaries of these settlements was considered and the settlement boundary for each of the relevant settlements is illustrated in Appendix 1.

Housing Market Assessment

2.7. In order to consider the likelihood of sites coming forward a review of the current housing market in the District was undertaken. This involved discussions with estate agents and developers directly involved in the local market.

Assessment of site specific opportunities

2.8. The identification of site specific opportunities took place through a range of different sources.

- Sites identified as opportunities in the 2005 Urban Housing Potential Study
- Rejected sites from the 2005 Urban Housing Potential Study
- Sites subject to pending planning applications
- Sites subject of pre-application enquiries
- Sites identified in the Employment Land Study (May 2005) which may be released from commercial uses.

2.9. Following identification, all sites were tested against a set of criteria to determine whether the site could be realistically included in the study. These criteria included the following:

- Was the site inside the identified settlement boundary?
- Were topography, access and character of the site suitable for residential development?
- Whether the site could appropriately accommodate development of 10 or more dwellings?
- Was the site going to realistically become available for residential development within the period to 2026?; and
- Had the site since gained planning permission or been developed since the last review?

2.10. All sites identified from the range of sources were visited and evaluated against the above criteria. Following site visits by Baker Associates, discussions were held with officers of the Council to identify previous planning history and/or the likelihood of any site gaining consent.

2.11. Some of the sites were rejected as it was considered that there was no prospect of them coming forward for development due to ownership, environmental or planning policy reasons. These sites are reported in Appendix 2.

2.12. For the remaining opportunity sites, a proforma was prepared for each and is included in Appendix 4, a summary of the sites and the likely yield is included in Appendix 3. The yield for each site is set against a time period during which it is anticipated that the site will come forward. It is generally impractical to identify specific sites more than 10years in advance and therefore the majority are included within the periods 2007 – 2012 and 2012 - 2017.

2.13. The majority of sites considered were previously considered as part of the 2005 study and these retained their reference numbers from that study. However some new sites were identified and to provide clarity any new site, not previously considered, has been given a reference number starting with a 7 (for 2007 study).

2.14. Some sites came forward from more than one source but often with varying boundaries. In these instances the most likely development boundary has been chosen and the reference numbers subsumed into one site.

Sites with Planning Permission

2.15. The difference between previous housing studies and the new SHLAA format is the inclusion of Housing Land Availability information within the study to provide a single source for the consideration of future housing provision.

2.16. Figures for both large and small sites with planning permission were provided by the Council based on figures prepared for the end of year (1 April 2007)..

2.17. The figures were discussed with the Council and sites considered unlikely to come forward for what-ever reason were not counted in the final figures.

2.18. The sites with planning permission are included in Appendix 5.

Identification of non site specific opportunities

2.19. The identification of specific sites is considered robust for large sites (10 units and over) in the short term. However, in the longer term (over 10 years) and for smaller sites (9 and fewer dwellings) it is not possible to identify specific opportunities within the parameters and resource limitations of this study.

2.20. The inclusion of sites with unimplemented planning permissions provides a measure of windfall provision on both large and small sites for the first 5 years of the study. However, beyond this it is necessary to assess figures for the likely levels of dwelling yield coming forward from windfall provision.

2.21. This is in line with emerging guidance on SHLAA and should not be confused with PPS3 advice (Para 59) regarding the inclusion of windfall allowances in land supply figures. PPS3 indicates that provision from windfalls should not be included when assessing land supply for the first 10 years of a LDF. This is a separate analysis from the SHLAA, which clearly should include such figures, as stated in PPS3 Annex C.

2.22. It is for the local planning authority to interpret the figures coming from the SHLAA in the light of government guidance and ensure that appropriate figures are included when assessing land supply. The SHLAA simply provides part of the evidence base for this and the LDF.

SMALL SITES

2.23. For small sites the current level of unimplemented planning permissions provides an indication of likely windfall within the period to 2012. From 2012 to 2026 an assessment of potential housing land supply on small sites has been made though the following analysis:

- Determining the nature and the extent of the stock of buildings and spaces, by the use of maps and from site visits
- Discussion with the Council's officers, and with local agents and builders, to understand the types of development that are attracted to these areas, with conversions, infill, displacement of non-residential uses, and small plot assembly and redevelopment.
- Examination of information on past development and an appreciation of trend-based rates
- Comparison with information derived from benchmarking work undertaken of other studies on the range of yields that can be expected from different types of urban stock.

2.24. This enabled an understanding of the characteristics of the areas, the most likely types of development activity producing a net residential gain, the types of yields

possible from past trends and from benchmarking, and significantly, the factors that might affect the future level of yield.

2.25. This analysis provides for windfall provision from small sites in the period 2012 to 2026.

LARGE SITES POST 2017

2.26. The potential for large sites to come forward has been assessed through the identification of specific opportunities through the initial part of this study. However, the majority of these opportunities will be developed within 10 years. Therefore, for the period 2017 - 2026 an assessment of likely provision has been made.

2.27. This assessment is based on a review of past completion rates on large sites within the main settlements and consideration of possible future market opportunities compared with likely constraints.

Combination of sources

2.28. Finally, the different sources of potential housing provision in the District have been brought together in a section to provide the Housing Land Availability Assessment.

3. Housing Market Assessment

Introduction

3.1. The housing market conditions were fully assessed for the 2005 UHPS. A review of market conditions has been undertaken to inform the conclusions about the type of dwelling units that may be expected to be built on the sites contained in this study and to assess how the housing market is currently performing. This work can feed into the Strategic Leicestershire Housing Market Assessment which it is understood will be commissioned during 2007.

3.2. To inform this review a number of local agents and developers were contacted in order to discuss current trends. These are organisations active in the local market either in the form of having sites currently under construction, or involved in the acquisition or disposal of development sites.

3.3. Those who participated in our discussions were:

- David Wilson
- William Davis
- Mather Jamie surveyors
- Countrywide
- Persimmon
- Bloor
- Bovis
- Miller
- Taylor Woodrow
- George Wimpey
- Connells
- Barratt
- Livingbyd'zign
- Jelson

3.4. This provided an understanding of the current market situations and identified a number of current schemes which provided evidence of current activity.

3.5. A selection of schemes currently on the market

3.6.

Developer	location	dwelling types	selling price guide
Bryant/Taylor Woodrow	Woodland Mews, Coalville	3 & 4-bed terraced, semi town houses & detached	£145k - £220k
Persimmon	Larchmere, Coalville	3 & 4-bed houses	£160k - £210k
Bellway	The Pines, Kendrick Close, Coalville	3 & 4-bed houses	£165k - £235k
Barratt	Stephensons Place, Coalville	2, 3, & 4-bed houses	£138 - £394k
Livingbyd'zign	Station Road Ashby	1 & 2-bed 2-bath apartments	£115k - £225k
George Wimpey	Nottingham Road, Ashby	2-bed apartments, 3 & 4-bed houses	£150k - £270k
David Wilson	Astley Way, Ashby	3-bed houses	£200k - £215k
Persimmon	Springwell, Derby Road Kegworth	2, 3, 4 & 5-bed houses, & 2-bed flats	4-bed house at £230k
East Midlands HA	Flanagan Way, Coalville	2-bed apartment	£24k - £96k shared ownership

Market summary

3.7. The review of the housing market reveals that little has changed since the 2005 UHPS. The market had peaked in July 2004, then dipped for about a year. The reason that the market flattened after July 2004 was because of the five successive interest rate rises of 0.25% each, raising base rates from 3.5% in August 2003 to 4.75% in August 2004. This was the Bank of England's response to the possibility of a damaging 'boom-bust' in house prices. Increased interest rates were seen as the mechanism to take the heat out of the market, without flattening it.

3.8. In August 2005 the base rate was reduced to 4.5%, but this failed to satisfy the Bank of England about inflation fears, and the base rate now (April 2007) stands at 5.25% after three quarter point rises in late 2006 – early 2007. This is the highest rate for six years.

3.9. It is interesting to note that despite these base rate rises, the housing market is holding up well. Residential land values have not decreased during this time, demonstrating high and continuing demand for (and lack of supply of) development sites with planning consent.

3.10. Achievable sales prices are almost identical in April 2007 as in April 2005, and the only noticeable difference is that sales rates have slowed down from an average of about 45 per year on a typical site to about 35.

3.11. Financial analysts and developers are cautiously optimistic about the prospects for 2007 - 2008, since prices are remaining steady. The industry prefers this type

of steady market to one that is prone to significant fluctuation, since business planning and land investment is made more predictable.

3.12. In common with much of the country, the weaker elements in the market remain flats in suburban areas, and 3-storey developments. The buy-to-let market has fallen significantly since 2004 – 2005, but has made a recovery to lower, more sustainable, levels.

3.13. Ashby continues to be the strongest location in the market, with Coalville selling prices about 10% lower. A scheme of up-market flats in Ashby is under construction at Station Road and aims to achieve £250/sq/ft overall, the highest selling price in the District.

Market conditions

3.14. A summary of the comparative market conditions in 2005 to 2007 in North West Leicestershire in terms of achievable land values, sales price per sq. ft, sales rates, coverage and house types is shown as follows, illustrating the continuing strength of the housing market.

	Land value / net dev acre	Sale price/sq ft	Sales rates/ year	Coverage sq ft / acre	Target house types by market, as summarised from discussions with the agents & developers
2005	£800,000 - £1.2m	£175 - £210	35 - 50	14,000 – 20,000	Preference is for detached family housing. PPG3 agenda meant that many new developments are for a mix of 2 - 3 bed traditional dwellings, and higher density townhouses and 2 bed flats.
2007	£800,000 - £1.4m	£175 - £250	30 - 50	14,000 – 20,000	Strong market for 3 & 4-bed detached dwellings but few sites available. Density requirements lead to many new developments being for higher density flats and townhouses. Market for flats has seriously reduced due to over supply, although up-market flats in good locations will sell well.

3.15. The assessment of the housing market is intended to inform conclusions about what type of dwellings can be expected on different sites in different locations.

3.16. For a typical suburban peripheral site of 2 - 3 acres many national developers would, given a free rein, choose to build traditional 2-storey 2 - 4 bed terraced, semis and detached family houses, which are in very high demand. These house types produce a relatively low floorspace per acre, and so do not generate a sufficiently high land value to enable developers to purchase in competition.

3.17. However, because of density restrictions, this market is effectively prevented from being accessed. Most current developments are across the range of the

market from 1/2 - bed flats to 2/3/4 bed houses/townhouses on two and a half to three storeys, and are the most typical type of development found in Ashby and Coalville.

3.18. All developers confirm a reasonable and continuing demand for housing land with an implementable planning permission in North West Leicestershire and as set out, the housing market and land values are little changed from the conditions prevailing in 2005. Selling prices at the top end are slightly increased, as are land values that can now breach up to £1.4 million per acre of land for 100% private dwellings with no abnormal development costs.

3.19. Most sites have some abnormal costs, and are also required to provide a community gain package that includes the provision of affordable housing. Most LPAs currently seek in the region of 30% affordable housing on sites above a threshold, and developers are generally able to provide this level without undue effect on viability.

3.20. With growing concern about affordability across the country, the government is taking steps to deliver increased levels of affordable housing. NWL is seeking a rise in the proportion sought on sites above the threshold from 30% to 40%.

3.21. A preliminary viability appraisal has been carried out for this proportion using the lowest sales revenues found in the district. This indicates that 40% affordable housing should be deliverable since economic viability is maintained, although land values are reduced as a result to around £750,000 per hectare which may deter some landowners from bringing sites to the market. This will be most likely in the circumstances that the land has an alternative use, for instance, employment, and previously-developed land with high abnormal costs, where the increase in land value conferred by the grant of consent for housing is insufficient to incentivise owners to sell.

3.22. The Council will need to seek specialist advice in these circumstances, but in the majority of cases, the level of 40% affordable dwellings should be achievable without affecting viability. However, NWL should ensure that developers and landowners are aware of the revised proportion sought at an early stage so that the cost of provision is built into the calculation of land purchase, and in these circumstances developers would have no recourse to claims of unviability, since the purchase price will reflect the proportion of affordable housing sought

3.23. Those familiar with the housing market over the long term appreciate that any analysis is a view at a particular time. The market will undoubtedly vary over the period considered by this study, and this should be reviewed at regular intervals, and no doubt the Strategic Leicestershire Housing Market Assessment will update the position when it is commissioned.

4. Site Specific Sources

4.1. Following the process set out in Section 2 and following consideration of the Market Assessment set out in Section 3 all sites identified from the variety of sources were assessed.

4.2. Appendix 2 Rejected Sites identifies all those sites not considered to represent an opportunity for housing development.

4.3. Appendix 3 Site Yield Summary lists the large sites likely to come forward for housing. Details of those sites and assessment of the dwelling yield for each are set out in Appendix 4.

4.4. The following provides a review of the findings as set out in the appendices.

Update on 2005 opportunity sites

4.5. In the 2005 UHPS, there were 38 sites identified as opportunities for housing development.

4.6. 18 sites which were included in the 2005 study as opportunities were retained in this study. For each site changes in circumstances since the previous study have been noted and an update provided on the likely yield for each site, based on these changes.

4.7. The 20 other sites included in the 2005 study have been rejected for a number of reasons, notably that they have been subsequently developed for housing.

Update on 2005 Rejected sites

4.8. The 2005 rejected sites were put forward for review by the Council. The majority of these sites continue to be rejected as there are no prospects of them coming forward for housing. However 3 sites have been subject of changes which result in them now providing a realistic opportunity and these are included in Appendix 3.

Employment Land Study

4.9. On the instruction of the council, Baker Associates considered sites from the North West Leicestershire Employment Land Review 2005. All sites which were not considered to be of Good or Average Quality (Tables 1 or Table 2 of Appendix 3) were included.

4.10. There were 9 sites rated poor quality by the previous employment study, of those, 6 were considered to have actual potential for residential development, and were included in this study at Appendix 3 and 4. (One of the study sites was divided into 2 sites- C700, C705 but for the purposes of this description it is referred to as one site)

Pre application inquiries

4.11. In total 31 sites were identified as being subject to pre- application discussions. Out of those 31 sites, 3 are included in the new opportunity sites table as having potential to provide for 10 dwellings or more.

4.12. Many of the sites which were identified by the Council were below this size threshold and were therefore rejected.

Pending applications

4.13. In total there were 46 sites identified which were subject to pending planning applications. The majority were small sites which were rejected, 9 were considered to present opportunities to provide 10 or more dwellings.

Allocations

4.14. Green field Local Plan allocations are not normally included as part of a SHLAA as it is for the relevant local authority to consider the appropriateness of these allocations as part of the review of plans and preparation of LDFs.

4.15. NWLDC did however prepare a draft Housing Land Release SPD which identified 4 allocations for early release ahead of others. One of these sites, identified as Allocations H4a and b, (adjacent parcels of land) is currently subject of a planning application.

4.16. In view of the fact that an application has been submitted on these sites, demonstrating a clear indication of developer interest , this site (A704) has been included as a site specific opportunity.

4.17. The other two sites proposed to be released in the Draft SPD are not the subject of any planning applications at the base date. Therefore, it would not be appropriate to include these sites as site specific opportunities within this study.

4.18. Therefore only the allocations subject of a planning application have been included in this study as a site specific opportunity. All other allocations were not considered.

New summary site yield table.

4.19. Following the review of existing and previously excluded sites from the 2005 study, and new sites that have come forward, a total of 37 sites are identified which provide opportunities for housing on large sites and are summarised in Appendix 3, details for each site provided in Appendix 4.

4.20. The total yield from site specific sources identified from 2007 – 2017 is **1,869 dwellings**; an average of **186 dwellings per annum** over the 10 years.

4.21. This figure was split between **715 dwellings** in 2007-2012 timeframe and **1,154 dwellings** in the 2012-2017 timeframe.

4.22. One site is identified to come forward post 2017, this is the computer centre in Kegworth (Site K5) for **184 dwellings**. This was an identified site in the 2005 study but since that survey additional investment in the commercial operations on site are understood to have been made. Therefore, it is unlikely that the site will come forward in the short or medium term. However, it remains an opportunity site in the longer term and therefore has been included in this study.

5. Sites with Planning Permission

Introduction

5.1. A major change from the previous system of UHPS is the inclusion in this document of sites with existing consent for development.

5.2. The inclusion of this material is intended to provide a comprehensive view of the likely housing coming forward within the District.

5.3. PPS3 makes it clear that windfalls should not be included when assessing the supply of housing land within the first 10 years of the LDF (PPS3 para 59). However sites with planning permission can be included as long as there is a realistic proposition that they will come forward.

LARGE SITES

5.4. Information has been provided by the Council based on the annual returns at 1 April 2007. These figures are set out in Appendix 5 and illustrate the level of existing housing committed through planning consents on large and small sites.

5.5. Sites with planning permission on both brown and green field locations have been included, as have sites within any settlement in the district. This differs from the approach regarding site specific opportunities as the planning permissions have obviously already been given and therefore form part of the available land. Planning policy is likely to increasingly focus development on brownfield locations within the main settlements and that is why the study concentrates on these locations to identify further opportunities.

5.6. Each planning consent will be limited by condition requiring commencement within 3 years. The market for such sites remains strong in the district and it is therefore considered that the majority will come forward during the next 5 years.

5.7. A review of the consents on large sites has been undertaken with the planning authority and this indicates that nearly all of the consents are considered to be implementable and likely to proceed to completion.

5.8. There are 4 sites where outline consents are in place. The level of dwellings likely to come forward from these sites has been reconsidered in the light of current market pressures and it is found that the levels of provision are considered robust.

5.9. Therefore, it is calculated that a total of **614 dwellings** may come forward from large sites with planning permission. As none of the sites is particularly large it is considered that all could come forward within the next 5 years.

5.10. This study has already identified site specific opportunities which might come forward within this period and beyond. As these have been identified clearly during the study there is no opportunity for there to be double counting.

SMALL SITES

5.11. Figures for small sites (less than 10 dwellings) with planning permission have also been provided and included in Appendix 5. The sites are generally very small and no assessment of individual prospects for development has been undertaken as part of this study.

5.12. However, it is considered that all should come forward over the period to 2012 and therefore a figure of **215 dwellings** is considered appropriate.

6. Non site specific sources

Introduction

6.1. In the previous sections, specific sites are identified which are considered to provide realistic opportunities for housing development. However, these figures only provide assessments for certain periods of time and therefore in order to be robust and provide a clear evidence base, the study must also address windfall provision from small and large sites.

6.2. Given the constraints of this study with regard to time, resources and imperfect information for the future, the assessment of likely yield from small sites and all sites beyond the next 10 years have been provided through consideration of previous completion figures and emerging policy direction, along with the characteristics of the settlements in question.

Large sites post 2017

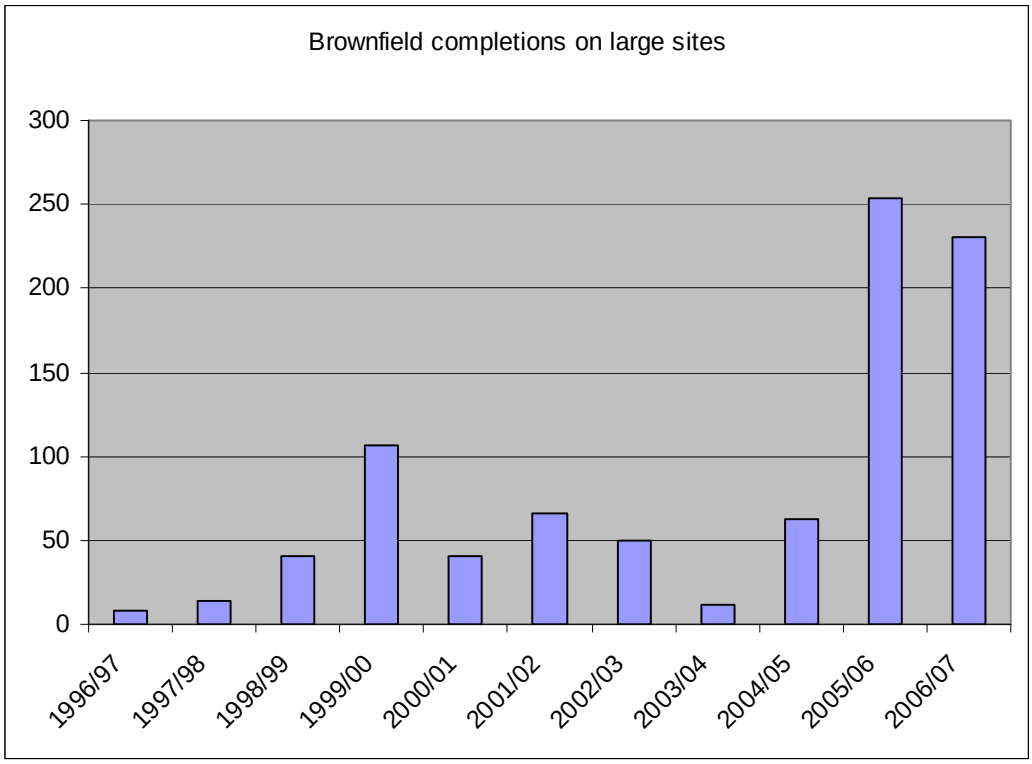
6.3. The figures set out previously, provide a basis for large sites to come forward in the period to 2026 and it is expected that the majority of these sites will realistically come forward within the 10 years to 2017. The only exception being the Kegworth Computer Centre as discussed above.

6.4. However, this study is required to consider housing availability to 2026, to reflect the emerging Regional Spatial Strategy. Therefore further analysis is required to consider the potential for sites coming forward in the period 2017 – 2026

6.5. In order to provide an indication of these figures, the past rates for completions on large previously developed sites in the 6 identified settlements have been provided by the Council and are presented in Appendix 6. It is considered that the focus for new development will be these settlements and therefore large sites in other settlements are unlikely to come forward in the future. Therefore, completion rates in these settlements have been omitted from the figures to provide a robust assessment of likely future completions.

6.6. Completion figures have been considered along with the figures coming forward from the recent site specific analysis above, and the likely future planning policy positions to calculate projections to 2026.

6.7. The graph below illustrates the previous completion of dwellings on large previously developed sites within the relevant settlements over the period from 1996 to 2006.



6.8. The graph illustrates the fluctuations in completions from 8 in 1996-97 to 254 in 2005 - 06.

6.9. The total number of completions over the period of 11 years was 886 dwellings, on average 81 dwellings per annum (dpa). In the last 5 years this average has risen to 122dpa and in the last 3 years it has risen again to 183 dpa.

6.10. This probably reflects the increasing importance placed upon concentrating housing in sustainable locations for development and the use of previously developed land before green fields. It also coincides with the completion of historic green field allocations in the district married with the strong housing market in recent years. .

6.11. The overall figures are heavily influenced by the two most recent years which reflect a significant step change from the 25 dpa reported in the 2005 study (Para 6.12).

6.12. One site, Cropston Drive, has significantly influenced these figures over recent years but development there is coming to an end. However, another major PDL site, the former Stephenson College, is beginning to provide an increased level of completions and will do so for the next few years. This illustrates how the rise in redevelopment on previously developed land will continue and be perpetuated based on emerging national and local policies.

6.13. It is noted that there remain significant areas of land within settlements which may be subject to development pressure in the future as long as market demand remains high.

6.14. It is therefore considered that a figure reflecting the 5 year average will be appropriate in the long term, assuming that levels remain high for the next 10 years but start to reduce available land supply thereafter as the stock of PDL is used up.

6.15. It is therefore proposed that a figure of **130 dwellings per annum** be included for the period from 2017 to 2026

Small sites

6.16. Small sites (less than 10 dwellings) are not considered as part of the specific site search. They will however provide a useful source of units in the future and therefore need to be included in the SHLAA. However, care should be taken when considering these figures in terms of housing land supply , as windfalls should not be counted in the first 10 years of the LDF.

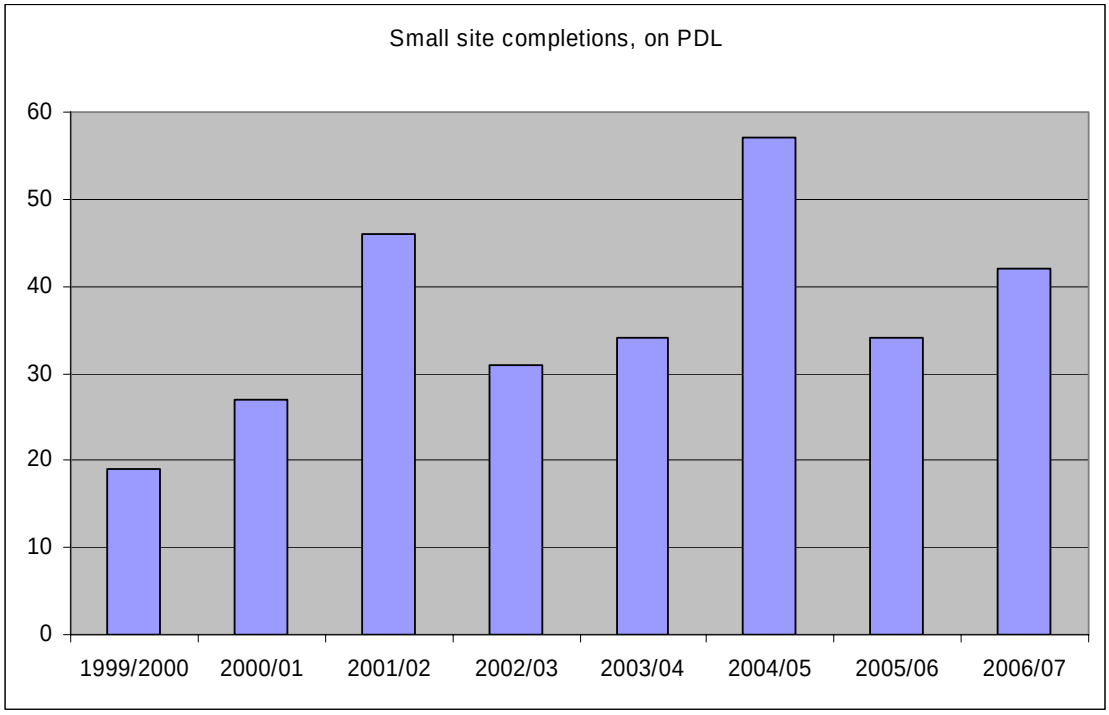
6.17. Therefore, for the first 5 years (2007-2012) figures for planning permissions have been included, which can be counted as part of the land supply analysis.

6.18. However, a figure for housing provision on small sites past 2012 needs to be identified to provide a robust figure for the SHLAA.

6.19. In order to arrive at this figure, past rates of completions have been reviewed as well as the potential housing market and planning policy background.

6.20. Past rates of completions on previously developed land on small sites in the six identified settlements have been provided by the Council and are shown in Appendix 6.

6.21. The graph below illustrates the annual completion rates for small scale schemes over the period from 1999.



6.22. The figures show a steady rise of completions over time and an average for the 8 years of 36 dpa. This rises to 40 dpa for the last 5 years and 44 for the past 3 years.

6.23. It should be noted that the dwelling figures are for previously developed sites only and specifically exclude 'Greenfield windfalls'. There may, however, be some provision of housing on Greenfield sites within the identified settlements and some housing in other settlements. However, it is considered that this provision will be small given the lack of opportunities which are likely to arise.

6.24. Future housing provision on small previously developed sites within settlements will, however, continually come forward and the market will seek to identify opportunities where possible. The planning policy framework will restrict the supply of land outside of settlements and this will increase focus within settlement boundaries. However, there is a limited supply of sites, particularly in smaller settlements.

6.25. It is therefore considered that an average yield of **40 dpa** should be adopted for the provision of housing in identified settlements. This is above the figure indicated in the 2005 study of 32 dpa but continues the use of the 5 year average as a useful indicator of future provision, particularly given the continuing rises in figures over time.

7. Combining the different components of potential

7.1. The study has examined the potential for further dwellings to be provided within the identified settlements in the District by a variety of means. These sources need to be combined to provide the full output from the study and this is illustrated in the table below.

7.2. The figures below provide for the number of dwelling units it is estimated could come forward from all sources in the study area within the study period to 2026.

Source of housing potential	2007 - 2012	2012 – 2017	2017 - 2026	Totals 2007 – 2026
Site Specific Sources (large identified sites)	715	1154	184	2053
Non-Site Specific Sources (large sites only)			1170	1170
Non-site Specific Sources (small sites only)		200	360	560
Large Sites with Planning Permission	614			614
Small Sites with Planning Permission	215			215
Total	1544	1354	1714	**4612**
Dwellings per annum	308	270	190	**242**

7.3. This provides for a total of 4612 dwellings in the period 2007 – 2026. This equates to an average annual provision of **242 dwellings per annum**.

Appendix 2
Table of rejected sites

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
A01	Identified	Moore's Depot, Nottingham Road	Included as an Identified site	Permission for 31 houses and 39 flats approved 16/06/06
A02	Identified	Manor Ash, Nottingham Road	Included as an Identified site	Application for 68 dwellings approved 20/04/05
A04	Identified	Land Off Station Road	Included as an Identified site	Permission for 3/4 storey apartment block approved 01/11/06
A06	Rejected sites list, Pre-application	Transmitton site, Smisby Road, Ashby	Site within employment area and poor connectivity to the town centre - not suitable for residential	Permission for residential development permitted 23/10/06 (section 106 signed)
A07	Identified	The Vaults, 21a-23 South Street	Included as an Identified site	Permission for 19 dwellings approved 31/03/05
A08	Rejected site list	Land off Smisby Road	Site within employment area, poor connectivity to Town Centre - not suitable for residential	No change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
A09	Rejected site list	Former Machins Depot, Wood Street	Employment area, well used and in good condition. No Applications for residential development	Still in good use
A10	Rejected site list	Rear of 50 Wood Street	Too small to yield 10 dwellings	No Change
A11	Rejected site list	Car Park, South Street	Car park well used and not surplus to requirements	No Change
A12	Rejected site list	Land adjacent to 26 Kilwardby Street	Land locked site-no access	No Change
A13	Rejected site list	Rear of 2-50 Tamworth Road	Unsuitable for housing development	Planning permission for housing recently refused. Unsuitable for residential development.
A14	Rejected site list	Mines Rescue Centre	Site under construction	Now developed for residential

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
A15	Rejected site list	The Paddocks, Willesley Road	Too small to yield a net gain of 10 dwellings	No Change
A16	Rejected site list	Land at Willesley Close	Too small to yield a net gain of 10 dwellings	No Change
A17	Rejected site list	Land at Wilfred Gardens	Allotments - 90% in use	No Change
A18	Rejected site list	Land off Burton Road	Builders yard-in use	No change
A701	Pre-application	192 Burton Road, Ashby	Not Identified in the 2005 Study	Yield is below study threshold of 10
A702	Pre-application	18 The Callis, Ashby	Not Identified in the 2005 Study	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
A703	Pre-application	Land adjacent to Alpha Cottages, Bath Street	Not Identified in the 2005 Study	Yield is below study threshold of 10
A705	Pending application	Land rear of 59 to 61 Tamworth Rd, Ashby	Erection of two dwellings (outline-all matters reserved) 06/00561/OUT	Yield is below study threshold of 10
A707	Pending application	Land adjoining Sovereign House, Smisby Rd, Ashby	Not Identified in the 2005 study	Application for 24 dwellings and offcie extension- 06/01911/FUL- approved
A751	Pending application	192 Burton Road, Ashby	Not Identified in the 2005 Study	Yield is below study threshold of 10
AV700	Pre application	69 Occupation Road, Albert Village	Not Identified in the 2005 Study	
B700	Pending application	Land adjoining 2 The Toft, Mill Lane, Belton	Erection of single storey dwelling and detached garage and reconstruction of existing drive to form access road	07/00027/FUL- permitted 01/02/06

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
BO700	Pending application	Old Farm, Boothorpe	Not Identified in the 2005 Study	Yield is below study threshold of 10
C02	Rejected site list	The Farm, Manor Road	Farm in rundown condition but still in use	No Change
C04	Rejected site list	Works off Forest Road	Too small to yield a net gain of 10 dwellings	No Change
C06	Identified	Stephenson College, Bridge Road	Included as an Identified site	Permission for 155 dwellingsapproved 13/12/05
C07	Rejected site list	Car park at Bridge Road	Car park very well used and not surplus to requirements	No Change
C1	Identified	Land adjacent to Land North of Grange Road	Included as Identified site	This site is not deemed suitable to come forward without the large allocation site adjacent

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C11	Identified	Land adjacent to Land North of Grange Road- Land South of Forest Road	Included as Identified site	This site is too small to come forward without the large allocation site adjacent
C14	Rejected site list	75 Blackwood	Too small to yield a net gain of 10 dwellings	No Change
C17	Identified	Land to rear of Nos.11-65 Church Lane, Whitwick	Included as an Identified site	Review indicates constraints plus flood concerns on the lower part of the site. Therefore this may suggest development may not take place.
C18	Identified	Land at Parsonwood Hill, Whitwick	Included as an Identified site	Permission for 12 dwellings approved 22/07/05
C20	Identified	Hollyhayes Pumping Station, Hall Lane, Whitwick	Included as an Identified site	No plans by Severn Water to move- dangerous ground stability also.
C21	Identified	Land Adjacent Hermitage Road, Whitwick	Included as an Identified site	R. Matters for 8 dwellings, R. Matters for 37 dwellingsnapproved 14/06/06

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C24	Identified	Land Adjoining Snibston Discovery Park	Included as an Identified site	Permission for 24 dwellings approved 02/11/05
C25	Identified	Land at 148 Ashby Road	Included as an Identified site	Wagon & Horses Site 9 dwellings approved 16/05/06
C28	Rejected site list	Land off Hotel Street	Site subject to policy E28 - retain open character and use for nature conservation	No change
C29	Rejected site list	Rear of Meadow Lane	Gardens in multiple ownership (in use & not promoted) and small disused & previously promoted site (this part is too small to yield 10 dwellings)	No Change
C30	Rejected site list	Land West of Blackwood	Public open space - well maintained - not surplus to requirements	No Change
C31	Rejected site list	Land West of Main Street, Thringstone	Too small to yield a net gain of 10 dwellings	No Change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C32	Rejected site list	Rear of Hare & Hounds Pub	Too small to yield a net gain of 10 dwellings	No Change
C34	Rejected site list	Land off Thornborough Road	Too small to yield a net gain of 10 dwellings	No Change
C35	Rejected site list	Adjacent 137 Church Lane	House and large garden - too small to yield a net gain of 10 dwellings	No Change
C36	Rejected site list	Adjacent park View, Church Lane	Site in use for employment	No Change
C37	Rejected site list	Land opposite Hoo Ash Farm	Too small to yield a net gain of 10 dwellings	No Change
C38	Rejected site list	Paces Garage, Ashby Road	In commercial use	No Change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C39	Rejected site list	North of Owen Street	Dairy premises, in use	No Change
C40	Rejected site list	East of Jackson Street	Employment area- in use	No Change
C42	Rejected site list	Scotlands Industrial Estate	Employment area- in use	No Change
C43	Rejected site list	North Avenue	Too small to yield a net gain of 10 dwellings	No Applications for residential development received
C44	Rejected site list	Broom Leys Road	Landlocked site - no access	No Change
C45	Rejected site list	R&J Hopkins, Cropston Drive	Warehouse- In use	Site developed- Persimmon Homes

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C46	Rejected site list	R/O 90 Blackwood	Landlocked site - no access and unlikely to yield 10 dwellings	No Change
C47	Rejected site list	Land adjacent Railway Line	Part of site is outside Urban Area, the other part is landlocked	No Change
C48	Rejected site list	Land off Station Road	Too small to yield a net gain of 10 dwellings	Erection of 2 storey dwelling + garage permitted 21/03/2006
C49	Rejected site list	Land West of Station Road	Too small to yield a net gain of 10 dwellings	No Change
C50	Rejected site list	Land off The Green	Under construction	Completed
C52	Rejected site list	Grange Road, Hugglescote	Outside settlement boundary	No Change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C53	Rejected site list	Mill Lane, Heather	Outside settlement boundary	No Change
C701	Pre-application	169/169a Belvoir Road, Coalville	Not Identified in the 2005 Study	Conversion of the whole property into 5 one bed flats, including communal area at rear. permitted 01/02/07
C702	Pre-application	337 Ashby Road, Coalville	Not Identified in the 2005 Study	Yield is below study threshold of 10
C703	Pre-application	Land adjacent to rear of 30 and 32 Hotel St	Not Identified in the 2005 Study	Yield is below study threshold of 10
C704	Pre-application	Land off Melbourne Street, Coalville	Not Identified in the 2005 Study	Yield is below study threshold of 10
C706	Pre-application	Enterprise House, Ashby Road, Coalville	Not Identified in the 2005 Study as erection of a small terrace of workshops in the car park area	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C708	Pending application	Land rear of 166-178 Ashby Rd, Coalville	Not Identified in the 2005 Study	Yield is below study threshold of 10
C709	Pending application	169/169a Belvoir Road, Coalville	Not Identified in the 2005 Study	Yield is below study threshold of 10
C710	Pending application	The Pick N Shovel and 1 Belvoir Rd, Coalville	Not Identified in the 2005 Study	Yield is below study threshold of 10
C711	Pending application	Rear of 76 + 78 London Road, Coalville	Not Identified in the 2005 Study	Yield is below study threshold of 10
C713	Pre-application	63 Church Lane, Whitwick	Not Identified in the 2005 Study	Yield is below study threshold of 10
C714	Pre-application	1 North Street, Whitwick	Not Identified in the 2005 Study	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
C715	Pre-application	73 Loughborough Road, Thringstone	Not Identified in the 2005 Study	Yield is below study threshold of 10
C716	Local Plan Allocation, Pending Application	Land at Hugglescote, North of Grange Road	Not Identified in the 2005 Study	Large (1,200 dwelling) Greenfield Allocation, unlikely to come forward in the review period due to the Housing Release SPD prioritising other sites to come forward- and local opposition.
C716	Pre-application	54 Hermitage Road, Whitwick	Not Identified in the 2005 Study	Design issues may affect permission being granted- 07/09/2006
CD01	Rejected site list	Land to the East of Castle Hill	Scheduled Ancient Monument constrains development	No Change
CD02	Identified	Station Road (Elizabeth Adams Site)	Inlcuded as an Identified site	Permission for 38 dwellings approved 06/12/04
CD03	Rejected site list	Station Road	Mature trees and steep bank - unlikely to yield 10 dwellings	No Change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
CD04	Rejected site list	Land off Short Lane	Within area covered by planning permission for regional storage and distribution centre	No Change
CD06	Rejected site list	Land off the Hollow	Car park very well used and not surplus to requirements	No Change
CD07	Identified	Land East of High Street	Was an identified site in 2005	Access constraints due to ownership issues. Suggests little confidence in coming forward
CD09	Rejected site list	Land at junction of Hillside and Pinfold Gardens	Dwellings with large gardens - lots of mature trees - no reason to assume land will come forward for development	No Change
CD10	Rejected site list	Land off Hillside	Because of existing dwellings already on the site, unlikely to yield a net gain of 10 dwellings	No Change
CD11	Rejected site list	Land East of High Street	Attractive dwelling in large grounds - in Conservation Area - unlikely to yield 10 dwellings	No Change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
CD12	Rejected site list	Land West of High Street	Too small to yield net gain of 10 dwellings	No Change
CD700	Pre-application	Land to Rear of 13 Clapgun Street Castle Donington	Not Identified in the 2005 Study	Yield is below study threshold of 10
CD701	Pre-application	The Key House, 20 High Street, Castle Donington	Not Identified in the 2005 Study	Yield is below study threshold of 10
CD750	Pending application	Land adjacent 2 Church Lane. Castle Donington	Not Identified in the 2005 Study	06/01914/FUL
CH700	Pending application	Highfields Farm, No Mans Heath Rd, Chilcote	Not Identified in the 2005 Study	06/01944/FUL
CO700	Pending application	The Railway Inn, Rempstone Rd, Coleorton	Not Identified in the 2005 Study	06/01932/OUT

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
CO701	Pending application	White Lodge, 14 The Moorlands, Coleorton	Not Identified in the 2005 Study	06/01987/FUL
D700	Pre-application	61 The Green, Diseworth	Not Identified in the 2005 Study	Yield is below study threshold of 10
D701	Pre-application	Homecroft, Shakespeare Close, Diseworth	Not Identified in the 2005 Study	Yield is below study threshold of 10
D702	Pending application	61 The Green, Diseworth	Not Identified in the 2005 Study	Yield is below study threshold of 10
DO700	Pre-application	Land adjacent 20 Seals Road, Donisthorpe	Not Identified in the 2005 Study	Yield is below study threshold of 10
DO701	Pending application	Land adjacent to 15 Ashby Rd, Donisthorpe	Not Identified in the 2005 Study	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
DON700	Pre application	St Mary's Avenue, Donington Le Heath	Not Identified in the 2005 Study	
E700	Pre-application	Land at 35a Midland Road, Ellistown	Not Identified in the 2005 Study	Yield is below study threshold of 10
E701	Pre-application	Land adjacent to 12 Spencer View,Ellistown	Not Identified in the 2005 Study	Yield is below study threshold of 10
IB01	Rejected site list	2 Hinckley Road	Too small to yield 10 dwellings	No Change
IB04	Rejected site list	Land off High Street	Too small to yield 10 dwellings	No Change
IB05	Rejected site list	Land behind 107 - 121 Chapel Street	Public open space - well maintained - not surplus to requirements	No Change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
IB07	Rejected site list	41 - 51 Leicester Road	Site in commercial use	No Change
IB08	Rejected site list	South of Pretoria Road	Allotments - 90% in use	No Change
IB09	Rejected site list	Brookfields Farm	Working farm and garage	No Change
IB10	Rejected site list	High Street/Grange Road	Community business project - site in use and too small for 10 dwellings	Site now business workshops/units
IB700	Pre-application	2 Curzon Street, Ibstock	Not Identified in the 2005 Study	Yield is below study threshold of 10
IB701	Pre-application	56 Gladstone Street, Ibstock	Not Identified in the 2005 Study	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
IB702	Pending application	Land adjacent 2 Curzon Street, Ibstock	Not Identified in the 2005 Study	Yield is below study threshold of 10
K02	Identified	Land East of Packington Hill	Identified site	Study review indocates that access constraints and mutilple ownerships will prohibit site coming forward
K03	Identified	Land South of Ashby Road	Identified Site	Application for residential use approved 24/05/06
K04	Rejected site list	Land behind 20 - 52 Pleasant Place	Landlocked site - no access	No Change
K06	Identified	Land to the rear of 'The Computer Centre' Derby Rd	Identified site	Looks like POS also steep topography
K07	Rejected site list	Land North of Derby Road	Planning consent granted before base date	Site nearly complete

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
K08	Rejected site list	East of Nottingham Road	Site contains a Listed Building and number of TPOs. No potential for intensification- Old Rectory listed building still lived in and park land type landscaping with mature trees surround.	No change
K09	Rejected site list	Land rear of 78 - 100 Side Ley	Gardens in use and in multiple ownership, not promoted and may be access constraints	No residential applications for whole site but 06/00786/FUL - erection of one single storey dwelling - refused 18/07/06 r/o 92 Sideley
K10	Rejected site list	Land East of Citrus Grove	Land is part of S106 Agreement for public open space	No Change
K11	Rejected site list	South of Station Road	The site is in good commercial use	No Change
K12	Rejected site list	Bridge Farm, Station Road	Working farm and site within the floodplain	No Change
K704	Pending application	Long Lane Riding School, Long Lane, Kegworth	Not Identified in the 2005 Study	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
K707	Pending application	Rear of 71/73 Sideley, Kegworth	Not Identified in the 2005 Study	Yield is below study threshold of 10
L700	Pending application	Post Office Farm, 7 Main Street, Lockington	Not Identified in the 2005 Study	Yield is below study threshold of 10
L701	Pending application	Daleacre Farm, 1 Main Street, Lockington	Not Identified in the 2005 Study	Yield is below study threshold of 10
LW700	Pre-application	West end , Long Whatton	Not Identified in the 2005 Study	Long Whatton excluded from the study area
LW701	Pending application	Rear of 41 and 43 The Green, Long Whatton	Not Identified in the 2005 Study	Long Whatton excluded from the study area
M01	Identified	Land East of High Street	Identified site	No developer interest. Poor access. Not likely to come forward

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
M04	Identified	Land Off Rosebank View	Identified site	Residential development allowed at appeal 05/12/06
M05	Rejected site list	Land at Navigation Street	Car park very well used and not surplus to requirements	No Change
M09	Rejected site list	The Hideaway, Horses Lane	Site under construction	Under construction is 1 dwelling and detached garage (03/01726/FUL)
M700	Pre-application	40 Abney Crescent, Measham	Not Identified in the 2005 Study	Yield is below study threshold of 10
M701	Pre-application	The Poplars, 38 Burton Road, Measham	Not Identified in the 2005 Study	Yield is below study threshold of 10
M703	Pending application	Land adjacent Windy Ridge, Queens St, Measham	Not Identified in the 2005 Study	Yield is below study threshold of 10

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
M704	Pending application	Land rear of 2 Burton Rd, Measham	Not Identified in the 2005 Study	Yield is below study threshold of 10
M705	Pending application	2 Uplands Road, Measham	Not Identified in the 2005 Study	Yield is below study threshold of 10
MO01	Rejected site list	Land East of Blackfordby Lane	Moira excluded from the study	No change
MO02	Rejected site list	Sweethill Lodge, Ashby Road	Moira excluded from the study	No change
MO03	Rejected site list	Land at Newfield off Ashby Road	Moira excluded from the study	No change
MO04	Rejected site list	Land East of Measham Road	Moira excluded from the study	No change

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
MO05	Rejected site list	Land East of Bath Lane	Moira excluded from the study	No change
MO06	Rejected site list	Land North of Poplar Avenue	Moira excluded from the study	No change
MO07	Rejected site list	Coachworks, Shortheath Road	Moira excluded from the study	No change
MO700	Pending application	42 Bath Lane, Moira	Not Identified in the 2005 Study	Moira excluded from study
O700	Pending application	Forest View Farm, 97 Ashby Rd, Osgathorpe	Not Identified in the 2005 study	Ogasthorpe excluded from the study
R700	Pending application	37 Ashby Rd, Ravenstone	Not Identified in the 2005 study	Ravenstone excluded from the study

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
S700	Pending application	11 Spring Lane, Swannington	Not Identified in the 2005 Study	Swannington excluded from the study
S701	Pending application	Elm Farm, 2 Station Hill, Swannington	Not Identified in the 2005 Study	Swannington excluded from the study
SW700	Pre-application	16 Church Street, Swepstone	Not Identified in the 2005 Study	Swepstone excluded from the study
SW701	Pending application	Don Pickering, Newton Rd, Swepstone	Not Identified in the 2005 Study	Swepstone excluded from the study
T701	Pending application	111 Loughborough Rd, Thringstone	Not Identified in the 2005 study	Thringstone excuded from the study
T702	Pending application	111 Loughborough Rd, Thringstone	Not Identified in the 2005 Study	Thringstone excuded from the study

Ref	Source	Site	Reason for Rejection 2005	Reason for Rejection 2007
T703	Pending application	Land at 67 Hensons Lane, Thringstone	Not Identified in the 2005 study	hringstone excuded from the study
W700	Pre-application	84 Ashby Road, Woodville	Not Identified in the 2005 Study	Woodville excluded from the study
W701	Pending application	Land adjacent 92, Ashby Rd, Woodville	Not Identified in the 2005 Study	Woodville excluded from the study
WD701	Pending application	Land adjacent 92 Ashby Road, Woodville	Not identified in the 2005 study	Yield is below study threshold of 10

Appendix 3
Site yield summary table

Ref	Address	Settlement	Final density	Yield 2007 - 2012	Yield 2012 - 2017	Yield 2017 - 2026	Area (ha)
M2	Former Youth Club and Land West of High Street	Measham	53	24	0	0	1.4
M3	Land to the rear of Nos. 34-54 Chapel Street	Measham	40	0	31	0	0.8
M6	Land Off New Street	Measham	34	19	0	0	0.8
M8	Land off New Street	Measham	40	16	0	0	0.4
M702	Land to North East of Atherstone Rd, Measham	Measham	39	0	410	0	10.5
M703	3a New Street Measham	Measham	85	10	0	0	0.2
A3	United Biscuits, The Callis	Ashby De La Zouch	47	146	0	0	3.1
A704	Land (to the east) at Leicester Rd, Ashby	Ashby De La Zouch	29	200	259	0	15.63
A706	5 Kilwardby Street, Ashby	Ashby De La Zouch	50	15	0	0	0.3
A709	2-2a Derby Road Ashby	Ashby De La Zouch	100	10	0	0	0.1

Ref	Address	Settlement	Final density	Yield 2007 - 2012	Yield 2012 - 2017	Yield 2017 - 2026	Area (ha)
C3	Land at St Mary's Avenue, Donington le Heath	Coalville	40	12	0	0	0.3
C5	103-107 Central Road, Hugglescote	Coalville	40	12	0	0	0.3
C8	The Old Foundry-Bridge Road/Scotlands Road	Coalville	50	15	0	0	0.3
C9	Council Depot- Highfield Street	Coalville	50		26		0.5
C12	Land Adj to 'Minnesota's' Broom Leys Road	Coalville	40	0	12	0	0.3
C23	Land Off Ashby Road	Coalville	40	0	12	0	0.3
C25	Land at 148 Ashby Road	Coalville	31	69	0	0	2.24
C26	Land at Wolsey Road	Coalville	66	0	28	0	2.1
C27	Part of Snibston Discovery Park	Coalville	30	27	0	0	0.9
C33	Land at 100 North Street, Whitwick	Coalville	35	14	0	0	0.4

Ref	Address	Settlement	Final density	Yield 2007 - 2012	Yield 2012 - 2017	Yield 2017 - 2026	Area (ha)
C700	Enterprise House, Ashby Road, Coalville	Coalville	50	0	30	0	0.6
C705	Land at Ashby Road, Coalville	Coalville	50	0	15	0	0.3
C707	Land adjoining Discovery Park, Ashby Rd Coalville	Coalville	50	46	0	0	1
Ib6	Land Between 112 & 128 Melbourne Road	Ibstock	50	0	10	0	0.2
Ib2	Land Off High Street	Ibstock	30	0	30	0	1
Ib3	Poplar Farm , High Street	Ibstock	44	0	13	0	0.3
CD5	Land North of Towles Pasture	Castle Donington	35	17	0	0	0.5
CD702	Land to rear of Donington Mill, Station Rd, Castle Donington	Castle Donington	40	12	0	0	0.3
K1	58 Station Road, Kegworth	Kegworth	80	12	0	0	0.2
K5	Computer Centre, Derby Road	Kegworth	40	0	0	184	4.6

Ref	Address	Settlement	Final density	Yield 2007 - 2012	Yield 2012 - 2017	Yield 2017 - 2026	Area (ha)
K700	61-63 Ashby Road, Kegworth	Kegworth	36	0	32	0	0.9
K703	Brookes Machine Tools Ltd, 2 Derby Rd, Kegworth	Kegworth	160	0	10	0	0.1
K705	Slack and Parr Ltd, Long Lane, Kegworth	Kegworth	40	0	236	0	5.9
C800	Number 46 and Land to the rear of London Road	Coalville	40	24	0	0	0.6
C801	Land at Cropston Drive	Coalville	50	15	0	0	0.3

Yield 2007 - 2012	Yield 2012 - 2017	Yield 2017 - 2026	Area (ha)
715	1154	184	57.67

Appendix 5
Sites with planning permission

Small Sites with Planning Permission as at 1.4.07

Address	NS	Status	BF	GF
LAND ADJ 205 OCCUPATION ROAD ALBERT VILLAGE	1			1
69 OCCUPATION ROAD ALBERT VILLAGE	2	Outline	2	
REAR OF 54 MAIN STREET ALBERT VILLAGE	1			1
NIXONS GARAGE NEW ROAD APPLEBY MAGNA	1		1	
5-7 BATH STREET, ASHBY	1		1	
45 TAMWORTH ROAD ASHBY	1		1	
8 GRANGE CLOSE ASHBY	1		1	
23A LOWER CHURCH STREET ASHBY	2		2	
1/1A UPPER CHURCH ST ASHBY	2		2	
10A BATH STREET ASHBY	1		1	
20 ABBEY DRIVE ASHBY	1		1	
MILL HOUSE 109 NOTTINGHAM RD ASHBY	1			1
3, 4 AND 5 STATION MEWS ASHBY	3			3
R/O 8-10 MARKET STREET ASHBY	8		8	
MILL FARM LOWER PACKINGTON RD ASHBY	8		8	
LAND ADJ 39 STALEY AVENUE, ASHBY	3	Outline	3	
LAND REAR OF 42 UPPER PACKINGTON ROAD ASHBY	1		1	
BEGGARY NOOK SOUTH LANE BARDON	1		1	
LAND ADJ THE FIRS BEVERIDGE LANE BARDON	1		1	
ADJ 2 THE TOFT MILL LANE BELTON	1		1	
LAND ADJ'ING AND ADJ'ENT 49 & 55 LONG STREET, BELTON	4	Outline		4
THE GOLF HOUSE DONINGTON PARK PARK LANE CASTLE DONINGTON	1		1	
LAND ADJOINING 56 THE SPITAL CASTLE DONINGTON	1		1	
ADJACENT TO 14 CAMPION HILL CASTLE DONINGTON	1			1
LAND REAR OF 88 HIGH STREET CASTLE DONINGTON	1		1	
DELVEN HOTEL, 12 DELVEN LANE CASTLE DONINGTON	6		6	
LAND R/O 69 PARK LANE, CASTLE DONINGTON	1	Outline		1
LAND R/O 67 HIGH STREET, CASTLE DONINGTON	3	Outline	3	
HURST FARM NETHERSEAL ROAD CHILCOTE	2		2	
2 & 2A HOTEL STREET COALVILLE	2		2	
37 LONDON ROAD COALVILLE	1		1	
LAND ADJACENT 398 ASHBY ROAD COALVILLE	1		1	
35 LONDON ROAD COALVILLE	1		1	
ADJ 27 ST SAVIOURS ROAD COALVILLE	1			1
110 BROOM LEYS ROAD COALVILLE	1		1	
1 MARGARET STREET COALVILLE	1		1	
49/51 BELVOIR ROAD COALVILLE	2		2	
MARLBOROUGH CENTRE MARL SQ COALVILLE	2		2	
18 CHARNWOOD STREET COALVILLE	4		4	
337 ASHBY ROAD, COALVILLE	6		6	
LAND REAR OF 194 & 196 BRADGATE DRIVE, COALVILLE	4	Outline	4	
LAND ADJOINING 2 BROOM LEYS ROAD, COALVILLE	1	Outline		1
REAR OF 120 THE MOOR COLEORTON	1		1	
MOOR FARM, 182 THE MOOR, COLEORTON	2		2	
GINN STABLES FARM OUTWOODS LANE COLEORTON	3			3
13 HALL GATE AT SAXELBY DISEWORTH	2			2
ADJ THE HOLLIES MIDLAND ROAD ELLISTOWN	2		3	
LAND REAR OF 67 WHITEHILL ROAD, ELLISTOWN	2	Outline	2	
211 WHITEHILL ROAD, ELLISTOWN	1	Outline	1	
HOME FARM 5 NEWTON ROAD HEATHER	8		8	
3 RAVENSTONE ROAD, HEATHER	1	Outline		1
201 AND 205 FOREST ROAD HUGGLESCOTE	2		2	

Address	NS	Status	BF	GF
ADJ 133 STATION ROAD HUGGLESCOTE	1		1	
181 CRESCENT RD HUGGLESCOTE	1		1	
172 ASHBURTON ROAD HUGGLESCOTE	1		1	
CARAVAN PARK 2 FOREST ROAD HUGGLESCOTE	9		9	
LAND ADJACENT TO 27 LOCKINGTON LANE HEMINGTON	1		1	
REAR OF 37 REDLANDS IBSTOCK	1		1	
ADJ 2 CURZON STREET IBSTOCK	2		2	
LAND R/O 172 MELBOURNE ROAD, IBSTOCK	2	Outline		2
REAR OF 216 & 218 MELBOURNE ROAD, IBSTOCK	1	Outline		1
WESLEYAN REFORM CHURCH, MELBOURNE ROAD, IBSTOCK	2	Outline		2
1 DERBY ROAD KEGWORTH	1		1	
LAND ADJACENT TO 7 DRAGWELL KEGWORTH	1		1	
ADJOINING 14 LONDON ROAD KEGWORTH	1		1	
22 BROADHILL ROAD, KEGWORTH	1	Outline	1	
102 WHATTON ROAD, KEGWORTH	1	Outline	1	
LAND ADJ 20 NEW STREET, KEGWORTH	1	Outline	1	
27 WEST END LONG WHATTON	1			1
CLOCK MILL FARM SWEPSTONE ROAD MEASHAM	1			1
DISHLEY FARM, SWEPSTONE ROAD MEASHAM	1			1
LAND ADJOINING WINDY RIDGE MEASHAM	1		1	
LAND ADJ 36 THE CROFT MEASHAM	4			4
8 BOSWORTH ROAD MEASHAM	3		3	
67 HIGH STREET MEASHAM	9		9	
72 BOSWORTH ROAD MEASHAM	2		2	
7 SHACKLAND DRIVE MEASHAM	1	Outline	1	
2 UPLANDS ROAD, MEASHAM	1	Outline	1	
LAND AT SHORTHEATH ROAD MOIRA	1		1	
6 RAWDON ROAD MOIRA	3		3	
LAND ADJOINING 42 BATH LANE MOIRA	4			4
LAND ADJ No2 NORRIS HILL, MOIRA	1	Outline		1
LAND ADJ 215 ASHBY ROAD,MOIRA	1	Outline		1
HILL TOP COTTAGES, MAIN STREET, NORMANTON LE HEATH	1	Outline	1	
ADJ. TO 73 SCHOOL STREET OAKTHORPE	1			1
ADJ. GINN STABLES OAKTHORPE	7			7
THE GABLES MAIN STREET OSGATHORPE	1			1
THE ROYAL OAK, 20 MAIN STREET OSGATHORPE	1		1	
LAND ADJOINING 124 ASHBY ROAD, OSGATHORPE	1	Outline	1	
PLOT 1 MANOR FARM, CHURCH LANE, OSGATHORPE	1		1	
2 MILL STREET PACKINGTON	1		1	
37 ASHBY ROAD RAVENSTONE	1		1	
THE STONE HOUSE 53-57 MAIN STREET SWANNINGTON	1		1	
7 FOAN HILL, SWANNINGTON	1	Outline	1	
5 MAIN STREET, SWANNINGTON	1	Outline	1	
BARN AT UPPERFIELDS FARMHOUSE SWEPSTONE	1		1	
PLOT A 111 LOUGHBROUGH RD THRINGSTONE	1		1	
ADJ 111 LOUGHBOROUGH ROAD THRINGSTONE	3		3	
67 HENSONS LANE, THRINGSTONE	4		4	
WHITWICK METHODIST CHURCH, HALL LANE, WHITWICK	3	Outline	3	
LAND ADJ 9 CADEMAN STREET, WHITWICK	4	Outline	4	
ADJ 94 HALL LANE WHITWICK	1		1	
LONDIS STORE 2 TALBOT STREET WHITWICK	2		2	
2 SILVER STREET WHITWICK	3		3	
ADJ 92 ASHBY ROAD WOODVILLE	1			1
LAND AT ASHBY ROAD, WOODVILLE	1	Outline	1	

TOTAL SMALL SITES	**215**	**0**	**168**	**48**

large sites with Planning Permission as at 1.4.07

SITE LOCATION	STATUS 31.03.06	SITE AREA (HA)	CAPACITY DWGS (A)	P.P	U/C AT 31.03.07	TOTAL AVAIL	EST 2007-08	EST 2008-09	EST 2009-10	EST 2010-11	EST 2011-12	TOTAL 2007-12
Ashby de la Zouch												
50 Tamworth Road	FULL	0.22	14		14	14	14					14
Former Transmitton, Smisby Road	O/L	6.00	83	83		83		10	25	25	23	83
Moores Transport, Nottingham Rd	U/C	1.60	70	38	27	65	30	35				65
Former Haywards Motors, Station Rd	FULL	0.10	57	57		57		30	27			57
Sovereign House, Off Smisby Road	FULL	0.62	24	24		24			15	9		24
Coalville												
Cropston Drive	FULL	7.49	269	27	36	63	63					63
Ashby Road/Kendrick Close	FULL	0.55	24		5	5	5					5
Stephenson College Bridge Road	U/C	3.08	155	80	74	154	70	60	24			154
Whitwick												
Lakeside Industrial Estate Hermitage Road	U/C	0.89	45		8	8	8					8
Parsonwood Hill	FULL	0.64	12	12		12			12			12
North Street/The Dumps	O/L		24	24		24		5	15	4		24
Measham												
Land Rear of Orchard Way	O/L	1.54	41	41		41		10	31			41
Kegworth												
Whiteholme 63 Ashby Road	O/L	0.85	26	26		26				10	16	26
Belton												
The George, Market Place	FULL	0.10	13	13		13						0
Donisthorpe												
Former Garage Moira Road	U/C	0.35	16		8	8	8					8
Long Whatton												
Main Street	FULL	0.25	11	11		11		11				11
Haulage Yard, West End	FULL	0.56	19	19		19			10	9		19
DISTRICT TOTAL (A)		**24.84**	**903.00**	**455.00**	**172.00**	**627.00**	**198.00**	**161.00**	**159.00**	**57.00**	**39.00**	**614.00**

Appendix 6
Tables of figures for large and small site completions

Brownfield completions on large sites

	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7*
Ashby de la Zouch	7	14	0	0	0		9	12	10	43	89
Coalville	1	0	40	107	41	62	14	0	53	34	135
Castle Donington	0							0	0	153	4
Ibstock	0	0	0	0	0	0	13	0	0	24	0
Measham	0	0	0	0	0	4	14		0	0	0
Kegworth											3
Total	**8**	**14**	**40**	**107**	**41**	**66**	**50**	**12**	**63**	**254**	**231**

Total 886 dwellings

Ave per annum (11 Yrs) 81
Average (last 5 yrs) 122
Average (last 3 years) 183

* Source: RLAlarge2007.xls provided by NWLDC May 2007

Brownfield completions on small sites

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7*
Ashby de la Zouch		3	2	5	5	9	3	10
Coalville	4	18	24	10	18	9	13	22
Ibstock			10	4	2	5	8	2
Kegworth		1	2		6	4	2	3
Measham	6	4	8	10	2	23	2	
Castle Donington	9	1		2	1	7	6	5
Total	**19**	**27**	**46**	**31**	**34**	**57**	**34**	**42**

Total 290 dwellings

Ave per annum (8 yrs) 36
Average (last 5 yrs) 40
Average (last 3 years) 44

*Source: HousingFigsTemplate.xls supplied by NWLDC May 07

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Appendix 1
Settlement maps showing sites and settlements boundaries

Ashby De La Zouch

A3

A709

A706

A704

N

Scale 1:10000

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Castle Donington

CD702

CD5

N

Scale 1:8000

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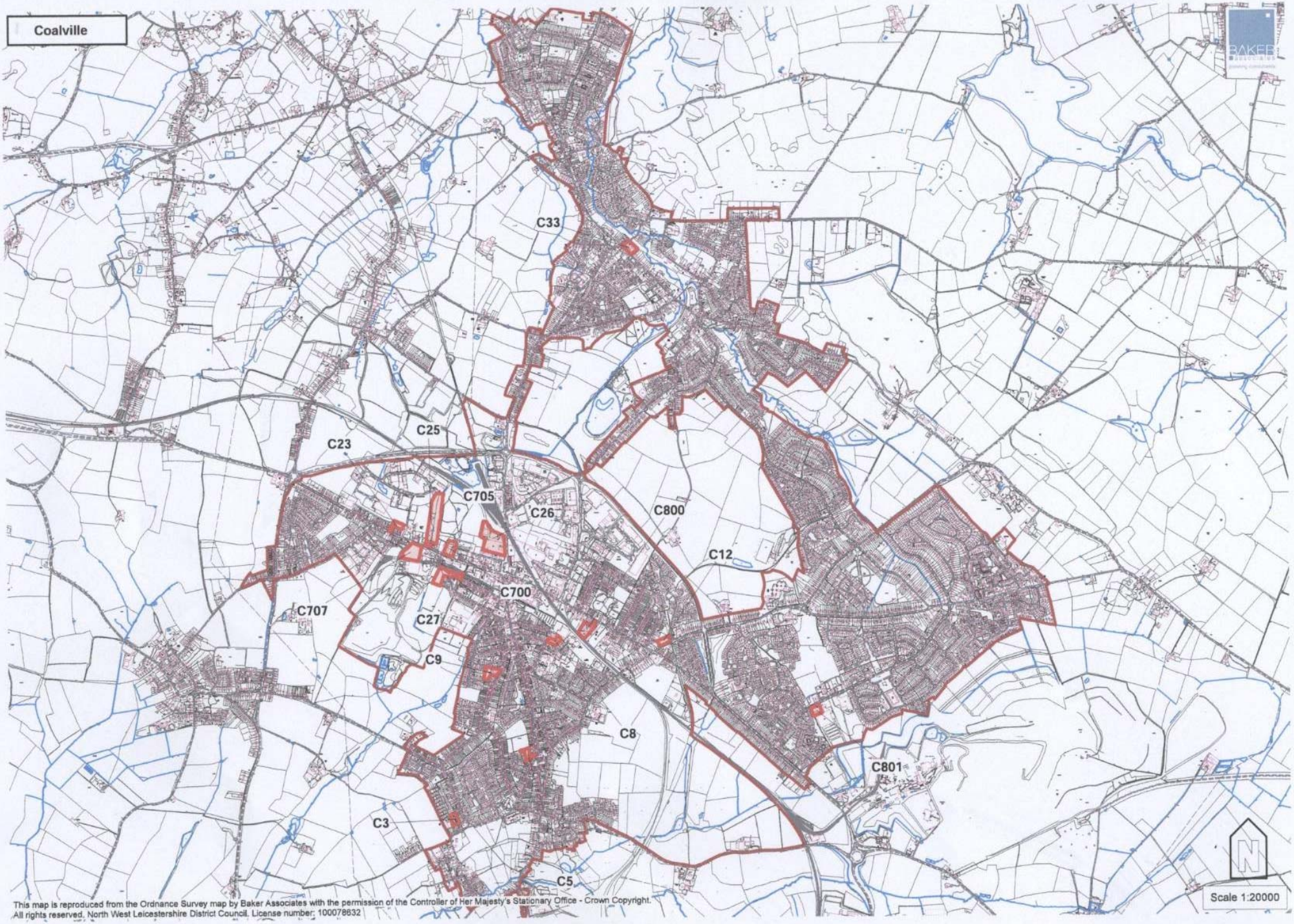

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Ibstock

Ib6

Ib2

Ib3

N

Scale 1:6500

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Kegworth

K705

K1

K5

K700

K703

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N

Scale 1:6000

Measham

M6

M8

M703

M3

M2

M702

N

Scale 1:8500

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Appendix 4
Opportunity site analysis forms

Address	Site ref	Area ha
United Biscuits, The Callis	A3	3.1

Settlement

Ashby De La Zouch

Source

Identified site 2005

Description	Site access
The site comprises an abandoned former biscuit factory that closed in 2004. The Council's normal policy is to require applicants to demonstrate over a reasonable period (normally 12 months) that the site has been actively marketed for employment use. It has been marketed by local surveyors since July 2004 without success. The site now has a detailed planning application on it subject to s106 agreements being signed (app 05/01802) for 146 dwellings. The site is now in the process of being cleared, and demolition has commenced.The site is adjacent to existing housing, a school, a park, and an employment site (a soap factory) to the south. There has also been a small new housing development adjacent. The site is in a relatively central location within the town, close to local amentities and situated on a main route through the settlement.	Vehicular access is via Smisby Road in the west of the site. There is also potential to create / enhance pedestrian connections to the north and south.

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium/high density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking into account the character of the area and surrounding development

Details of contraints on site

Access point is on a bend of a busy road, but this has been used by commercial vehicles until recently. A culverted brook runs across the middle of the site. There is a good opportunity to increase pedestrian permeability in this part of the town with improved access to schools from residential areas

Suitable type of development eg mixed use,flats,family homes etc

This site would be able to support medium to high density development, given its proximity to the town centre and the character of the existing area- including flats, townhouses, and terraced dwellings on 2 - 3 storeys

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
155	124	93	146	0	0

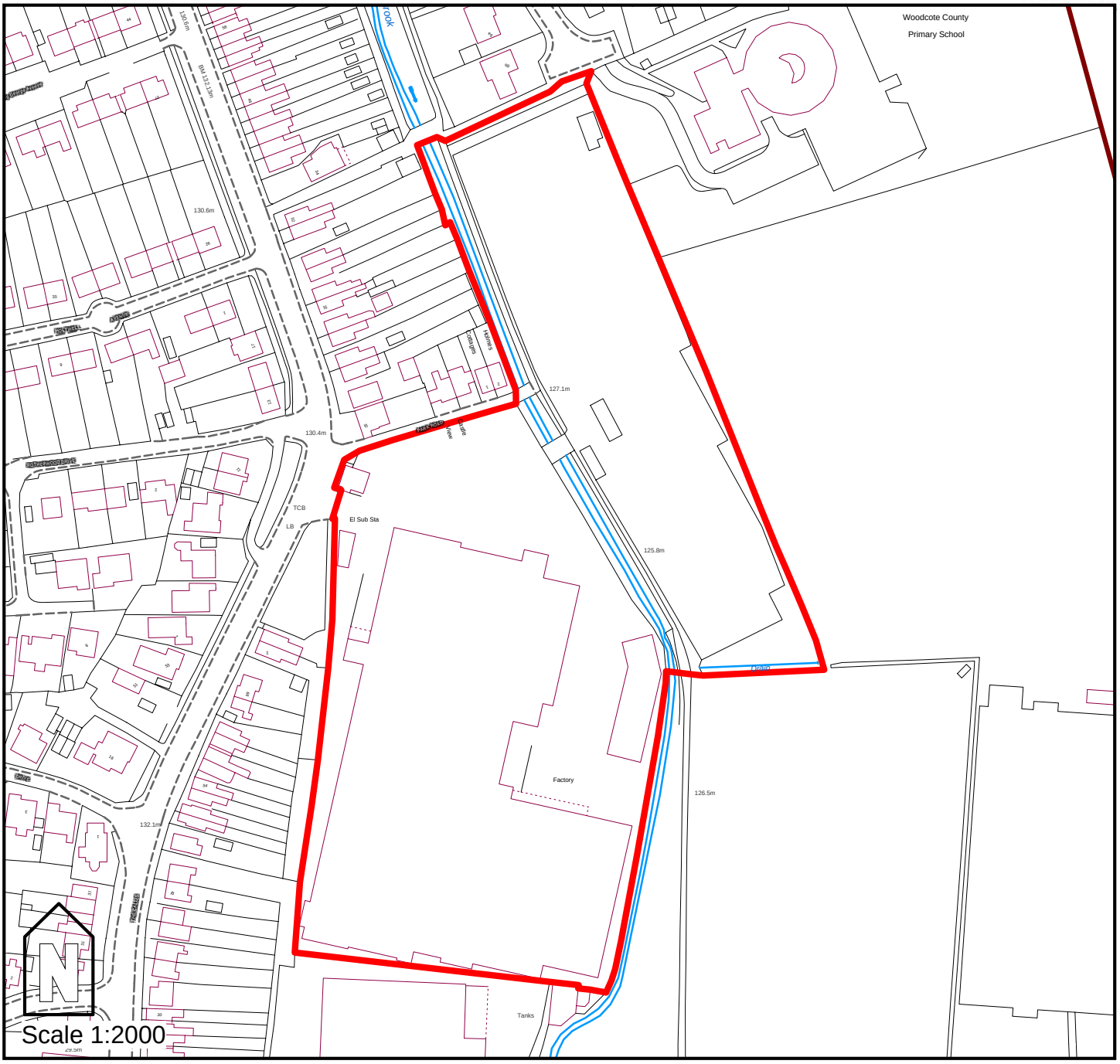
Conclusion and justification

The site is most suitable for medium to high density development. It lies within walking distance of the town centre and close to a range of services and facilities. The application on the site is at a stage where development could be permitted and commence within the shortest time frame.

Final density	Final suggested yield for site
47	146

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ashby De La Zouch: A3



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Address	Site ref	Area ha
Land (to the east) at Leicester Rd, Ashby	A704	15.63

Settlement

Ashby De La Zouch

Source

Pending application/ Local Plan Allocations

Description	Site access
The site is actually two Local Plan Allocations which comprises of H4a and b. There has been a previous outline application for Residential Development 00/01135/OUT on only site H4b, however, there is now a pending application 06/01928/FUL for erection of 459 no. dwellings on both sites H4a and b; with associated garaging/parking along with construction of access roads and parking areas and formation of open space and landscaping. The site is an existing dwelling with associated parking, and turning area. The rest of the site is greenfield land, which on three sides backs onto existing residential estates. There is slightly sloping topography down towards the river. The site is located on the south east periphery of the settlement- but is still relatively close to local amentities and services and a main transport route.	Various points of possible access- the one included in the application is the house off Leicester Road, the other two potentially could lead from the existing residential in the south westerly corner. The Highways Agency comments that the site has the potential to impact upon the Trunk Road Network (TRN). The Highway Authority comments that a Traffic/Transport Impact Assessment would be required to assess type and suitability of surrounding road network and to identify possible alternative transport mode measures that could be incorporated into the development. Previous discussions have been on the basis of 200-300 dwellings therefore the capacity now being considered is substantially more. Also note that other recent proposals have led to concern from the Highways Agency.

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at relatively low density for mainly 2-storey (semi-detached and) detached housing, taking into account the character of the area and surrounding development

Details of contraints on site

The topography does slope quite significantly down to the river- towards the motorway junction. The Environment Agency comments that part of site in Flood Zone 2 and 3. Development in Zone 3 should be restricted to public open space/bio diversity enhancement. There is a stream along south eastern boundary of site drains to the Gilwiskaw Brook and then in to the River Mease which is designated as a Special Area of Conservation in accordance with European Habitats Directive 92/443/EEC. There is therefore a need to ensure that any development would not have any adverse effects on the quality and quantity of water in the River Mease

Suitable type of development eg mixed use,flats,family homes etc

Situated within existing residential areas- this could potentially accommodate low to medium density development due to its peripheral location- mainly 2-storey (semi-detached and) detached housing

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
780	624	468	200	259	0

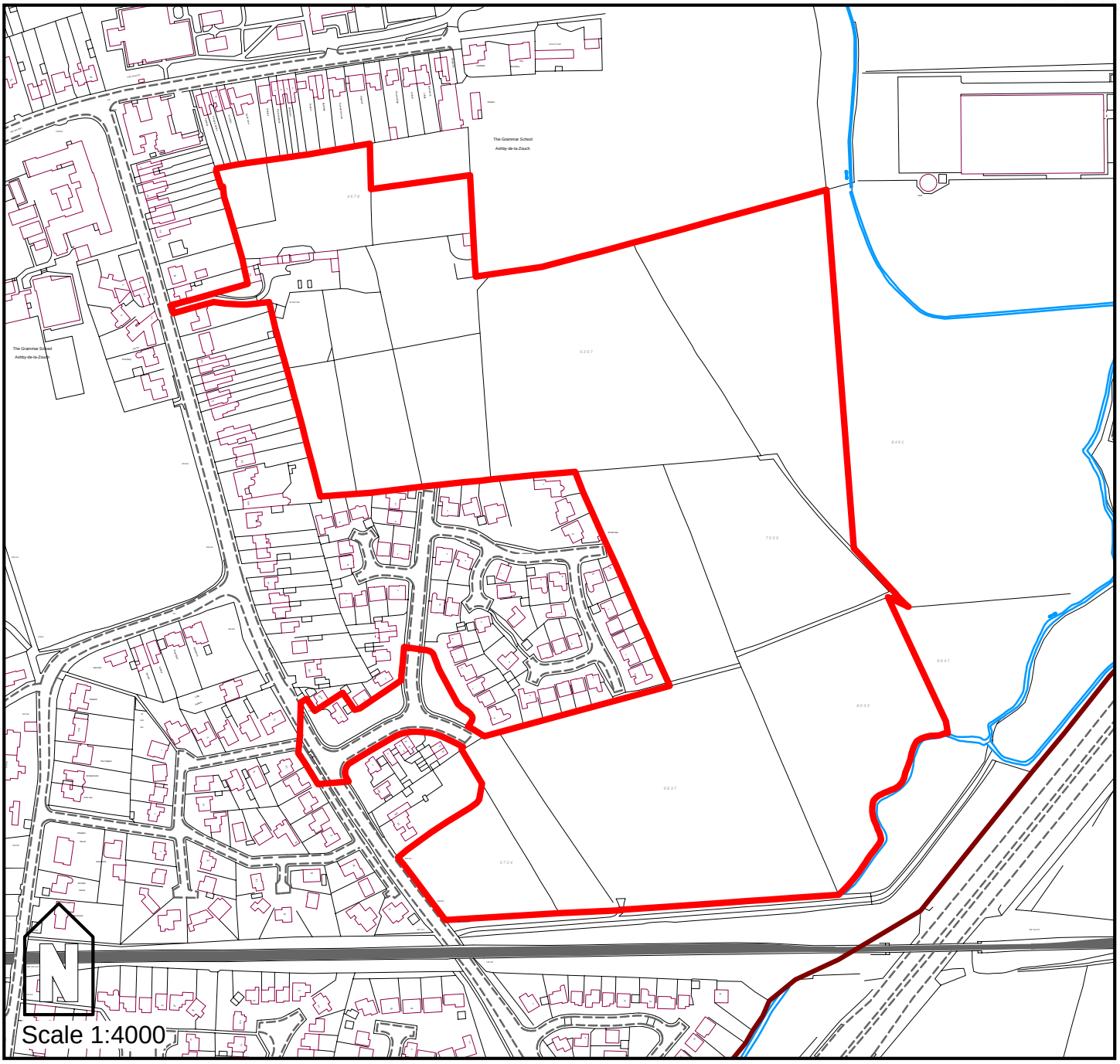
Conclusion and justification

Local Plan allocation, and a very large site. It is therefore considered that the second timeframe might be appropriate. Meduim densities could be achived here, given its location on the edge of the town on greenfield land.

Final density	Final suggested yield for site
29	459

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ashby De La Zouch: A704



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Address	Site ref	Area ha
5 Kilwardby Street, Ashby	A706	0.3

Settlement

Ashby De La Zouch

Source

Pending application

Description	Site access
The site comprises of old council buildings, facing onto the road, behind which is a yard, with a high red brick wall surrounding.The site is flat and lies within Ashby town centre. To the west is an area which has recently been developed; comprising of a series of mews style houses with associated footpath and vehicular access off Kilwardby Street. To the north, south and east are a range of shops and services established within the town centre. Nearby buildings range from 2/3 storeys. The site is also within the Ashby de la Zouch Conservation Area. The site is currently owned by the County Council and is surplus to their requirements. It is being promoted, pending a decision, as a possible mixed use development incorporating a minimum of 10 dwellings, and with the potential to accommodate apartments and individual houses. (06/01777/FUL) The site is close to the town centre and local amenities and services, it has good connectivity to the settlement, and is situated along the main route through the town.	Directly from Kilwardby Street

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking into account the character of the area and surrounding development

Details of contraints on site

Access onto the main road through Ashby Conservation Area.

Suitable type of development eg mixed use,flats,family homes etc

High density development would be suitable here due to the sites central location and the surrounding character- housing consisting mainly of 1 and 2-bed flats, with some town houses

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	15	0	0

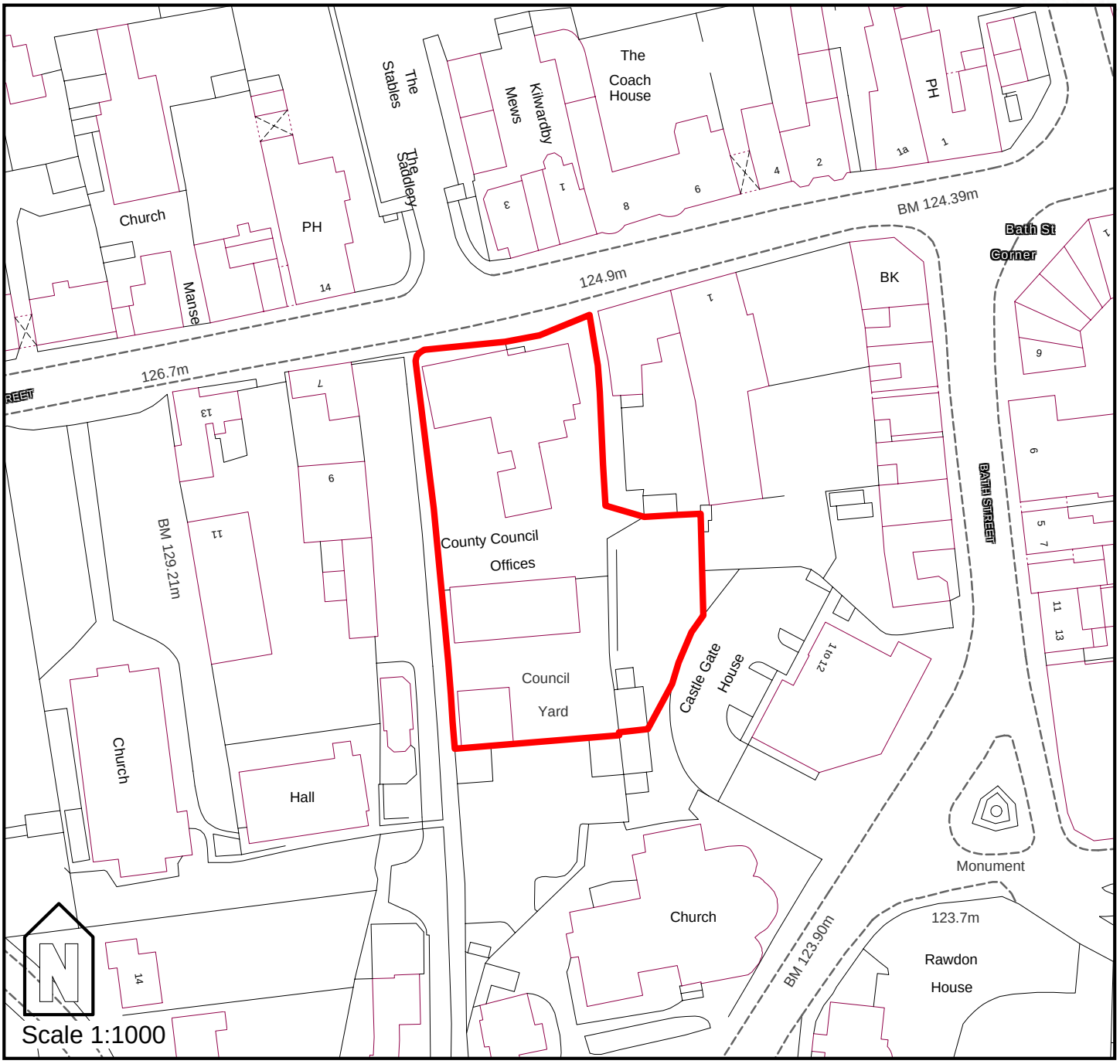
Conclusion and justification

The application has since been withdrawn but the site is still seen as being suitable for smaller residential units including apartments. Active frontage ground floor uses could be incorporated into the development.

Final density	Final suggested yield for site
50	15

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ashby De La Zouch: A706



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Address	Site ref	Area ha
2-2a Derby Road Ashby	A709	0.1

Settlement

Ashby De La Zouch

Source

Pending application

Description	Site access
This site comprises of a series of storage type warehouses/ shop frontage onto the road. The site is part of a small industrial area running along the road with a large Somerfields supermarket and car park opposite. It is also in close proximity to residential areas which surround the site in the town centre. There is a pending application of the demolition of existing & erection of 3 storey building with 3 units for A2/A3/A4/A5 use plus 13 flats (07/001/24/FUL). The site is situated in the centre of the settlement and in close proximity to local services and amenities. The site is also located near several main routes through the town.	From Derby Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

Off Derby Road- this is a narrow road which could possibly limit the density of development.

Suitable type of development eg mixed use,flats,family homes etc

This site is located in the town centre and so would potentially be suitable to cope with the higher end of the suggested development densities. The existing residential uses in the area are medium density, mainly semi detached housing and some terraced. But due to location the site could suit high density development consisting mainly of 1 and 2-bed flats, with some town houses

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
5	4	3	10	0	0

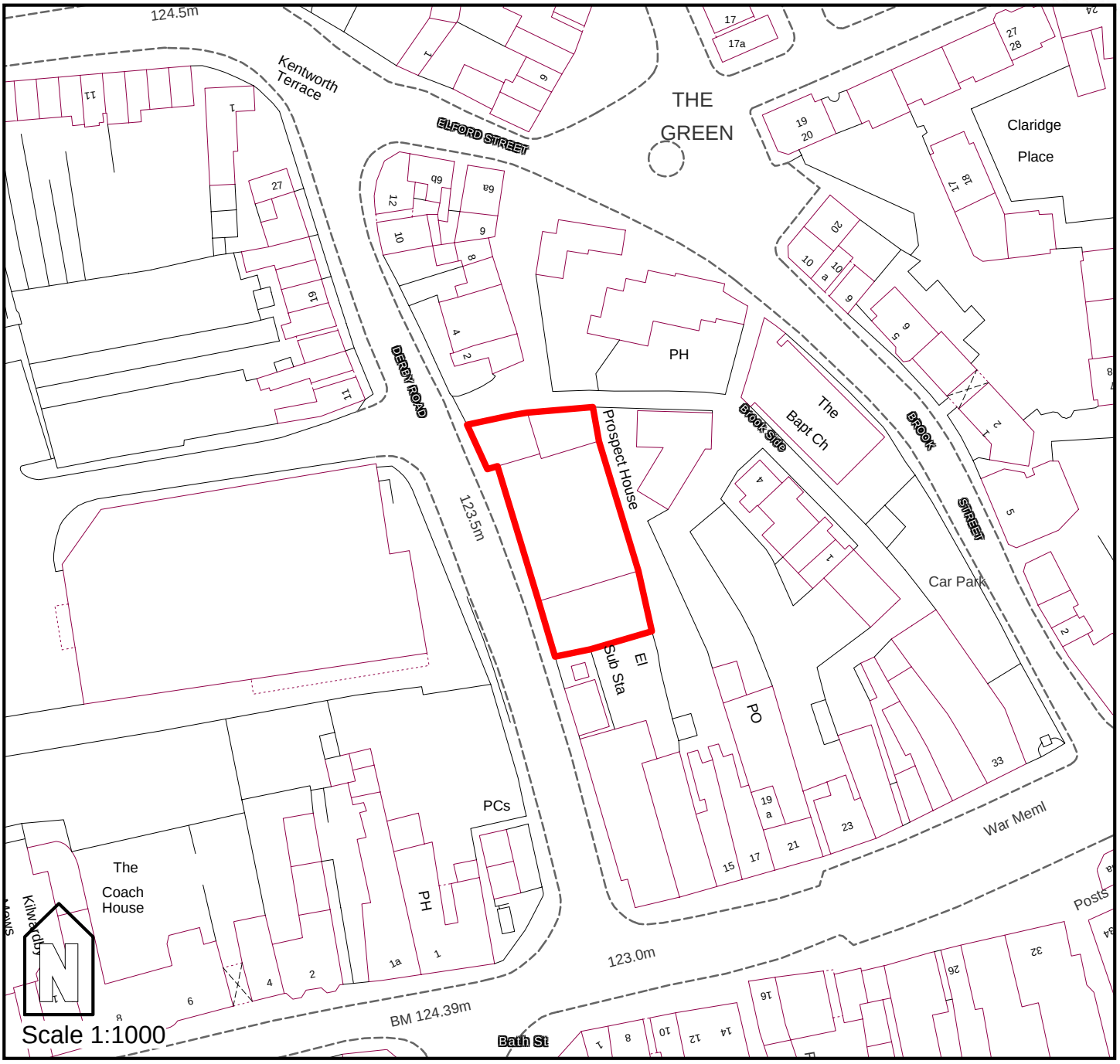
Conclusion and justification

Due to the nature of the site the very high density development is justified here- as seen by the pending appliation figure of 13. However, we have suggested a slightly lower density to retain some element of the surrounding uses and character. It is considered likely to come forward in the 2007-2012 time period due to the demand in Ashby.

Final density	Final suggested yield for site
100	10

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ashby De La Zouch: A709



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Address	Site ref	Area ha
Land at St Mary's Avenue, Donington le Heath	C3	0.3

Settlement

Coalville

Source

Identified site 2005

Description	Site access
The site is currently occupied by a number of concrete garages, some of which are run down. The garage court is owned by North West Leicestershire District Council. The site is surrounded on all sides by residential development and is located close to the southwestern edge of the urban area of Coalville. There are preapplication discussions surrounding the site, proposing flats and bungalows. The site is located on the south western edge of the town and near a main transport route. The site is situated in relatively close proximity to some local services.	St Mary's Avenue

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Replacement for the few remaining garages may need to be accommodated on site although the numbers involved are not clear.

Suitable type of development eg mixed use,flats,family homes etc

Medium density housing to compliment existing housing which reflects the location of the site- development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing would be suitable.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	12	0	0

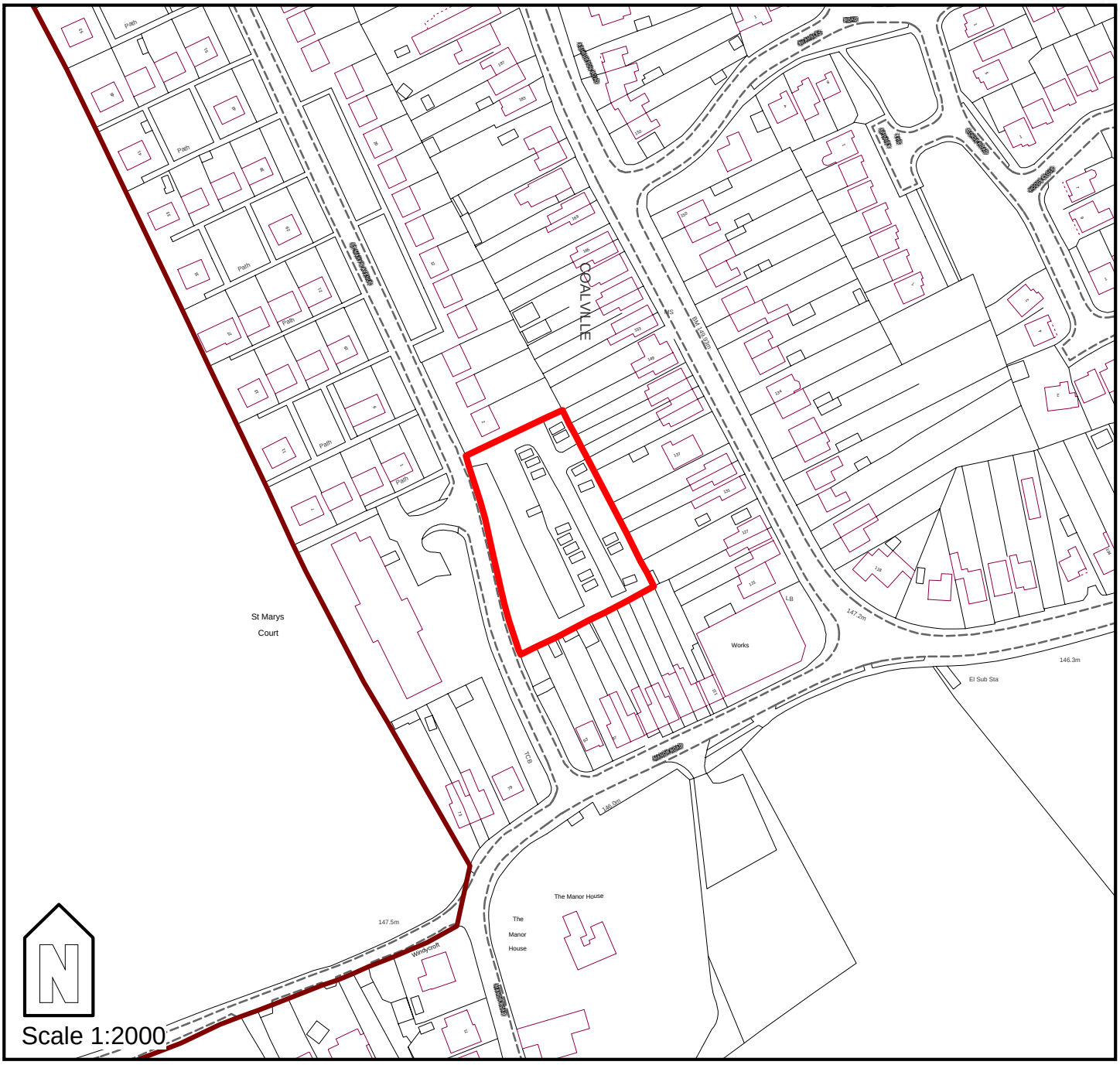
Conclusion and justification

The site is considered suitable for residential development, however there is a need to provide some garages which may restrict the developable area. It is at present in use as a garage court, but is very run down and could therefore come forward for development before 2012.

Final density	Final suggested yield for site
40	12

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C3



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Address	Site ref	Area ha
103-107 Central Road, Hugglescote	C5	0.3

Settlement

Coalville

Source

Identified site 2005

Description	Site access
The site is currently occupied by a Motorcycle side car manufacturer. It is located within the older residential area of Coalville which includes a number of higher density (terraced) 2 storey housing. The site is flat. There was a pending application on the site which was withdrawn due to a highway objection. A new outline application has been submitted for eleven dwellings (07/00308/OUT). The site is located on the southern edge of the town and near a main transport route. The site is situated in relatively close proximity to local services.	From Central Road. Site is on a corner so access may be constrained

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Access opens onto Central Road at a point just north of a junction

Suitable type of development eg mixed use,flats,family homes etc

Medium density terraced housing, and potentially some 2 storey apartments.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	12	0	0

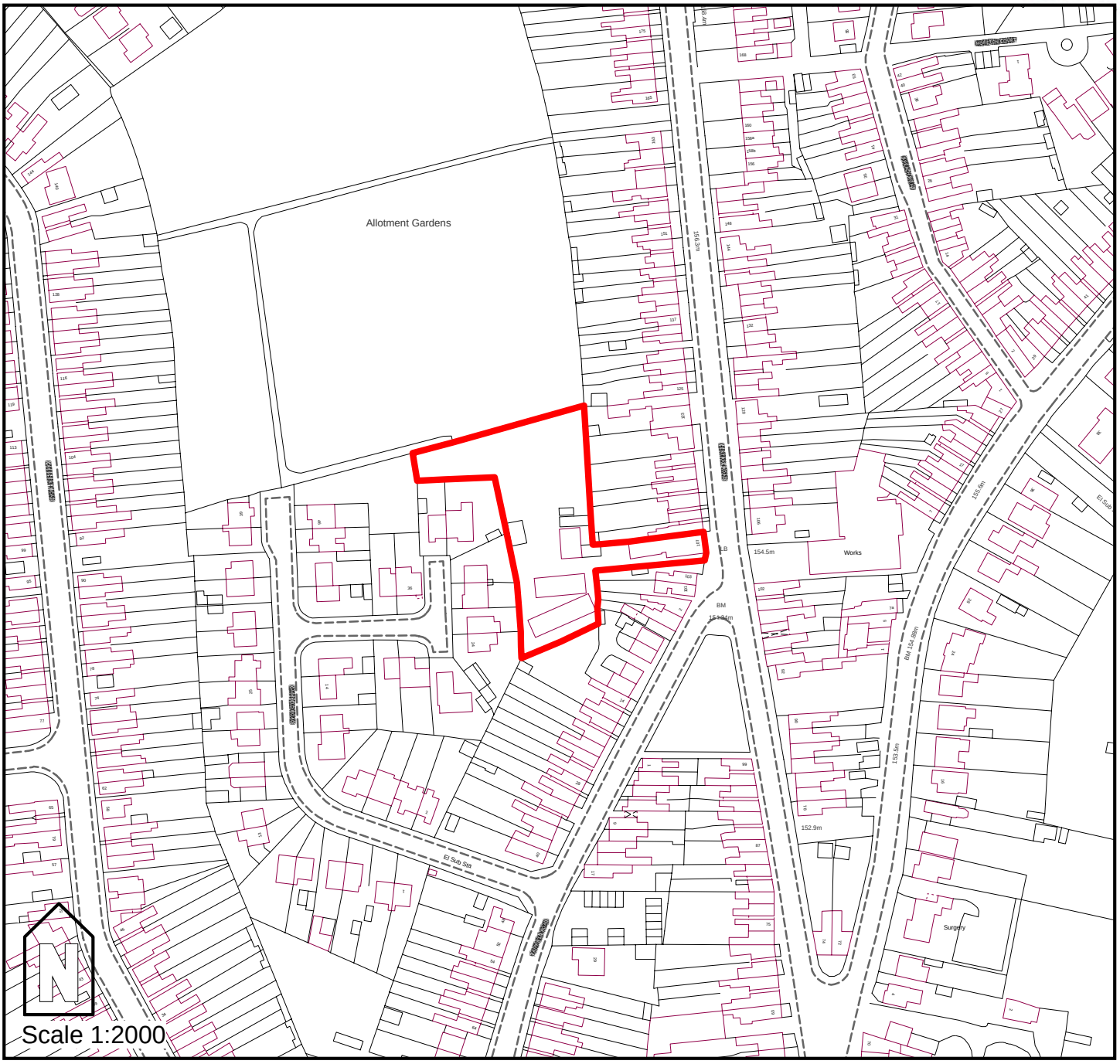
Conclusion and justification

Site is within a more densely developed area of the town, and is suited to development of smaller homes and 2 storey apartments. It is anticipated that this site could come forward in the period 2007 - 2012.

Final density	Final suggested yield for site
40	12

NORTH WEST LEICESTERSHIRE HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C5



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Address	Site ref	Area ha
The Old Foundry-Bridge Road/Scotlands Road	C8	0.3

Settlement

Coalville

Source

Identified site 2005

Description	Site access
Site is currently occupied by a disused commercial building/ former foundry. It is located very close to the Town Centre on flat land. To the east, west and south is higher density residential development (older terraced housing). To the north is a supermarket. There is currently an outline application 03/00401on the subject to a S106 agreement.There has been some concern about the impact on residents of any future dwellings on the site. Hence discussions have previously taken place regarding the prospect of single aspect units on the site. The site is located in the town centre and this would imply higher density levels, although adjacent housing is small scale (2 storey). The site is located in a central location within Coalville in very close proximity to the town centre and its local services and amenities. It is also situated near main routes through the town.	From Bridge Rd or Scotlands Rd

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

Suitable type of development eg mixed use,flats,family homes etc

High density development plausible here due to the central location- housing consisting mainly of 1 and 2-bed flats, with some town houses would be appropriate.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	15	0	0

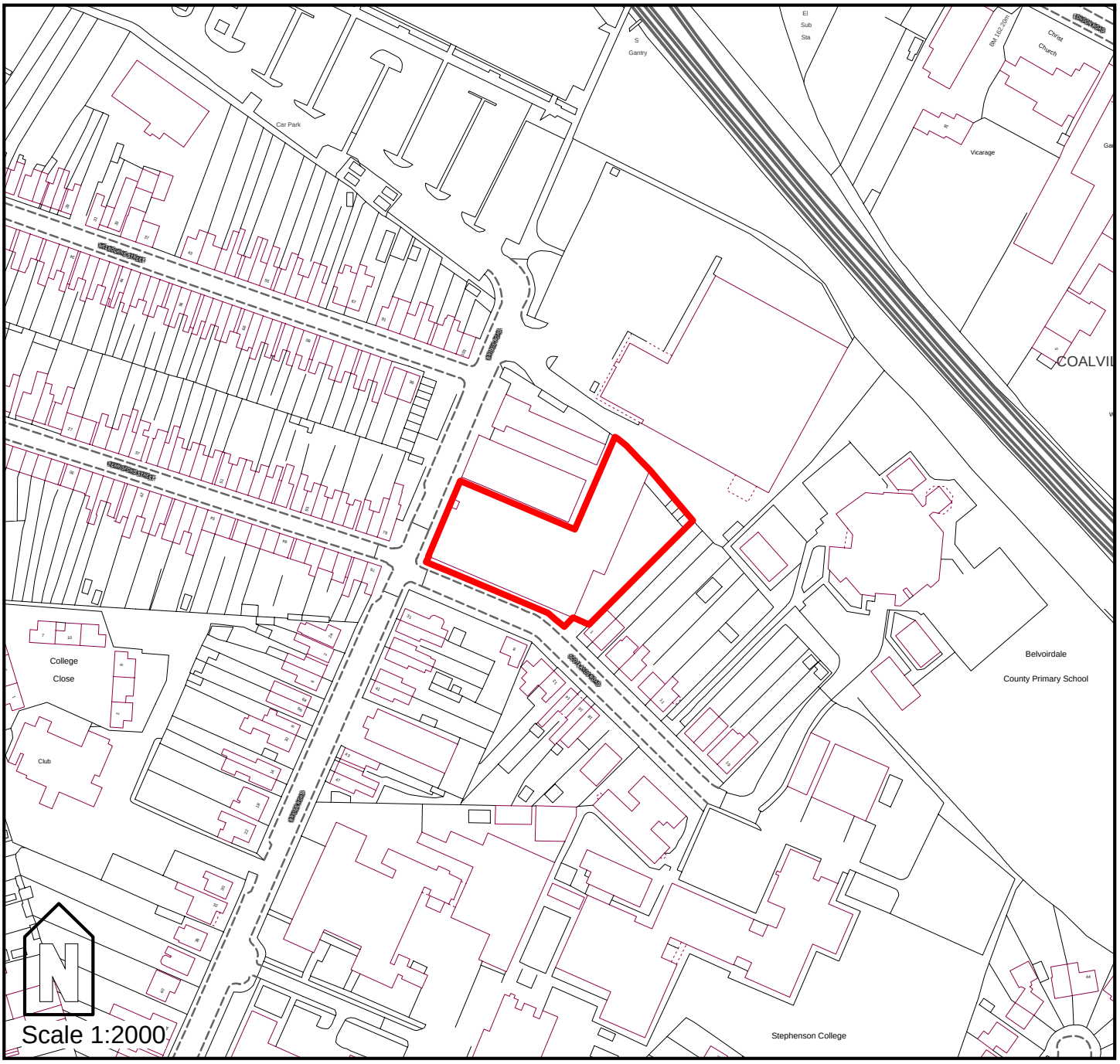
Conclusion and justification

The site is considered suitable for residential development provided that the council's concerns relating to noise are satisfied. Given its location it can accommodate higher density development, up to 3 storeys. Accurate prediction of the yield would be improved with more information on the intentions of the developer / the planning application. Since the current application is pending it is considered that this site is most likely to come forward in the period 2007 - 2012.

Final density	Final suggested yield for site
50	15

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C8



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Address	Site ref	Area ha
Council Depot- Highfield Street	C9	0.5

Settlement

Coalville

Source

Rejected site 2005

Description	Site access
The site is considered no longer fit for purpose by the Council . There is no resolution to sell the site but it is considered that there is a significant likelihood that the site will come forward for development. The site comprises of a series of warehouses, storage buildings and a yard. The site is situated in a central location within coalville, surrounded by existing high density terraced housing and close to local services and amenities. It is also located near a main transport route through the town.	Off Highfield Street

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

Access onto a busy road through Coalville.

Suitable type of development eg mixed use,flats,family homes etc

High density development would be appropriate here- consisting mainly of 1 and 2-bed flats, with some town houses

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
26	20	15		26	

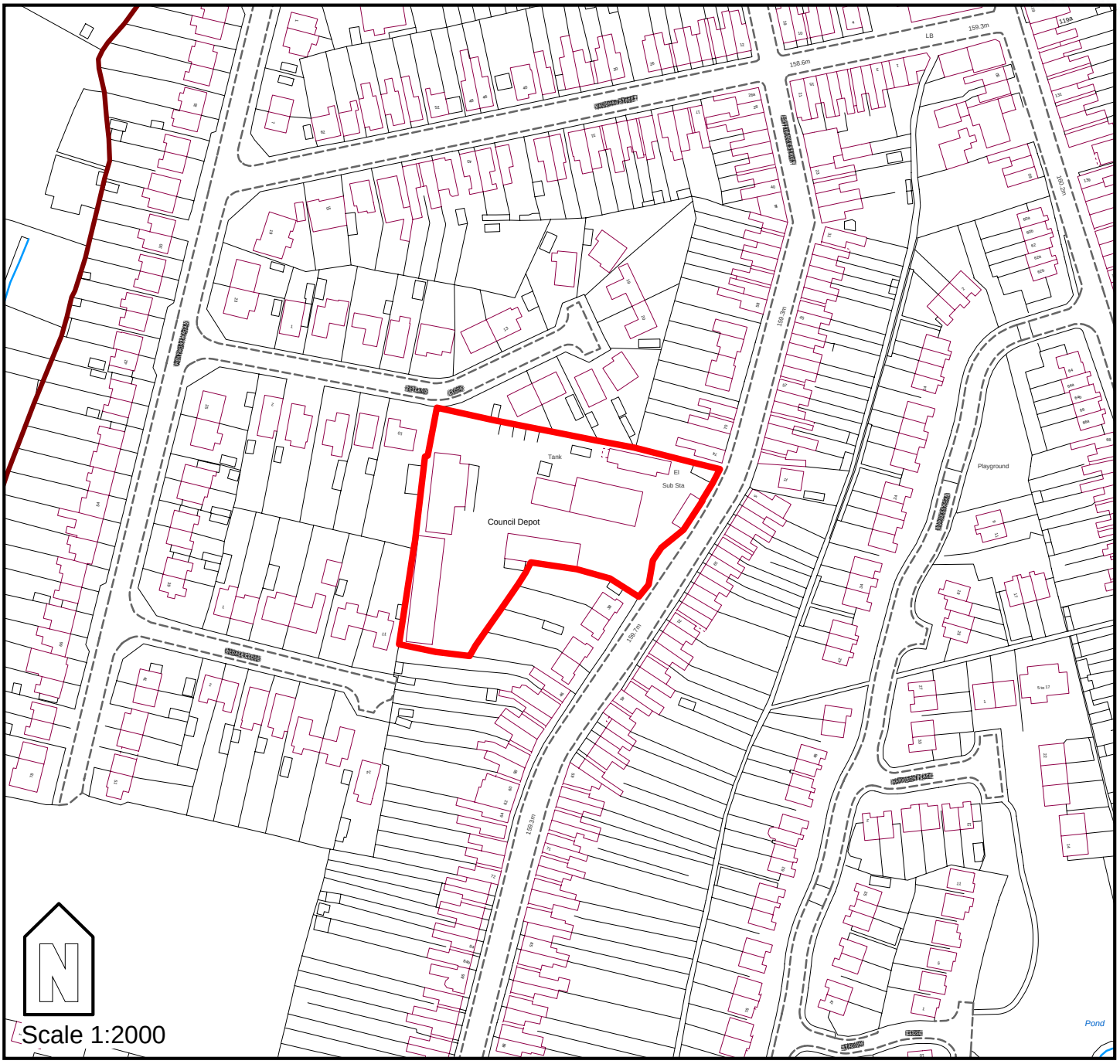
Conclusion and justification

Given that there is no definite date given for a resolution to dispose of the site, the site is in the 2012-2017 time frame.

Final density	Final suggested yield for site
50	26

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C9



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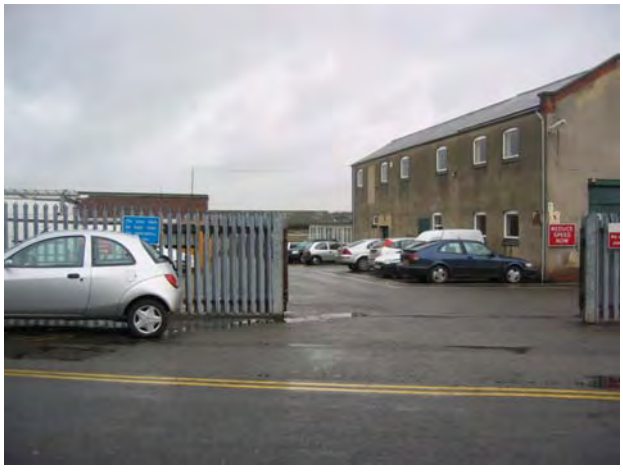


Address	Site ref	Area ha
Land Adj to 'Minnesota's' Broom Leys Road	C12	0.3

Settlement

Coalville

Source

Identified site 2005

Description	Site access
The site comprises of an area of overgrown / unmanaged land. It is located within a predominantly residential area within reasonable walking distance to the Town Centre and local services and amenities.	From Long Lane

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Possible access constraints from Long lane

Suitable type of development eg mixed use,flats,family homes etc

Medium to high density housing could be suitable here- terraced housing or larger 3/4 bedroomed family homes.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	0	12	0

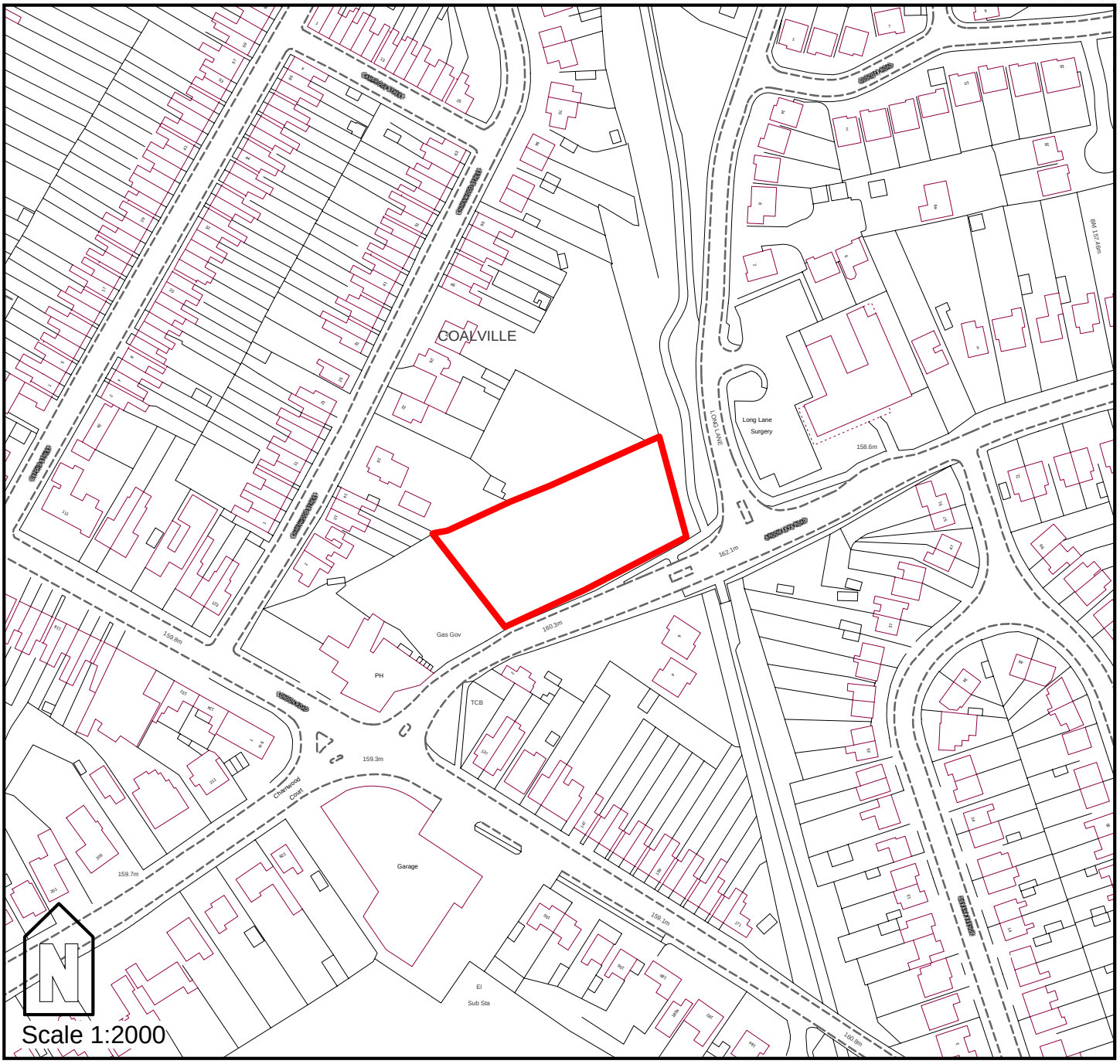
Conclusion and justification

The site is suitable for residential development comprising family homes of varying sizes. It is anticipated that the site could come forward in the period 2012-2017 provided that there are no highways concerns.

Final density	Final suggested yield for site
40	12

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C12



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Address	Site ref	Area ha
Land Off Ashby Road	C23	0.3

Settlement

Coalville

Source

Identified site 2005

Description	Site access
Site is a flat area of land behind existing terraced dwellings. It forms an area of backland between existing ribbon development and a protected employment area. The site is located on the western edge of the town and on a main transport route. It is also in relatively close proximity to some local services.	From Ashby Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Shape and size of site mean that options for increasing density levels are reduced.

Suitable type of development eg mixed use,flats,family homes etc

Medium to low densities- mainly consisting of 2, 3 and 4 bed units of detached, semis- terraced or family homes.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	0	12	0

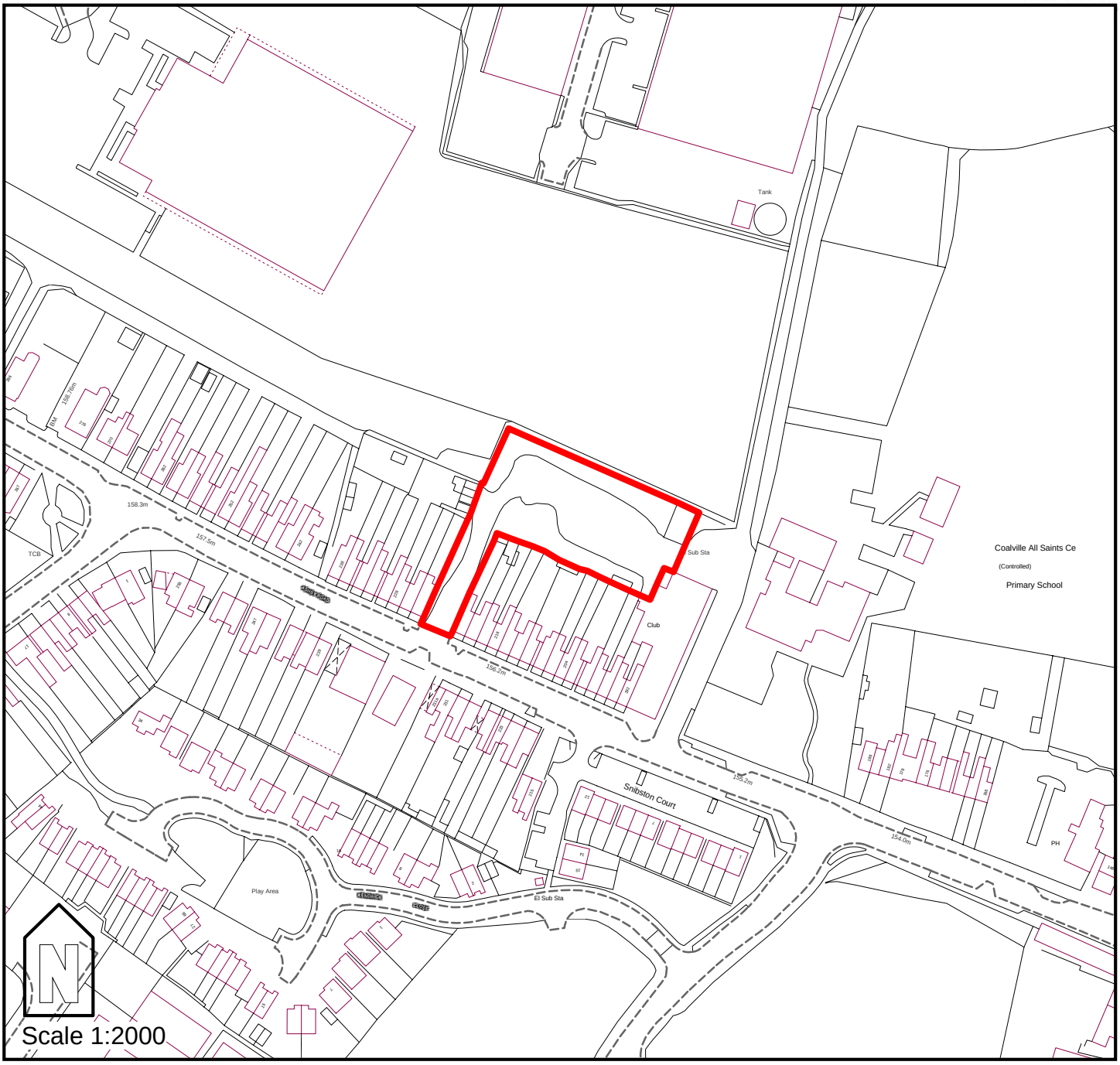
Conclusion and justification

The site is appropriate for residential development. Due to its shape / size it is suitable to accommodate residential development at the medium/ low end of the density scale. Although there is an absence of any significant constraints, because of the lack of interest so far, it is considered that this site could come forward in the period 2012 – 2017.

Final density	Final suggested yield for site
40	12

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C23



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Address	Site ref	Area ha
Land at 148 Ashby Road	C25	2.24

Settlement

Coalville

Source

Identified site 2005

Description	Site access
The site has progressed since the last study and is now 3 individual sites. The site of the derelict former pub and car park, is under construction by Bellway Homes- application 06/00438, permitted for 9 dwellings. The area adjacent to the pub has has an application (06/01524) submitted for 7 dwellings but this was refused, there is currently an application (07/00708) for 6 dwellings which is still pending decision. The site in question for the purposes of our study, comprises of two vacant properties which front on to Ashby Road, and also includes the coal depot (in use) to the east. The coal depot site is partly contaminated and it had been thought that this was unlikely to come forward. Higher land prices have now made development on this part of the site more realistic. Topography is flat and there are several trees on site. The site is within reasonable walking distance of the town centre along Ashby Road which includes a mix of employment and residential development and community services. An application 06/00066 has been permitted for 69 dwellings is subject to S106 being signed but according to the council the decision noticed has been issued.	From Ashby Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Contaminated land at the coal depot means that this part of the site is unlikely to come forward before 2012

Suitable type of development eg mixed use,flats,family homes etc

Medium to high density development- mixture of 2/3 bed houses and 2/3 storey flats.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
112	89	67	69	0	0

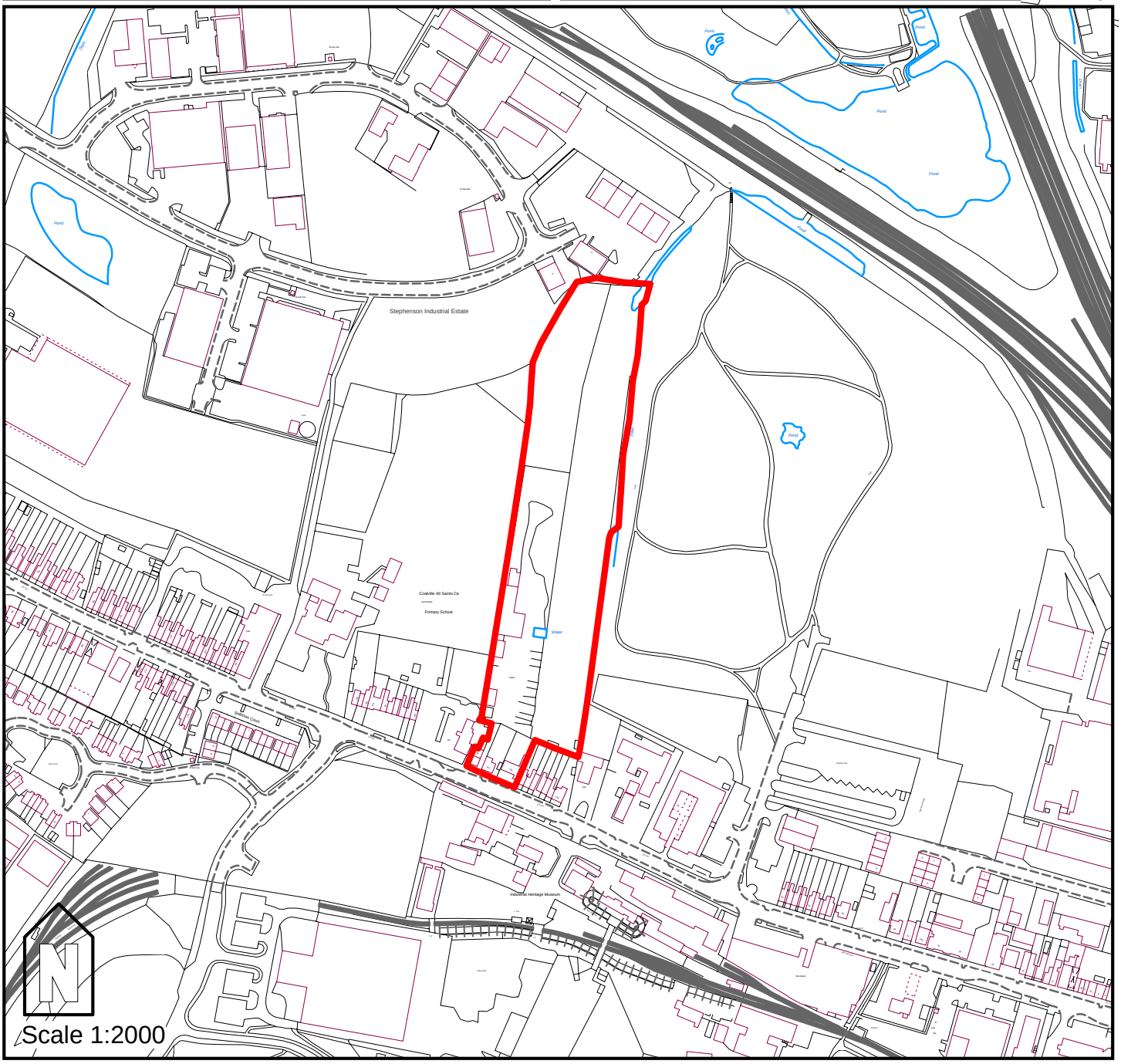
Conclusion and justification

The site is suitable for residential development. Its location within reasonable walking distance of the town centre makes it suitable for medium to higher levels of density. No planning permission is in place so likely to be in the post 2012 timeframe.

Final density	Final suggested yield for site
31	69

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C25



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Address	Site ref	Area ha
Land at Wolsey Road	C26	2.1

Settlement

Coalville

Source

Identified site 2005

Description	Site access
The site is currently occupied by a variety of large red brick commercial / employment buildings which are either underused, derelict or in a run-down condition. A road; Baker Street runs eastwest through the site. It is subject to policy R15 in the North West Leicestershire Local Plan. This identifies Business, retail and leisure (B1, A1 and D2) uses as suitable for the site. However it is the council's view that there may be scope for some residential development on the site as part of a mixed use scheme- on approximately 20% of the total area. In the 2005 study a figure of 28 was projected, and this figure is still considered viable for this study. The site is located towards the centre of the town, local amenities and main transport routes.	Via Wolsey Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

Existing buildings and complicated land ownerships. The site is suitable for residential development as part of a mixed use scheme. A nominal figure of 20% of the site area has been used on which to calculate potential residential yields.

Suitable type of development eg mixed use,flats,family homes etc

Higher density development- town houses and 2/3 storey flats.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
22	17	13	0	28	0

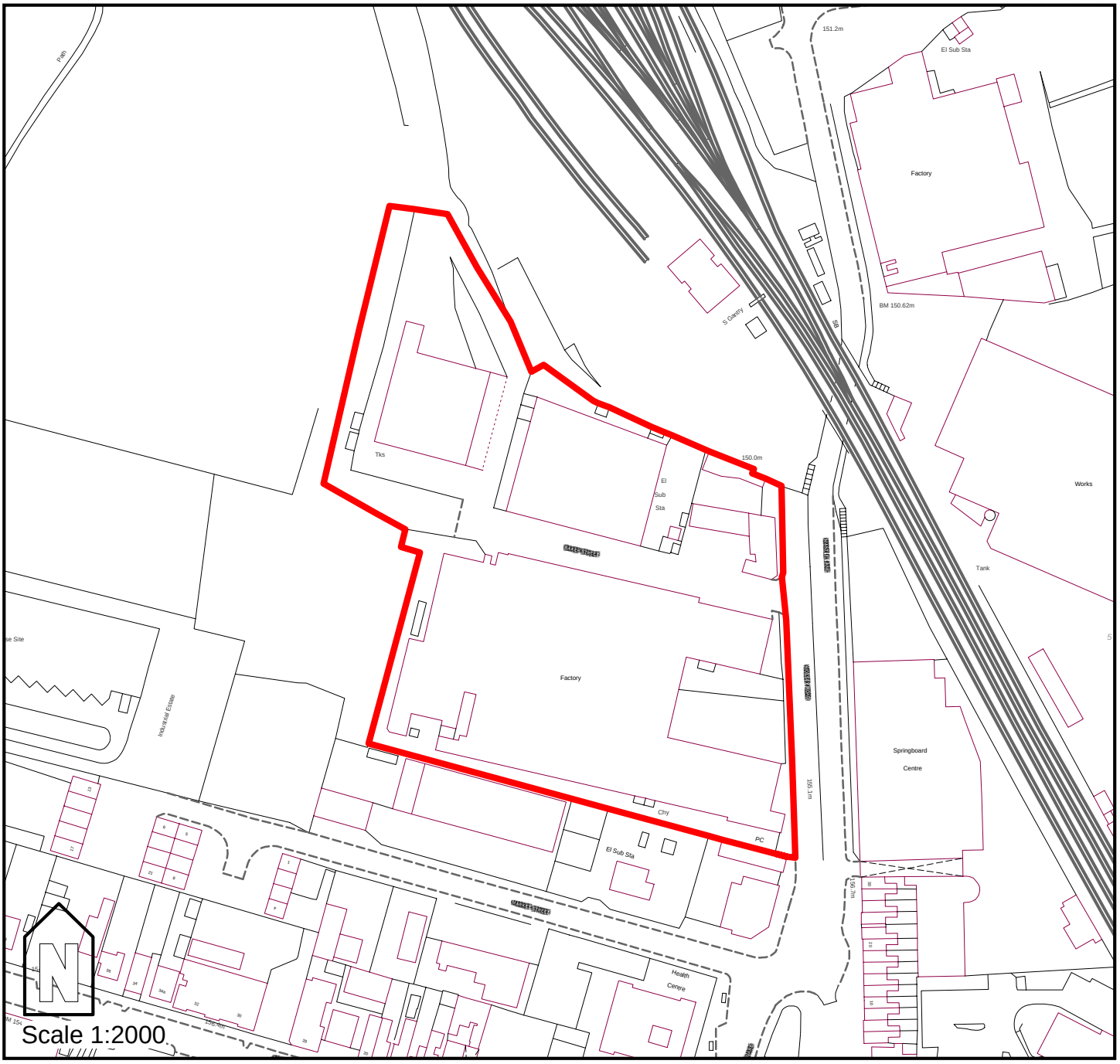
Conclusion and justification

The site is suitable for residential development as part of a mixed use scheme. A nominal figure of 20% of the site area has been used on which to calculate potential residential yields, and the figure of 28 from the 2005 study is still considered viable. The site is suitable for higher density residential development. No specific proposals for development have been drawn to our attention. It is unlikely that this site would come forward before 2012 due to complicated land owerships.

Final density	Final suggested yield for site
66	28

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C26



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Address	Site ref	Area ha
Part of Snibston Discovery Park	C27	0.9

Settlement

Coalville

Source

Identified site 2005

Description	Site access
The site forms part of the Snibston Discovery Park and is currently occupied by remnants of the former coal mining industry (e.g. coal trucks, rails etc). It lies in the north-east corner of the park and is adjacent to an area of existing realtively low density housing within good walking distance of the town centre and a range of shops and services. The site is owned by the County Council which has decided that this part is no longer required for operational purposes. A contamination survey has indicated that there are no issues to be resolved. The LCC is therefore promoting the site for residential development and suggests smaller residential units and apartments totalling approximately 20 units and landscaping.	From Margaret St or possibly Kane Close

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at relatively low to medium density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development

Details of contraints on site

The shape of the site may provide a constraint as it is very narrow in the east and could therefore be a constraint on the yield.

Suitable type of development eg mixed use,flats,family homes etc

Low to medium density development- mixture of houses and 2/3 storey flats in keeping with surrounding existing residential dwellings.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
45	36	27	27	0	0

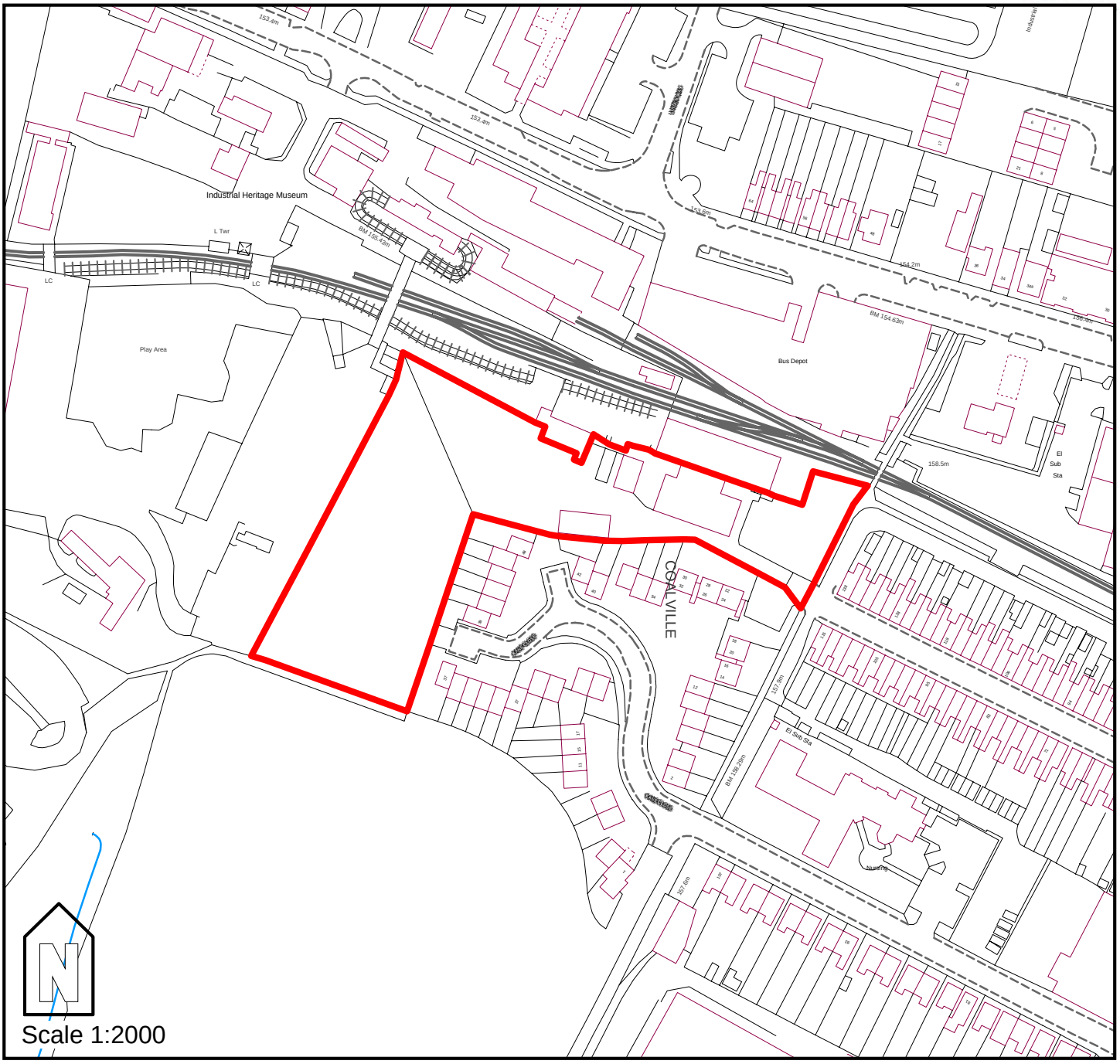
Conclusion and justification

The site is suitable for residential development, and can accommodate medium/ low dwelling densities. The site is being promoted and would therefore be expected to come forward in the period 2007 - 2012.

Final density	Final suggested yield for site
30	27

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C27



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Address	Site ref	Area ha
Land at 100 North Street, Whitwick	C33	0.4

Settlement

Coalville

Source

Rejected site 2005

Description	Site access
Vacant red brick industrial storage building- with associated concreted parking area and frontage onto North Street. Looks underused. Located at junction with Dumps Road and has a pending application- 05/01448/OUT for residential development. Varied topography on the site- steep gradient from the north street frontage end to the rear of the site. The site is situated in a northerly position within the town, and is located on a main transport route through the settlement. It is also in relatively close proximity to some local services.	North Street

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at low to medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Poor access off North Street

Suitable type of development eg mixed use,flats,family homes etc

Low to medium density development in keeping with existing character of the surrounding area-consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
20	16	12	14	0	0

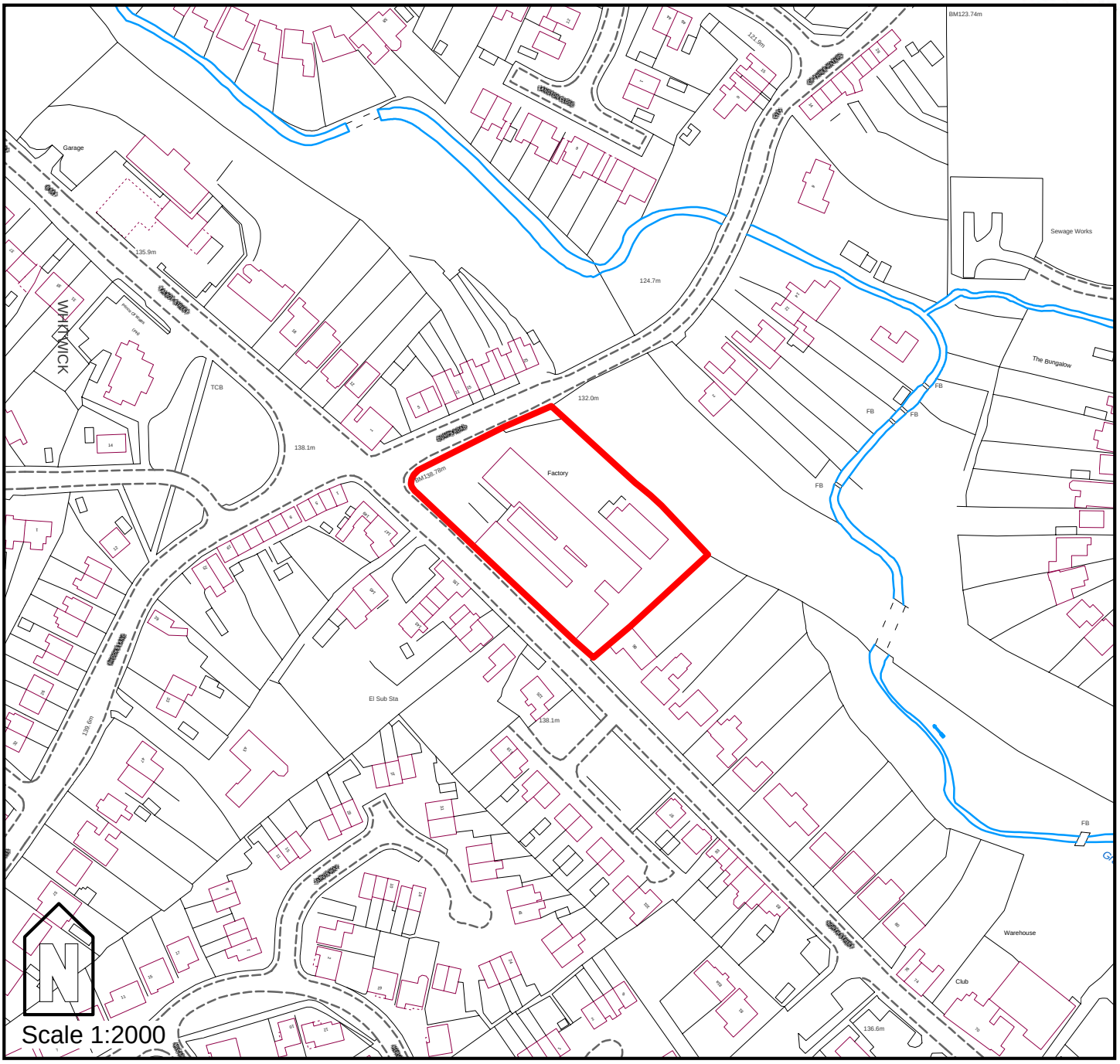
Conclusion and justification

The site is in a good location close to local services and and existing community facilities. The interest in the site for residential would suggest the site could come forward in the 2007-2012 time frame.

Final density	Final suggested yield for site
35	14

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C33



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Address	Site ref	Area ha
Enterprise House, Ashby Road, Coalville	C700	0.6

Settlement

Coalville

Source

Pre application

Description	Site access
This site is an employment site; comprising of a series of small, seemingly well used units within a complex called 'Enterprise House' . The building is bordered by some grass verges, and has associated parking. There are pre-application discussions on this site for residential development, which would be acceptable in principle. The number of dwellings wasn't specified on the preapplication enquiry. The site is located centrally within the settlement and has good access links with main transport routes.	Ashby Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

The loss of an employment site would need to be assessed under LP Policy J11 and Leicestershire, Leicester + Rutland Structure Plan Policy 5. Another principal issue is the proximy of the site to other commercial uses and the tip/recycling centre. LP Policy H6 (Density) along with developer contributions would also need to be considered.

Suitable type of development eg mixed use,flats,family homes etc

The proximity to the town centre in Coalville and the type of building character in the area would suggest the site could have potential for high density development-consisting mainly of 1 and 2-bed flats, with some town houses.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
30	24	18	0	30	0

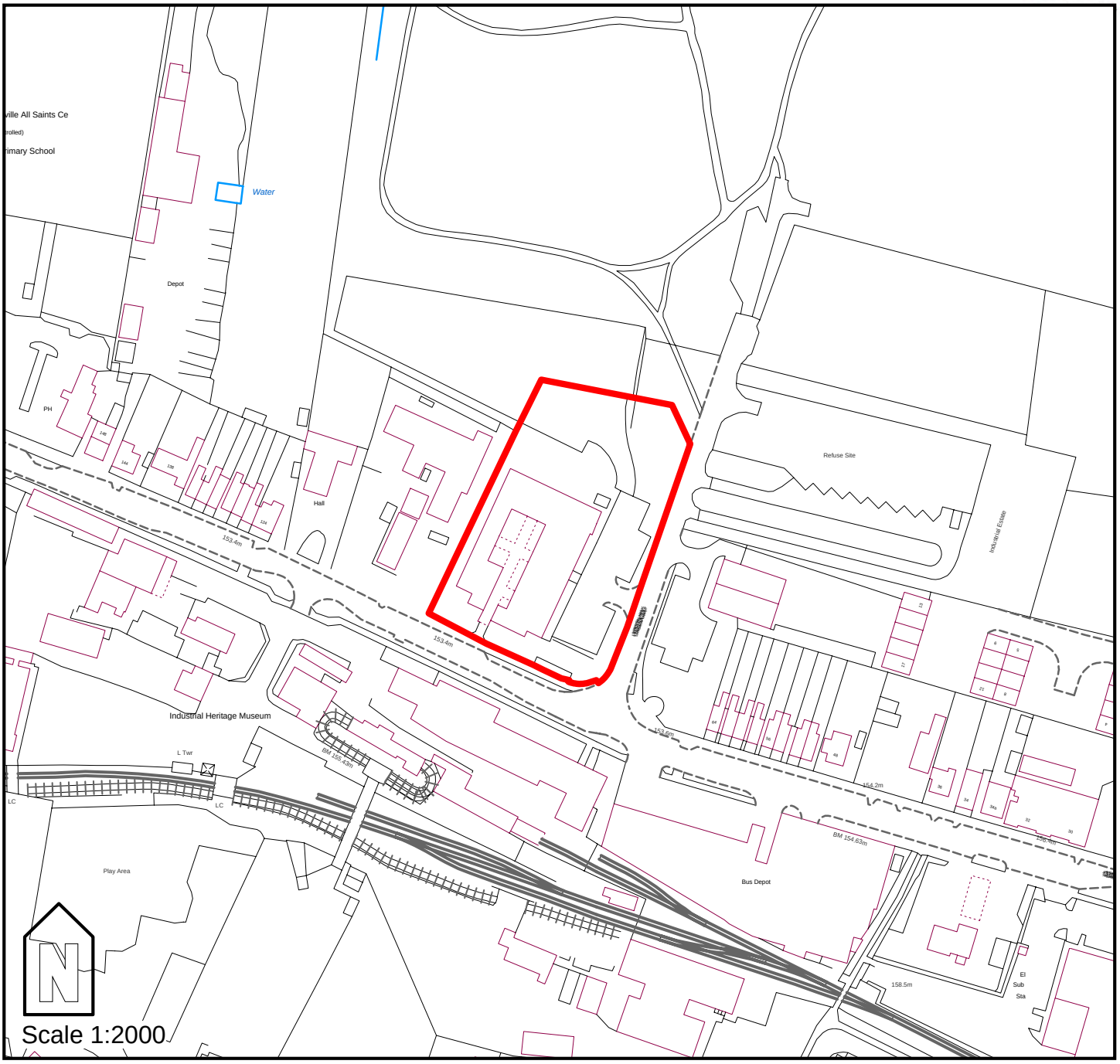
Conclusion and justification

Subject to the assessment of loss of employment land, this site is seen as a being appropriate for residential development. Given its pre application status however, and the fact that the units do seem in good use, it is unliekly to come forward before 2012.

Final density	Final suggested yield for site
50	30

NORTH WEST LEICESTERSHIRE HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C700



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Address	Site ref	Area ha
Land at Ashby Road, Coalville	C705	0.3

Settlement

Coalville

Source

Pre application

Description	Site access
The site comprises of a series of small disjointed employment units and some parking to the front. The site is within the Limits to Development, and is subject to pre-application discussions. It is close to the town centre and, in principle residential development would seem appropriate. It would be necessary to demonstrate that the redevelopment of the site would not lead to a shortage of employment use in the area, to be assesed under LP Policy J11 and Leicestershire, Leicester + Rutland Structure Plan Policy 5. County Highways Authority should be consulted in reagrds to car parking, access onto Ashby Road and the capacity of Memorial Square. It is in close proximity to local services and amenities, and to main transport routes.	Ashby Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

The loss of an employment site would need to be assessed under LP Policy J11 and Leicestershire, Leicester + Rutland Structure Plan Policy 5.

Suitable type of development eg mixed use,flats,family homes etc

The proximity to the town centre in Coalville and the type of building character in the area would suggest the site could have potential for high density development-consisting mainly of 1 and 2-bed flats, with some town houses

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	0	15	0

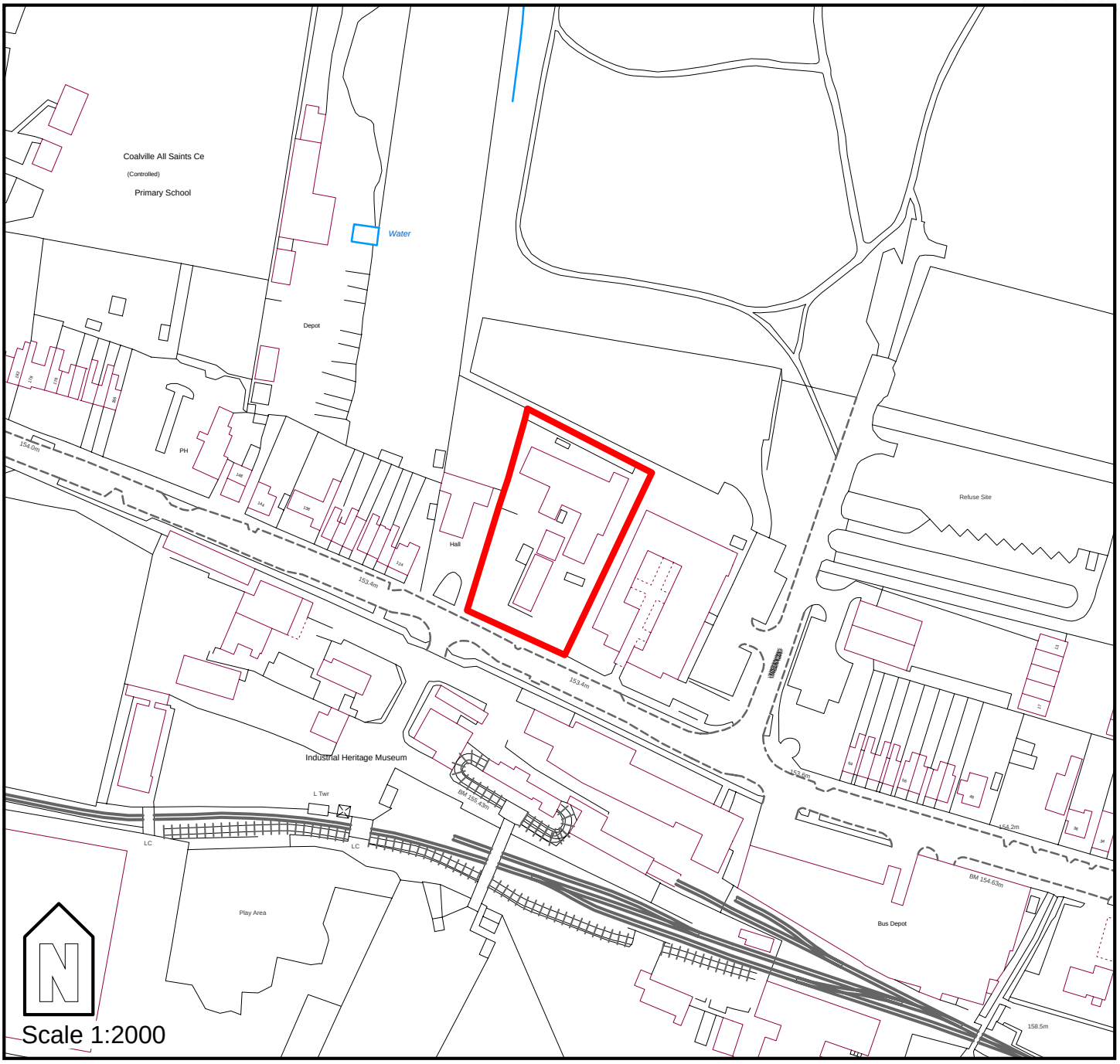
Conclusion and justification

Subject to the assessment of loss of employment land, this site is seen as a being appropriate for residential development. Given its pre application status however, and the fact that the units do seem in good use, it is unlikely to come forward before 2012.

Final density	Final suggested yield for site
50	15

NORTH WEST LEICESTERSHIRE HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C705



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Address	Site ref	Area ha
Land adjoining Discovery Park, Ashby Rd Coalville	C707	1

Settlement

Coalville

Source

Pending application

Description	Site access
This site comprises of a large piece of flat scrub land which adjoins the Discovery Park and a new Bellway Homes development on the opposite side of the access road. This site lies in relatively close proximity to the town centre and a cluster of other sites being promoted for residential development. The site has a pending residential outline application on it- all matters reserved 06/01220/OUT. As this is only an outline application the number of dwellings haven't been specified. However an indicative sketch has been produced which shows 51 dwellings, comprising detached, terraced and apartments. Discussions with the developers are ongoing but in principle the development is acceptable. The site is located on the western edge of the town centre but has good links to local services and is situated on a main transport route into Coalville.	Ashby Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

No constraints known

Suitable type of development eg mixed use,flats,family homes etc

This site could potentially support high density development due to its proximity to the town centre and location close to existing new high density residential development; comprising of a mixture of terraced, and semi detached housing and 3/4 storey flats.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
51	40	30	46	0	0

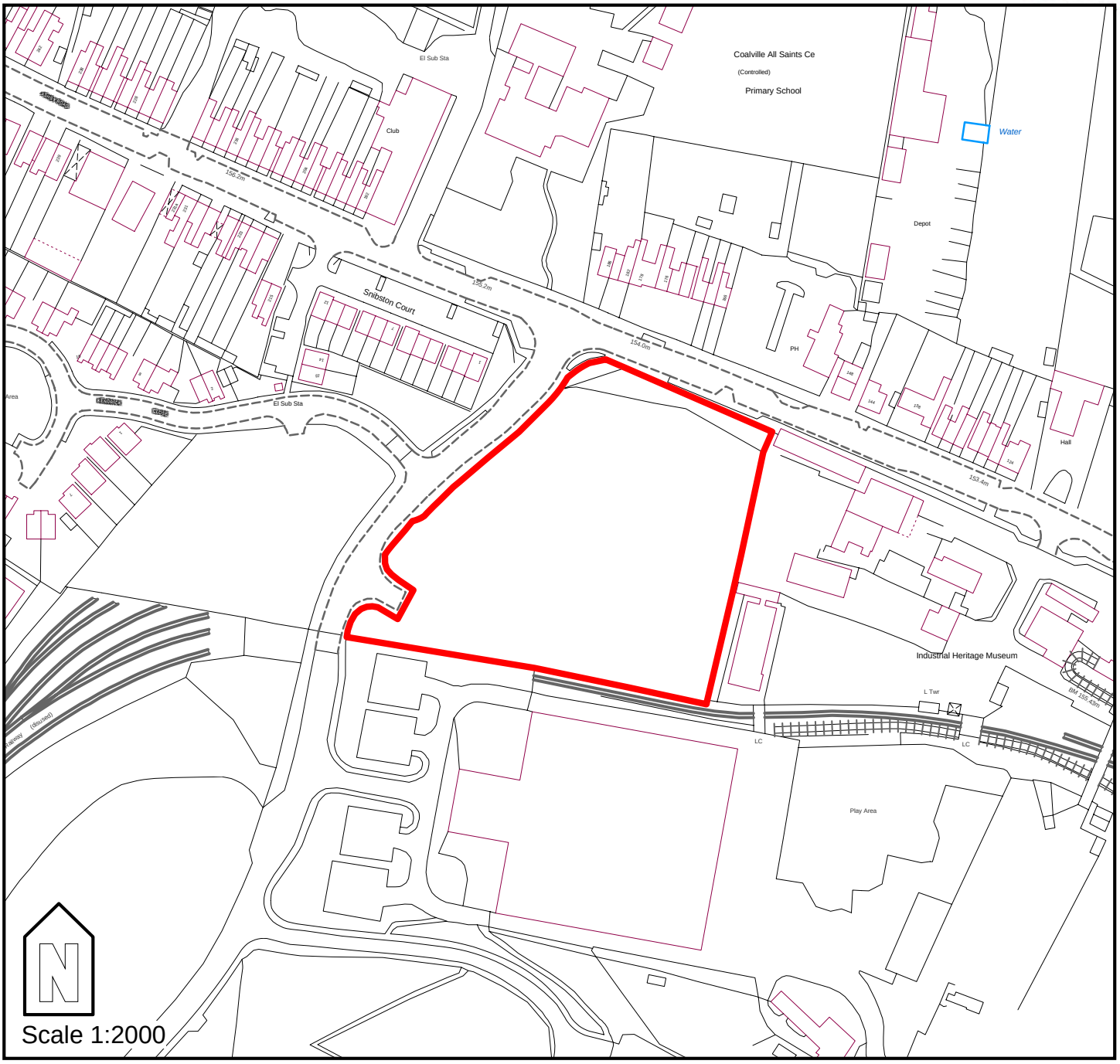
Conclusion and justification

Given the location, and the adjacent site being near completion for residential development- we would suggest this site could come forward in the 2007-2012 time frame. The nature of the site also warrants the higher density figure.

Final density	Final suggested yield for site
50	51

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C707



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Address	Site ref	Area ha
Number 46 and Land to the rear of London Road	C800	0.6

Settlement

Coalville

Source

Employment Land Review

Description	Site access
The site partially encroaches on Ortons Industrial Estate, and the site comprises of some old warehouses and industrial buildings, and a yard. There has been an application (ref: 06/00925/FUL) recently approved for the Demolition of existing buildings and redevelopment of the site for 23 dwellings, with associated access, engineering works and landscaping. This was approved subject to s106- on the 07/12/2006. It is located in close proximity to Coalville Town centre and the local services and amentities- it is also situated along London Road, a major access route through the settlement.	London Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Access of London road

Suitable type of development eg mixed use,flats,family homes etc

Location near Coalville town centre and surrounding uses would be conducive to medium/ high density development, and houses comprising of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
30	24	18	24	0	0

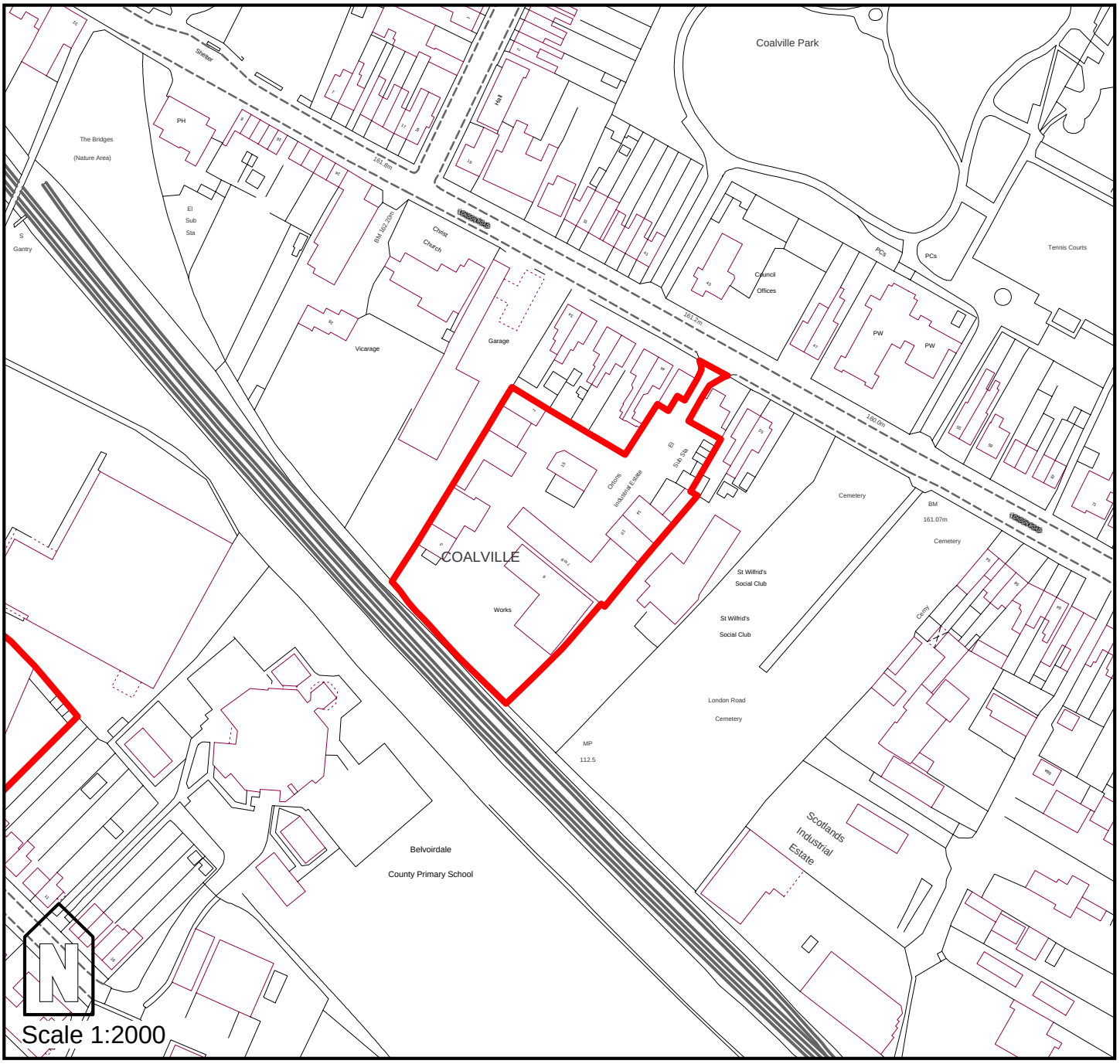
Conclusion and justification

The approved status of the application and the location of the site justifies the 2007-2012 timeframe.

Final density	Final suggested yield for site
40	24

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C800



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Address	Site ref	Area ha
Land at Cropston Drive	C801	0.3

Settlement

Coalville

Source

Employment Land Review

Description	Site access
The site comprises of some small industrial buildings, and a yard/ parking area which is currently in use. It is adjacent to a new Persimmon Homes development off Cropston Road. It is located in relatively close proximity to local services and amenities, situated on the eastern edge of Coalville. Access to the site is by minor transport routes through the settlement.	Cropston Drive

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

n/a

Suitable type of development eg mixed use,flats,family homes etc

Considering the development on the adjacenty Persimmon Homes development, high density housing with some 3 storey flats would be suitable on this site.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	15	0	0

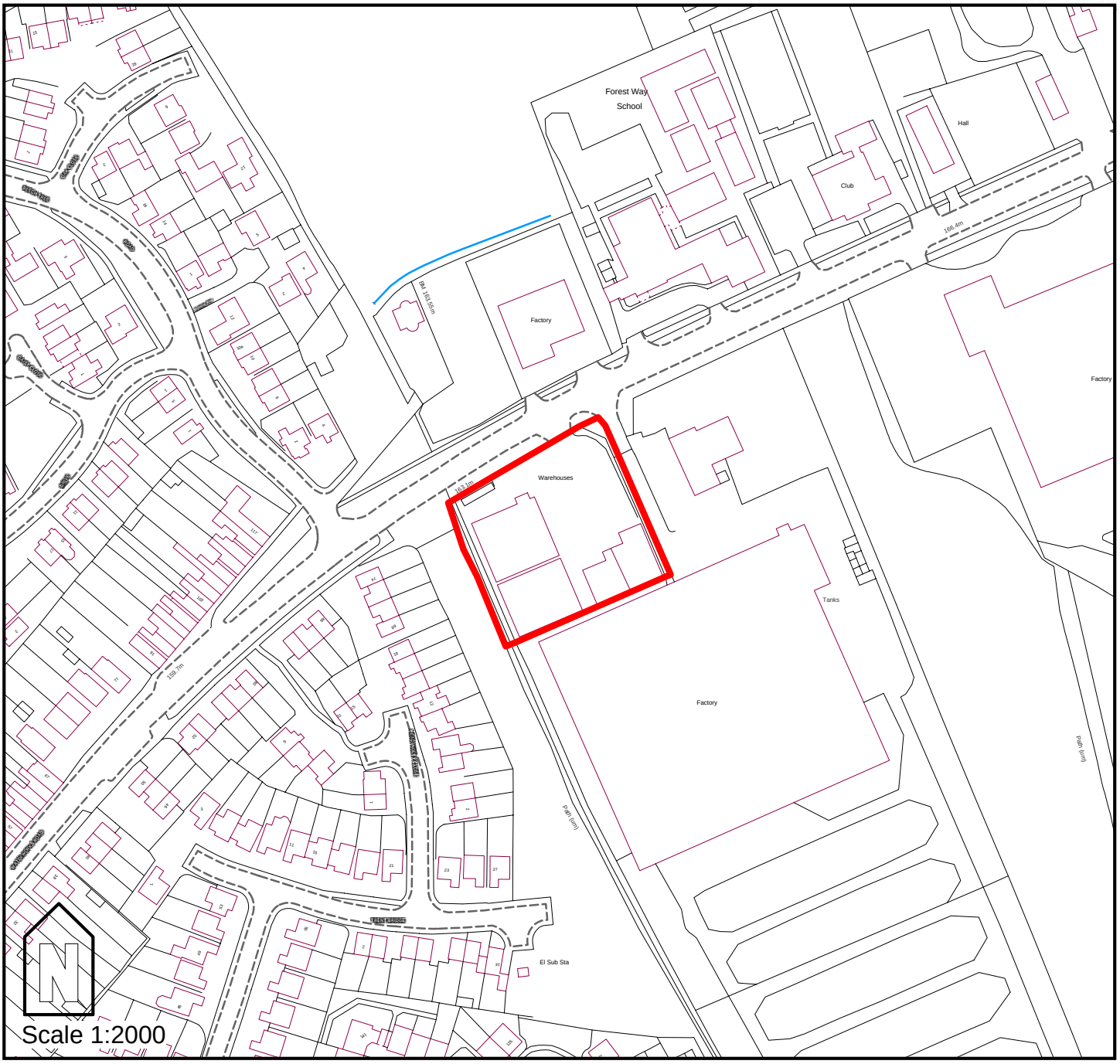
Conclusion and justification

Has potential to come forward in the 2007-2012 time frame due to the adjacent Persimmon Homes site but no registered interest in developing the site as yet.

Final density	Final suggested yield for site
50	15

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Coalville: C801



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Address	Site ref	Area ha
Land North of Towles Pasture	CD5	0.5

Settlement

Castle Donington

Source

Identified site 2005

Description	Site access
Site consists of two long back gardens used as paddocks. Relatively flat site with matured garden hedgerows around each garden. It is surrounded on all sides by residential development. An outline planning application (00/0277) was withdrawn on the site for residential development due to lack of details (e.g. no information on number of dwellings proposed). The site is located in a central position within the settlement and close to local services and amenities. It is also situated off the main transport route through Castle Donington.	From Towles Pastures

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium to low density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Well developed hedgerows and mature trees around boundary of each garden (i.e. including a line through the middle of the site). No direct access for pedestrians to town centre (approx 100m away). This reduces densities that are appropriate on the site.

Suitable type of development eg mixed use,flats,family homes etc

Medium to low density development in keeping with the village character of Castle Donington and its location-mainly 2-storey (semi-detached and) detached housing

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
25	20	15	17	0	0

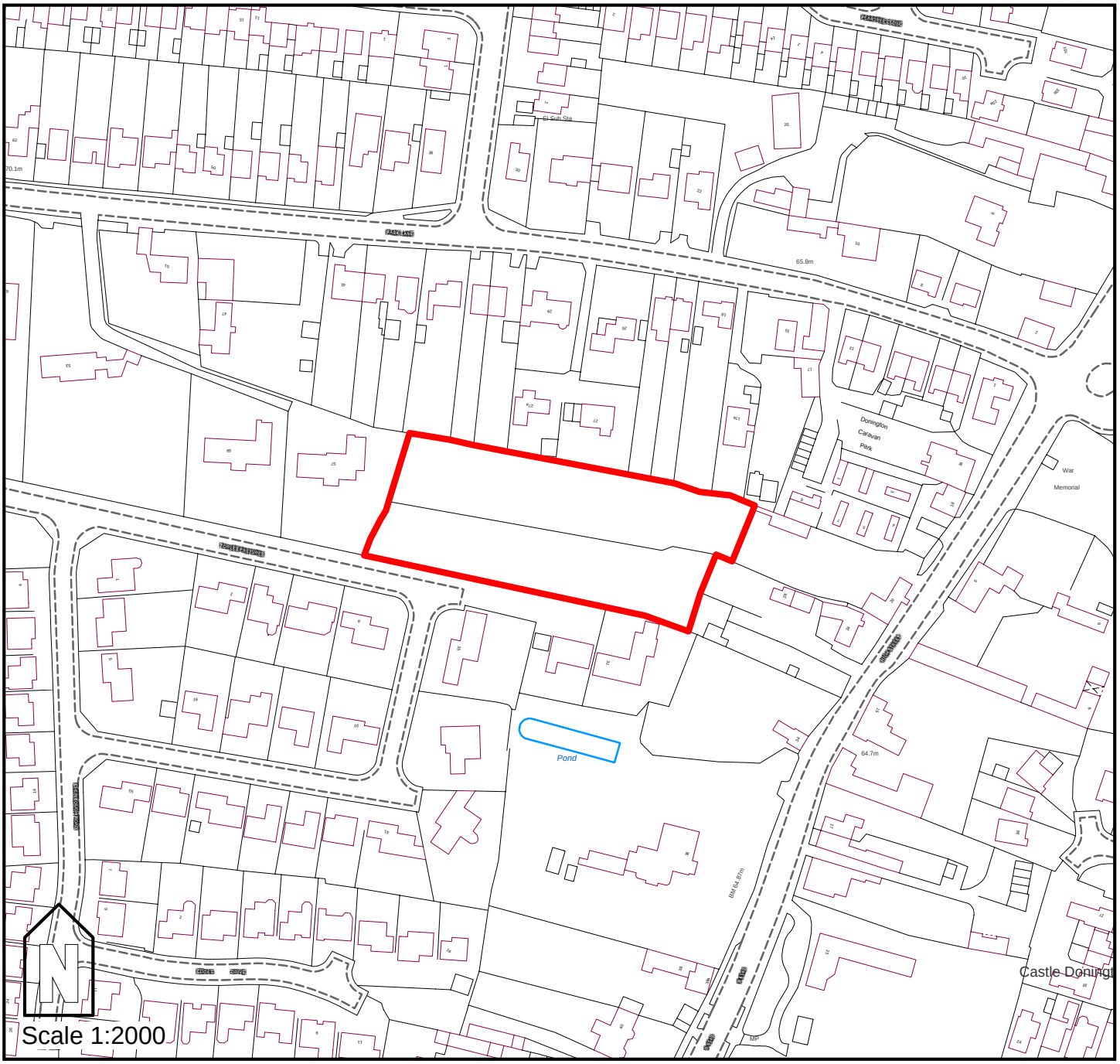
Conclusion and justification

Site is very suitable for residential development but will not achieve density levels appropriate to a Town Centre since direct pedestrian links do not exist. Due to its location and accessibility it is considered that the site should accommodate densities in the low-medium range. The site has been promoted in the past, and although there is no current planning application it is expected to come forward in the period 2007-2012.

Final density	Final suggested yield for site
35	17

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Castle Donington: CD5



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Address	Site ref	Area ha
Land to rear of Donington Mill, Station Rd, Castle Donington	CD702	0.3

Settlement

Castle Donington

Source

Pending application

Description	Site access
This site lies behind a large brick warehouse/ old mill which is still in use. The site itself comprises of old previously developed land/ scrub and is surrounded by a construction site for a new housing development. The site is subject to a pending planning application for the erection of 3 two storey buildings containing 14 apartments (07/001/74/FUL.) This application has subsequently been refused; as a consequence we have coinsidered slightly lower densities in our yield figures.	Station Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

None

Suitable type of development eg mixed use,flats,family homes etc

Medium- high density 2/3 storey apartments/ flats or terraced town houses would be achievable here in regards to the surroundings and new development going up around the site.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
15	12	9	12	0	0

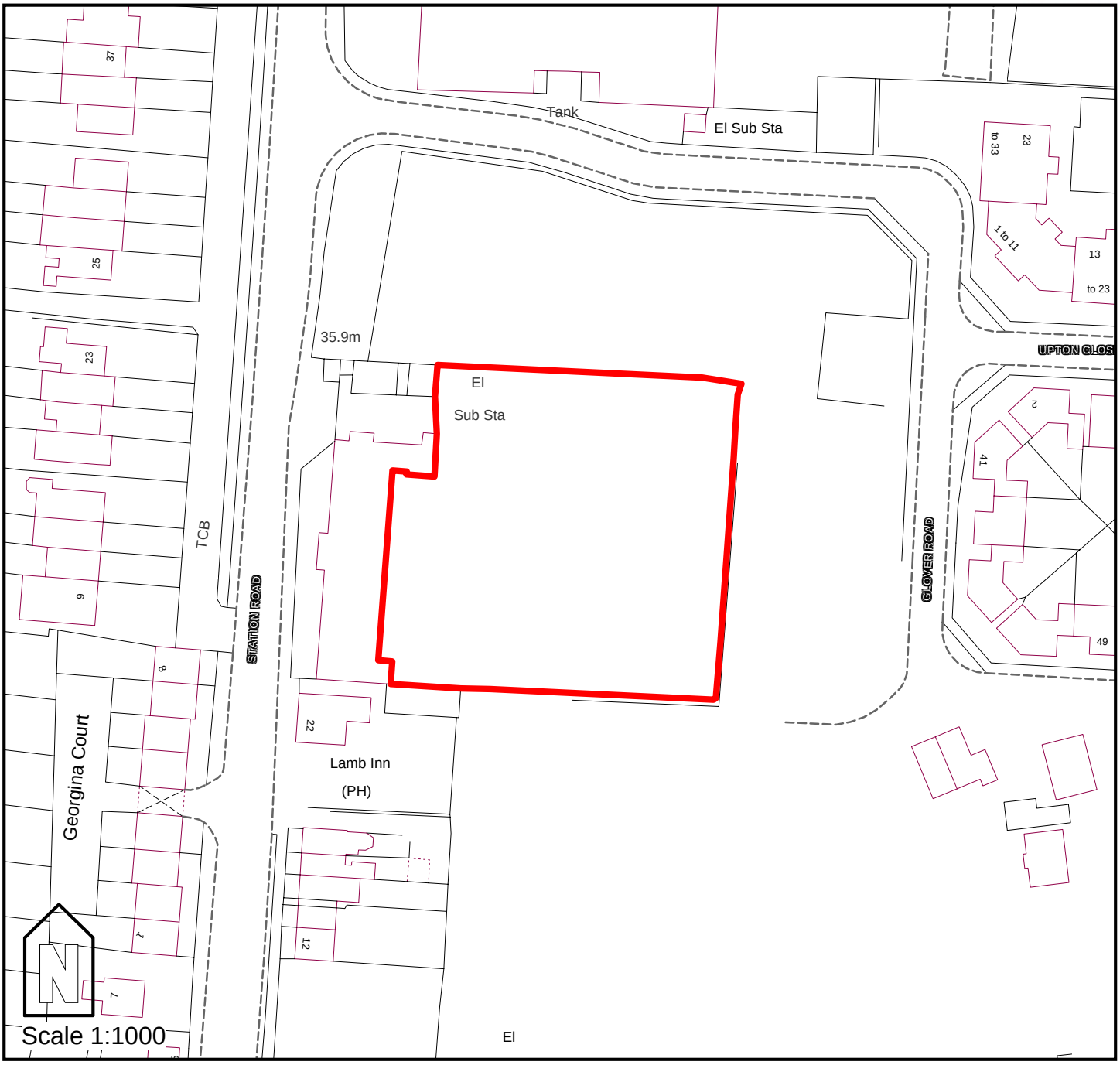
Conclusion and justification

Likely to come forward in 2007-2012 timeframe due to location within new development.

Final density	Final suggested yield for site
40	12

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Castle Donington: CD702



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Address	Site ref	Area ha
Land Between 112 & 128 Melbourne Road	Ib6	0.2

Settlement

Ibstock

Source

Identified site 2005

Description	Site access
The site is a small flat site occupied by a disused garage. It fronts directly onto Melbourne Road. To the North and south are houses along Melbourne Road. To the North and west are a school and area of open space. Directly opposite Melbourne Road is an area of Public Open Space with recreation facilities. The site is also in relatively close proximity to local services and amenities and located in a central position within the settlement. The site was subject to a planning application 07/00291/OUT for 12 dwellings, which was refused on the 16/05/2007.	Melbourne Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

Vehicular access is preferred from Melbourne Rd. As it is a former petrol filling station there may be land contamination issues.

Suitable type of development eg mixed use,flats,family homes etc

Medium/ high density development comprising of 2/3 bed homes, to remain in keeping with Ibstock's village character.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
10	8	6	0	10	0

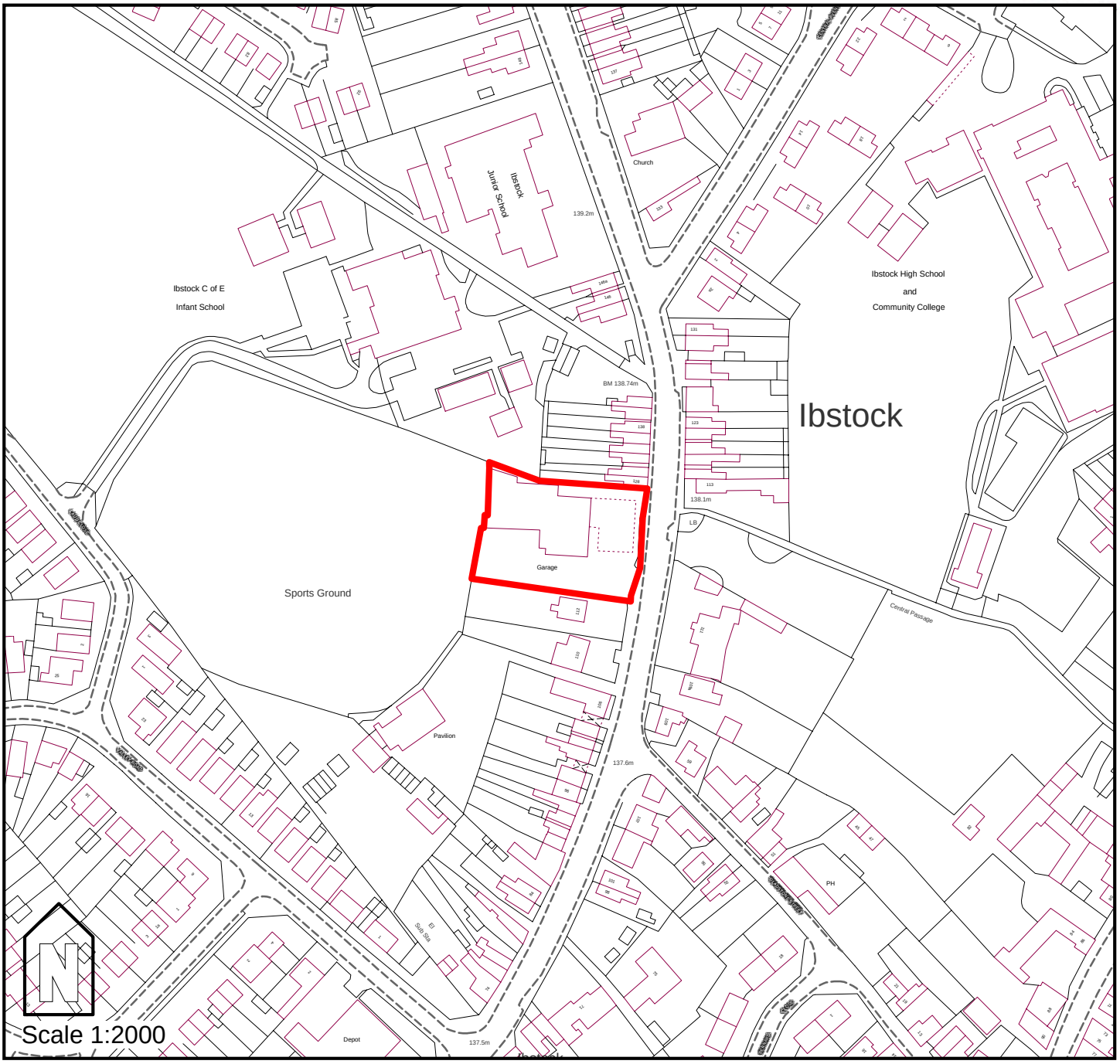
Conclusion and justification

Site is suitable for residential development. The high density reflects the central position of the site in Ibstock.

Final density	Final suggested yield for site
50	10

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ibstock: IB6



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Address	Site ref	Area ha
Land Off High Street	Ib2	1

Settlement

Ibstock

Source

Identified site 2005

Description	Site access
Site consists primarily of an area of backland / vacant land with some frontage onto Ibstock High Street. The site is flat, with a main road running around it's southern boundary. To the East is the Centre of Ibstock. To the north and west is a substantial area of residential development. To the south are several large buildings set in their own grounds (Manor house and rectory) and beyond this open countryside. The site lies within the historic urban core of the settlement, and the area fronting onto High Street lies within a conservation area. The site is on the southern edge of Ibstock but still within relatively close proximity to local amenities and is situtated near the main access route through the settlement.	Vehicular access from High Street constrained. Additional land may be required to provide access via Melbourne Road and/or Hall Street.

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at relatively low density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development

Details of contraints on site

Vehicular access is preferred from Hall St / Melbourne Rd. However the site also provides the opportunity to increase pedestrian connections from the north into the town centre. Yield is constrained due to shape of site, and necessity to prevent vehicular access from High Street.

Suitable type of development eg mixed use,flats,family homes etc

Medium to low density development in keeping with the character of Ibstock and its location on the edge of the settlement- mainly 2-storey (semi-detached and) detached housing

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
50	40	30	0	30	0

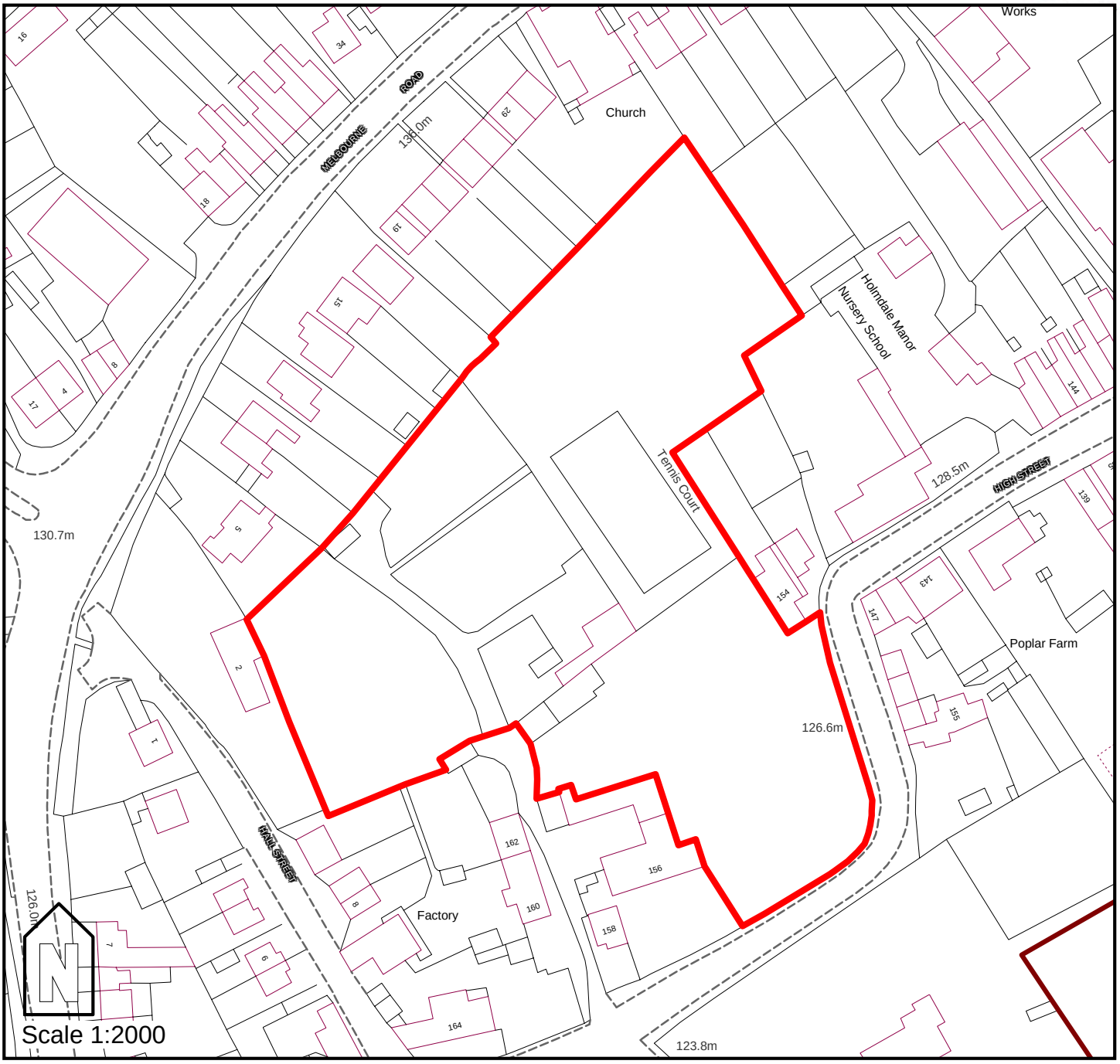
Conclusion and justification

Site is suitable for residential development. The site is not being promoted and has not been the subject of any planning applications. Due to the need to resolve access difficulties it is considered unlikely that this site can come forward before 2012. due to the nature of its situation, it is considered that low density development would be most suitable here.

Final density	Final suggested yield for site
30	30

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ibstock: IB2



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Address	Site ref	Area ha
Land Off High Street	Ib2	1

Settlement

Ibstock

Source

Identified site 2005

Description	Site access
Site consists primarily of an area of backland / vacant land with some frontage onto Ibstock High Street. The site is flat, with a main road running around it's southern boundary. To the East is the Centre of Ibstock. To the north and west is a substantial area of residential development. To the south are several large buildings set in their own grounds (Manor house and rectory) and beyond this open countryside. The site lies within the historic urban core of the settlement, and the area fronting onto High Street lies within a conservation area. The site is on the southern edge of Ibstock but still within relatively close proximity to local amenities and is situtated near the main access route through the settlement.	Vehicular access from High Street constrained. Additional land may be required to provide access via Melbourne Road and/or Hall Street.

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at relatively low density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development

Details of contraints on site

Vehicular access is preferred from Hall St or Melbourne Road. Yield is constrained due to shape of site, and necessity to prevent vehicular access from High Street.

Suitable type of development eg mixed use,flats,family homes etc

Medium to low density development in keeping with the character of Ibstock and its location on the edge of the settlement- mainly 2-storey (semi-detached and) detached housing

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
50	40	30	0	30	0

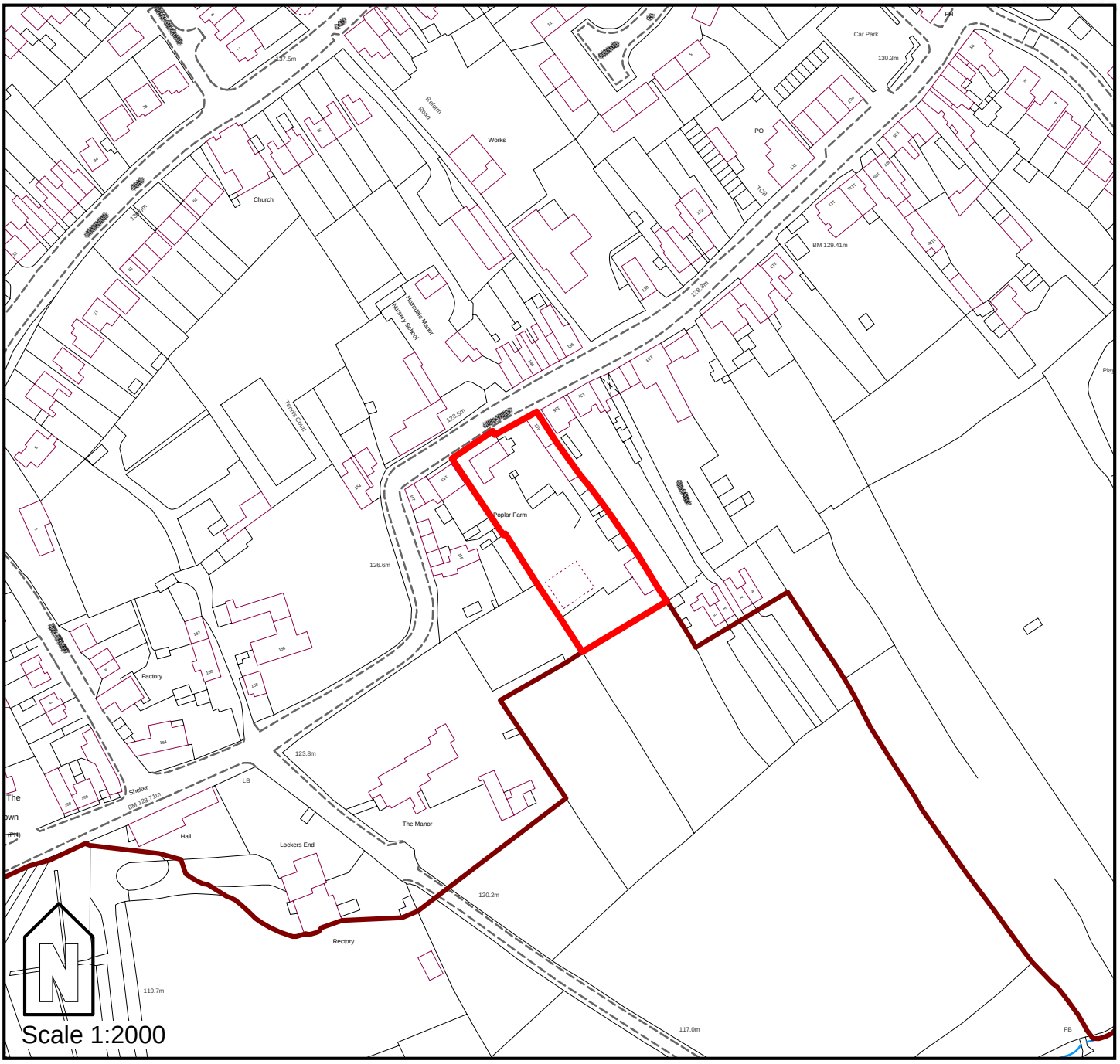
Conclusion and justification

Site is suitable for residential development. The site is not being promoted and has not been the subject of any planning applications. Due to the need to resolve access difficulties it is considered unlikely that this site can come forward before 2012. due to the nature of its situation, it is considered that low density development would be most suitable here.

Final density	Final suggested yield for site
30	30

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Ibstock: IB3



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Address	Site ref	Area ha
58 Station Road, Kegworth	K1	0.2

Settlement

Kegworth

Source

Identified site 2005

Description	Site access
The site is currently occupied for employment use, but buildings are considered to be out of date. The site is flat and is bounded by Station Rd and Mill Lane to the north and west, and by housing to the south and east. The predominant use in the immediate vicinity is housing, with allotments and open space also nearby. The lease runs out in 2007 and the site is being promoted by Chartered Surveyors. There has been developer interest and it is being promoted for high density development (20 apartments at 95dpha). In the 2005 study, this density was considered too high given the distance from the town centre and the size of the town itself. There is now an Outline application 06/01849; for 16 dwellings, including the demolition of existing buildings. the site is located on the eastern edge of Kegworth, in close proximity to local services and amenities. It also situated alongside one of the main transport routes through the settlement.	Station Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

1 mature tree on the boundary

Suitable type of development eg mixed use,flats,family homes etc

High density apartments/ flats or town houses would be achievable here in regards to the surroundings.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
10	8	6	12	0	0

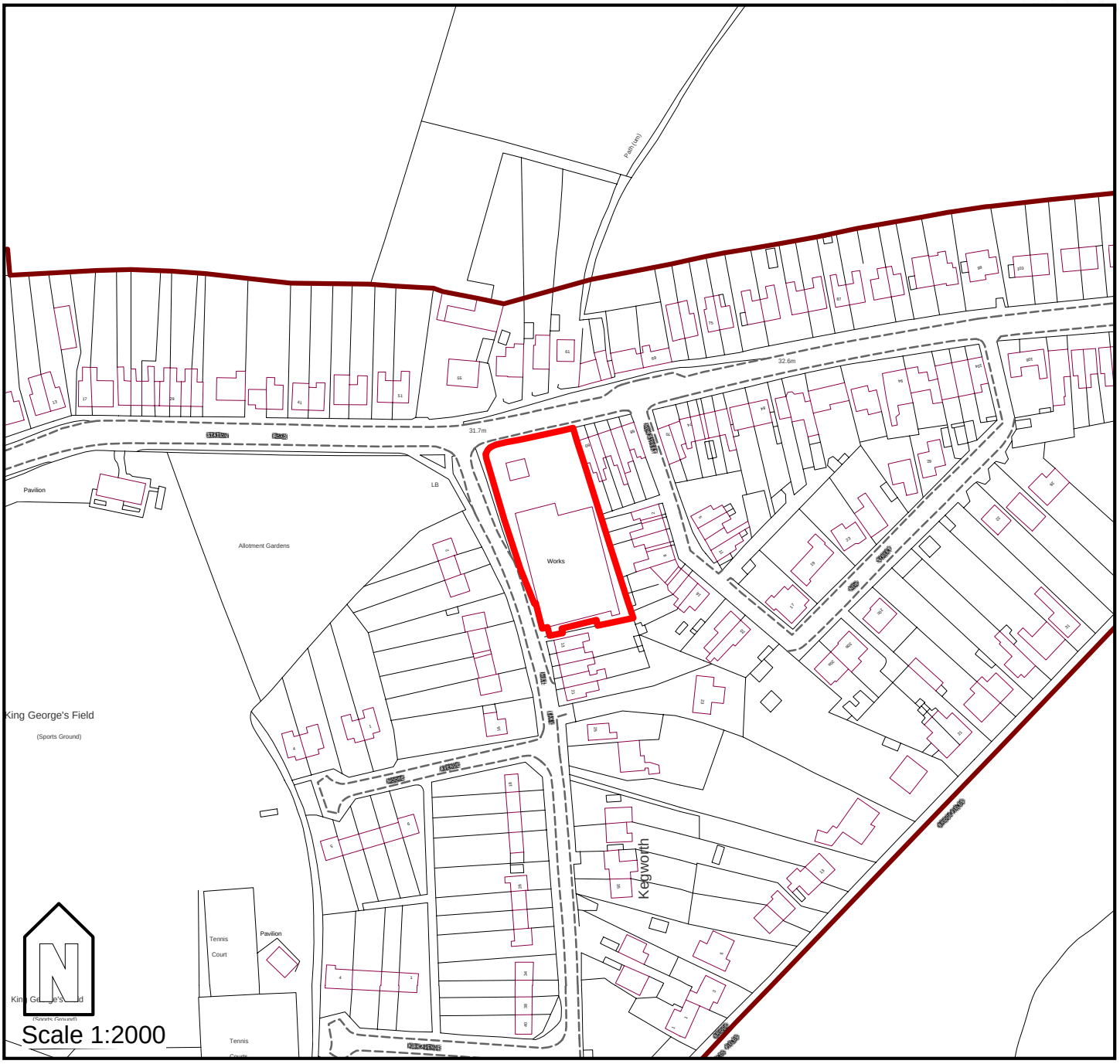
Conclusion and justification

The site is suitable for residential development provided that the council is satisfied it is not needed for employment use. The site could accommodate predominantly town houses, with several smalller dwellings. Given that the site will not become available until 2007, but is being promoted, it is considered that this could be developed in the period 2007 - 2012. A high yield could be justified due to the surrounding character.

Final density	Final suggested yield for site
80	16

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Kegworth: K1



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Address	Site ref	Area ha
Computer Centre, Derby Road	K5	4.6

Settlement

Kegworth

Source

Identified site 2005

Description	Site access
Site is currently occupied by 'the computer centre', and sits on a relatively flat site on the edge of the urban area. Both this site, and the area to the north are part of a protected employment area. To the south is an area of open space, and beyond to the south and east, residential development and the main urban area of Kegworth. To the west is open land and the M1. Enquiries have apparently been made to the Council regarding the possibility of developing this site for housing. However we have no information regarding the details of who made this enquiry or the amount of dwellings proposed, or the likelihood that the site will come forward. The site is located on the western edge of Kegworth, but is close to existing residential development and some local services. It is situtated along one of the main access routes through the settlement.	From Derby Rd or Packington Hill

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Suitable type of development eg mixed use,flats,family homes etc

Potentially medium to high density - a mix of town housing, family homes and flats.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
230	184	138	0	0	184

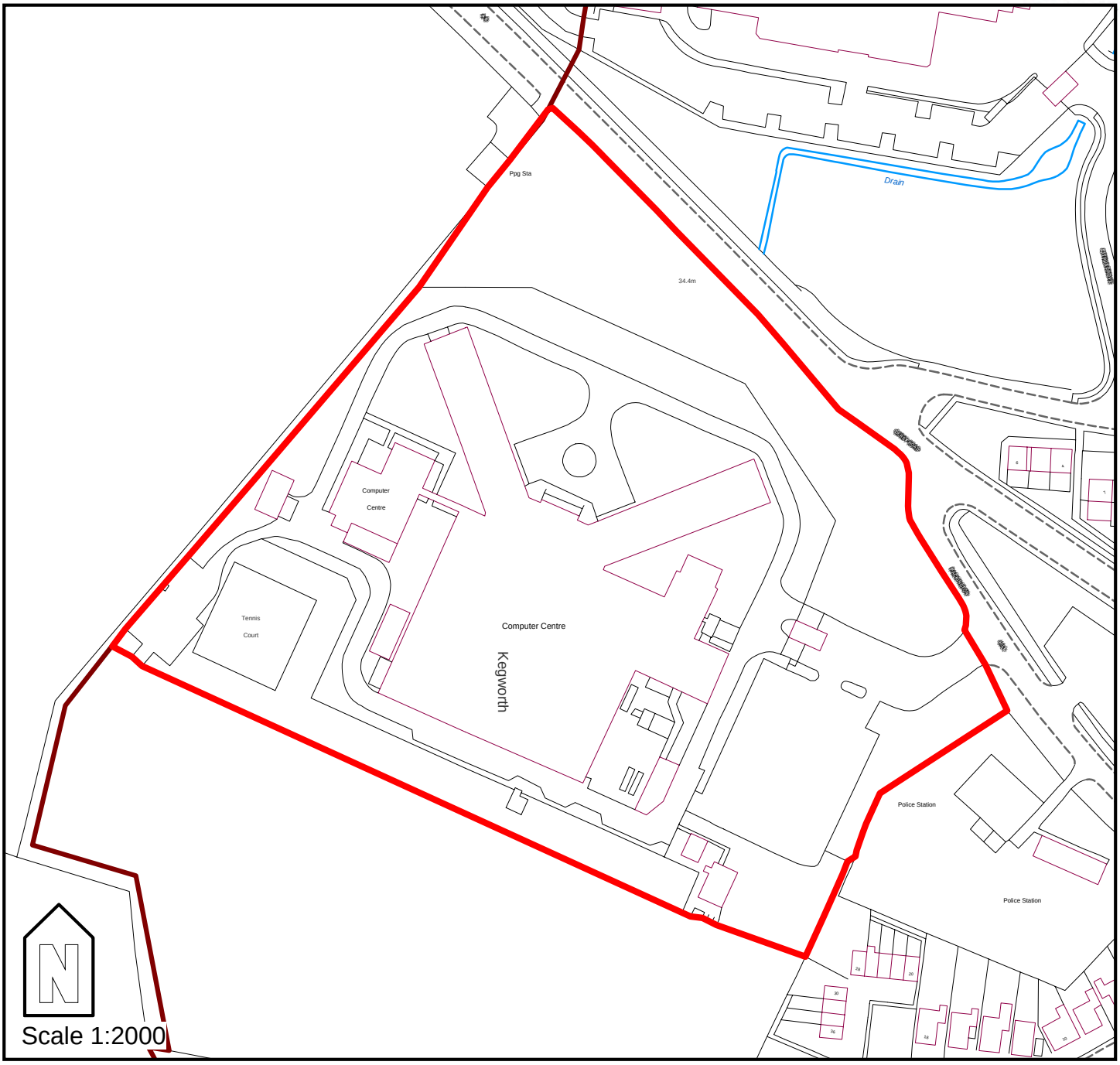
Conclusion and justification

No detailed information has been provided that suggests that this site will come forward for housing development in the near future. It is our understanding that approaches have been made to the Council, but the Council would need to be satisfied that the site was no longer required for employment use. Given that the site is still in use as a computer centre, and no evidence to suggest any change in the future has been provided, it would seem that the site is unlikely to come forward before 2007.

Final density	Final suggested yield for site
40	184

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Kegworth: K5



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Address	Site ref	Area ha
61-63 Ashby Road, Kegworth	K700	0.9

Settlement

Kegworth

Source

Pre application

Description	Site access
The site is currently occupied by a large house set within its own grounds. It is a flat site with a number of mature trees towards the northern boundary with the road. It is surrounded on all sides by residential development, and forms the edge of the urban area to the south. An outline application (05/00250) for residential development on the site (number of units unspecified) was submitted and was then withdrawn to enable work to be done to resolve access problems caused by the location of trees with Preservation Orders. Residential Development here has been pursued by many interested developers. The site is located within existing residential on the south western edge of Kegworth, in relatively close proximity to some local services and is near a main access route through the settlement. The site has planning consent for residential development (outline-means of access) (05/01050) this was granted on the 24/05/2006. There is currently an application (07/00514/FUL) for the erection of a residential care home for adults with neuro-behavioural difficulties (C2) including ancillary works and landscaping. The application was received on the 27/03/2007.	From Ashby Rd

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium to low density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

There are TPO's on the site. These are mainly around the edge and would not significantly affect the yield, but they may affect access and consequently whether the site is able to come forward for development at all.

Suitable type of development eg mixed use,flats,family homes etc

Potentially medium- low density family homes.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
45	36	27	0	32	0

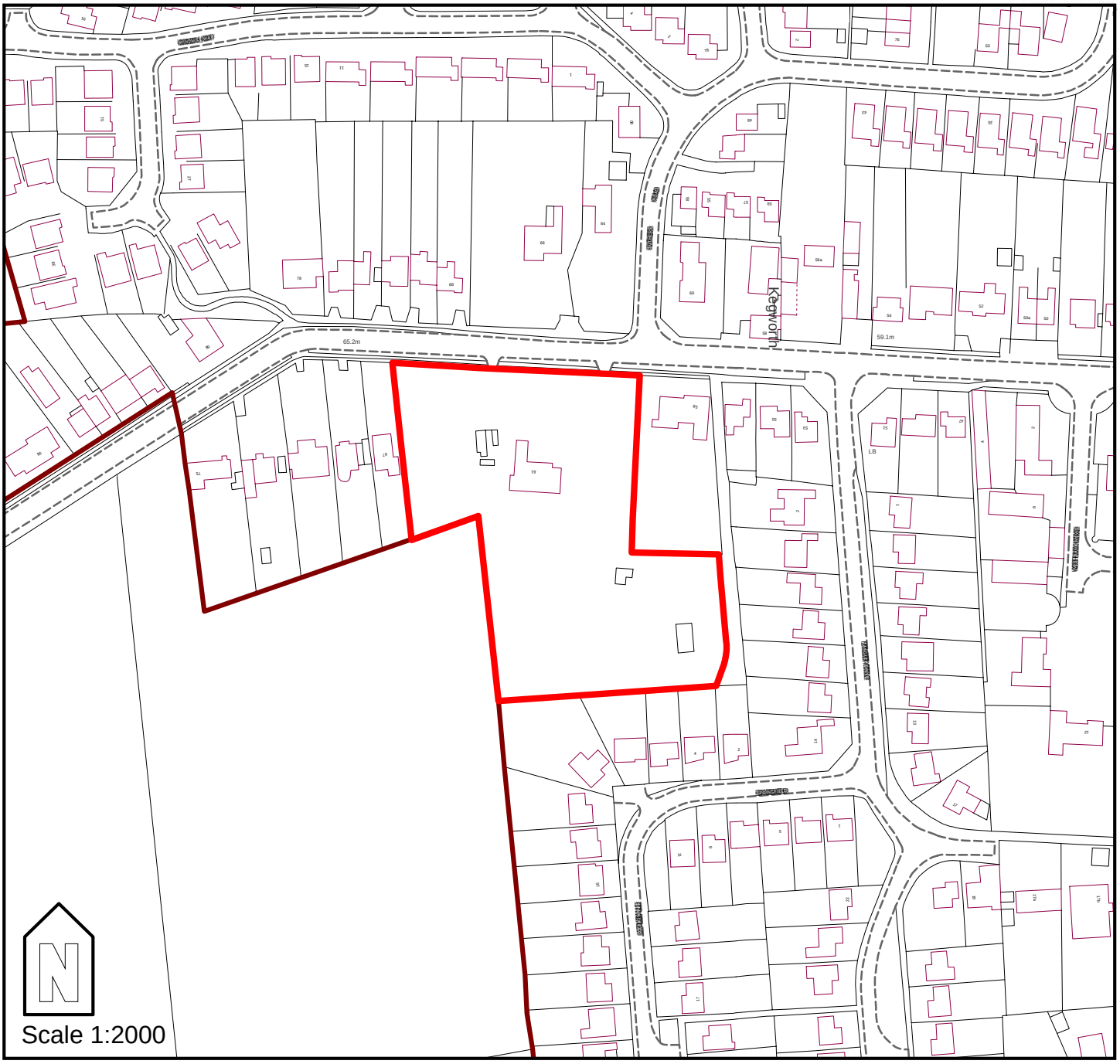
Conclusion and justification

Yield is difficult to calculate given lack of information regarding specific proposals and TPO's. Nevertheless the site is suitable for residential accommodation, and should comprise mainly family homes with some limited scope for apartments through sub-division of the house.

Final density	Final suggested yield for site
36	32

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Kegworth: K700



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Address	Site ref	Area ha
Brookes Machine Tools Ltd, 2 Derby Rd, Kegworth	K703	0.1

Settlement

Kegworth

Source

Pending application

Description	Site access
The site is set in the centre of Kegworth, on the corner of the main junction in the town. There are two access points to this site, one off Derby Road and the other off Dragwell . There are a series of buildings, the main one, in good condition, partly fronts on to the road (the other half sits behind a small single storey brick building used as a police station) and the other buildings and a small yard are sited behind, which are in worse condition. There is was an application for the erection of 16 Flats. 05/00405/FUL, which has since been refused 01/03/2007. The site is in very close proximity to local services and amenities owing to its central location in the settlement.	Derby Road and Dragwell

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

The position on main junction and busy road into Kegworth, might create parking and access issues for development.

Suitable type of development eg mixed use,flats,family homes etc

High density- 2/3 storey flats.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
5	4	3	0	10	0

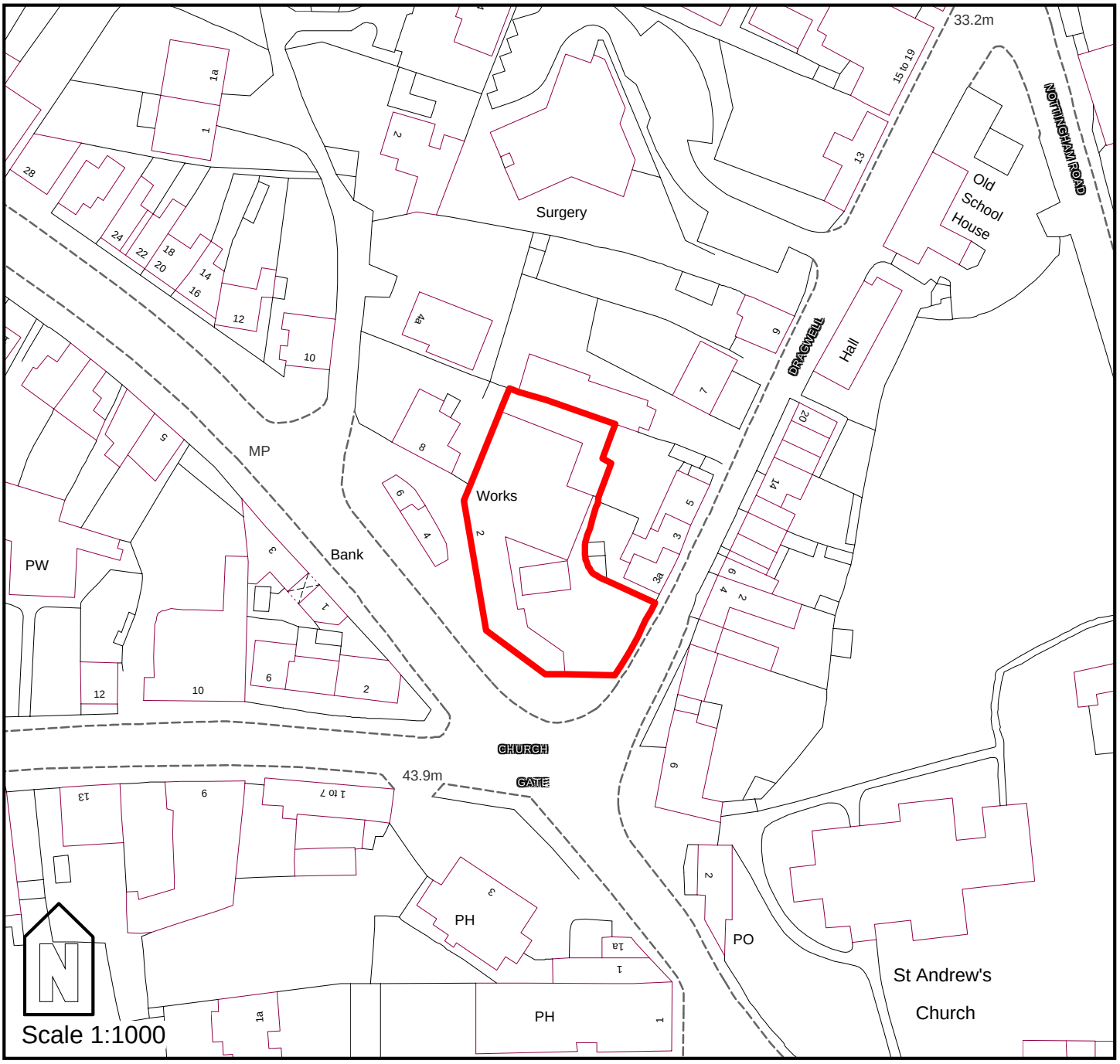
Conclusion and justification

Given the location and the character of the area this density would be appropriate.

Final density	Final suggested yield for site
160	16

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Kegworth: K703



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Address	Site ref	Area ha
Slack and Parr Ltd, Long Lane, Kegworth	K705	5.9

Settlement

Kegworth

Source

Pending application

Description	Site access
A large site, currently in use by Slack and Parr- comprises of a series of large industrial buildings and offices, and some scrub land to the rear adjacent to the main entrance- possibly previosuly developed land. There is a pending application on the site for residential, business (precision engineering) and retail development (Outline) 06/00091/OUT. It appears from initial plans, that there would be only 5.87 ha available for residential and 2.88 ha of employment (1.79 ha of which would be Slack and Parr's own factory site). The site is situated on the northen edge of the settlement, bordering exsiting residential dwellings on one side; it is relatively close to local services and amentities within Kegworth and located along a main acess route through the settlement.	Long Lane

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. ‘Clean’ land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium to low density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

It appears from initial plans, that there would be only 5.87 ha available for residential and 2.88 ha of employment (1.79 ha of which would be Slack and Parr's own factory site)

Suitable type of development eg mixed use,flats,family homes etc

The location on the edge of the settlement would suggest medium-low density development- in keeping with the surrounding existing residential character.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
295	236	177	0	236	0

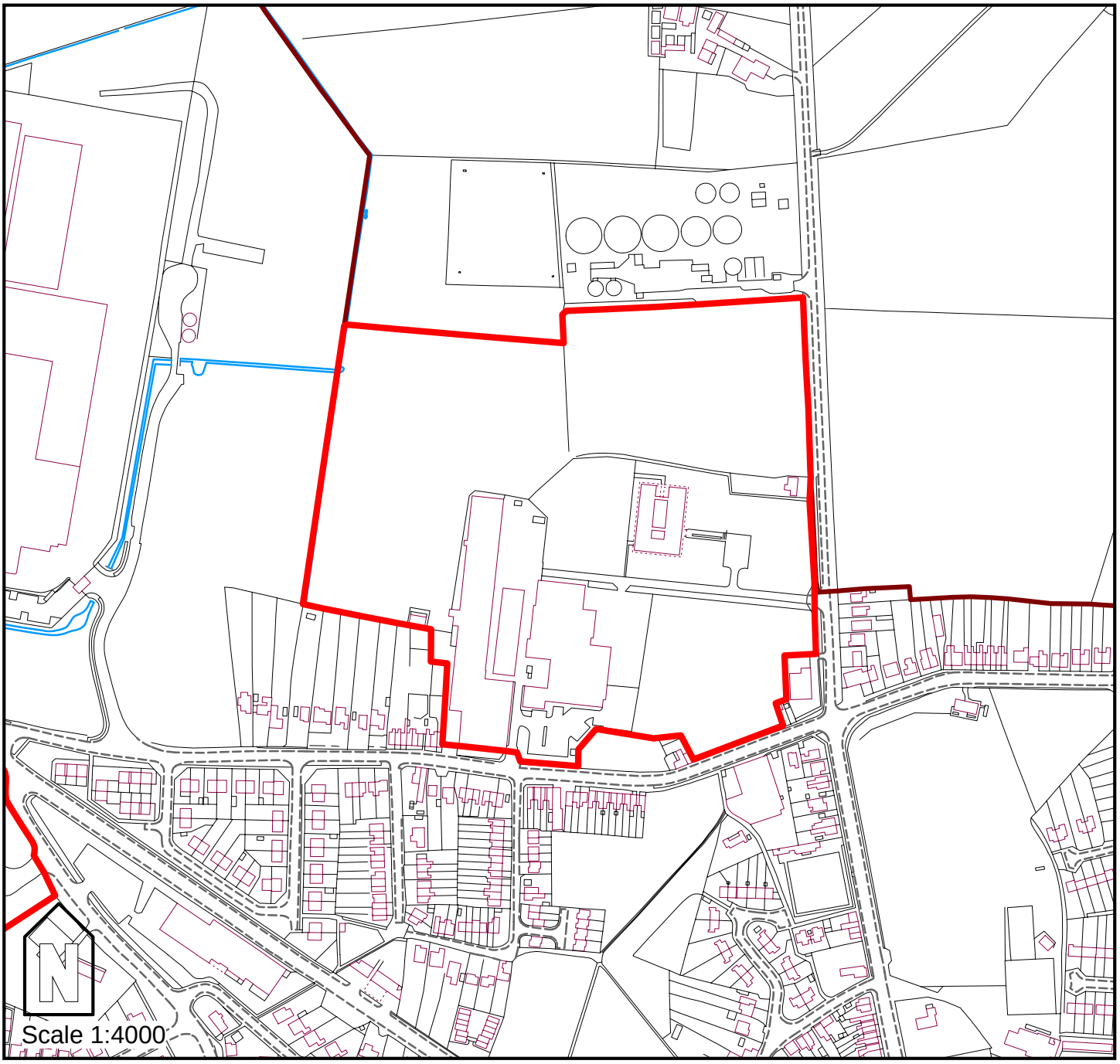
Conclusion and justification

Given the pending status on the application and the size of the site- it is unlikely to come forward before 2012, but residential would be approriate on this site.

Final density	Final suggested yield for site
40	236

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Kegworth: K705



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Address	Site ref	Area ha
Former Youth Club and Land West of High Street	M2	1.4

Settlement

Measham

Source

Identified site 2005

Description	Site access
This site forms part of the basin area to the proposed restored Ashby Canal which is expected to commence in the next couple of years. It has always been assumed that this site would be developed as a mixed use scheme as part of this restoration. The site comprises a fallow field and a disused youth club, immediately to the west of the High Street and close to the centre of the town. It sits some 3 metres below the level of the adjacent road. The site is subject to policy T16 in the North West Leicestershire local plan and as such is protected as part of the route of the Ashby Canal which the council is seeking to re-open. In addition it is anticipated that part of this site will form a marina. Funding for the canal restoration has been secured, and a decision by the Secretary of State was issued in August 2005 under the Transport and Works act to undertake the work. The only outstanding issue relates to compensation for one landowner, and this is expected to go to lands tribunal. The site is in close proximity to a main road and local services.	Access directly from High Street is good although there is a significant change in level .

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

The potential for the re-opening of the Ashby Canal and a new marina significantly reduce the net developable area of the site for housing. If the site were to come forward in its entirety the full 1.37ha would be available for development. If the canal re-opened without a marina approximately 0.9ha would be available for development. If a marina was built we estimate that 0.45ha would be available. There is also considerable variations in the topography between road level and site level.

Suitable type of development eg mixed use,flats,family homes etc

This site would be able to support high density development, in the form of flats or town houses, given its proximity to the town centre and the character of the existing area, in addition to its situation below street level.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
22	18	13	24	0	0

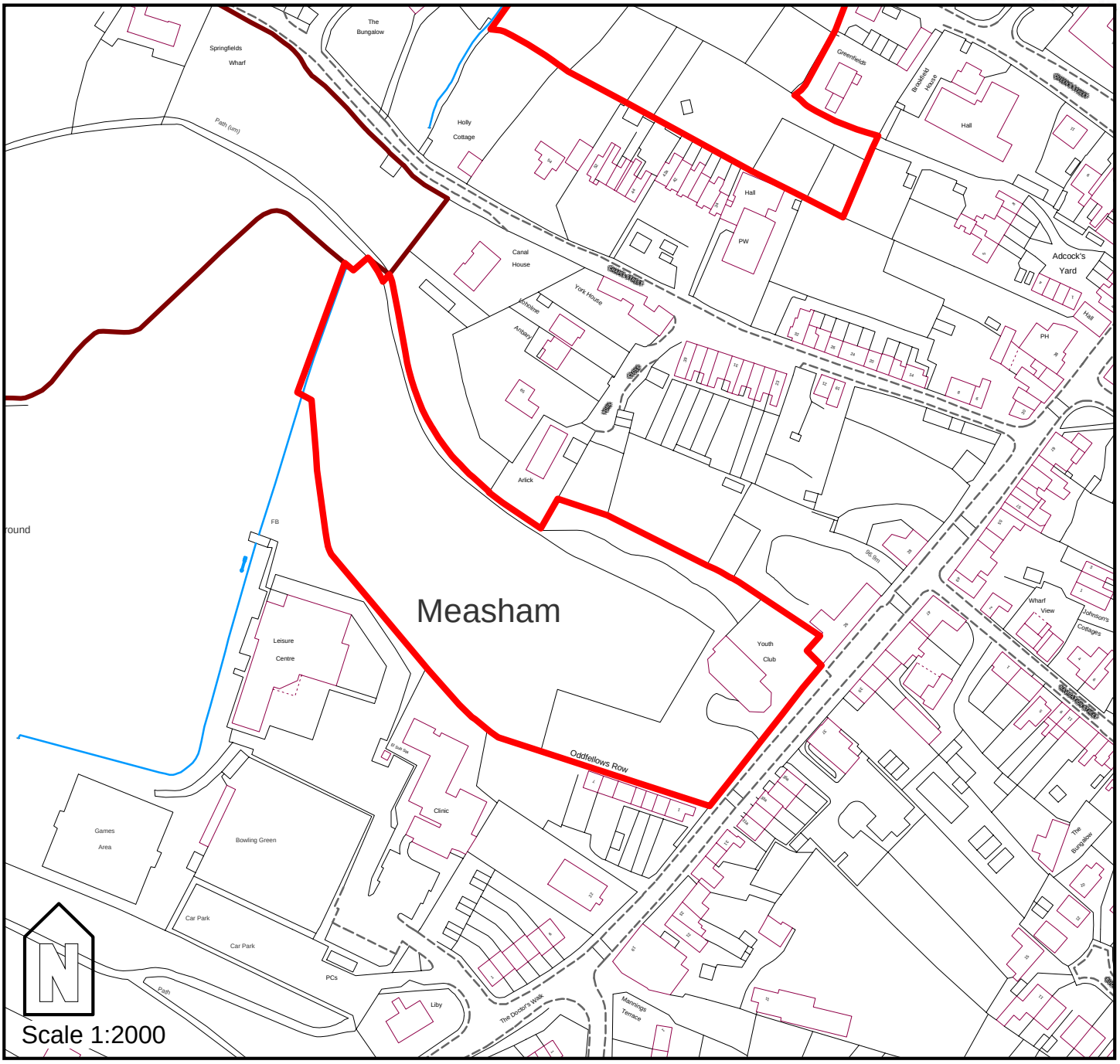
Conclusion and justification

The yields below are calculated on the basis that both a canal and marina will come forward. The Transport and Works act was approved, so assuming the compensation issues are resolved satisfactorily by the lands tribunal, it is expected that this site could come forward for development in the period 2007 – 2012. Given the low level of the site, and the opportunities provided by canalside / marina associated development, it would be possible to develop the available land to a high density associated with additional ground floor mix use facilities (3 or possibly even 4 storeys).

Final density	Final suggested yield for site
53	24

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Measham: M2



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Address	Site ref	Area ha
Land to the rear of Nos. 34-54 Chapel Street	M3	0.8

Settlement

Measham

Source

Identified site 2005

Description	Site access
This is a backland site with a public footpath running alongside immediately to the north. It lies to the West of the town centre approximately 200m from the High Street. To the north is a new residential estate. The site comprises an area of unused or scrub land and an area screened by a tall conifer hedge (ownership unclear). The site slopes considerably from East to West. A larger adjacent site to the west has recently obtained permission for housing on appeal; the application (05/01794/OUT) was for Residential Development (Outline-all matters reserved). The site is located centrally behind the main street of Measham, but has a poor relation to the village and its services at present due to access issues.	Access is severely constrained. Two options. Either from Orchard way using a part of the rear garden of 'The Bungalow' or from Chapel St using a strip of land currently belonging to the Bungalow.

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Access severely constrained. Topography may provide additional constraints or opportunities.

Suitable type of development eg mixed use,flats,family homes etc

Given the topography and access issues on this site, the site will likely yield medium density development in the form of family detached, semi detached or terraced 2/3 bed houses.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
39	31	23	0	31	0

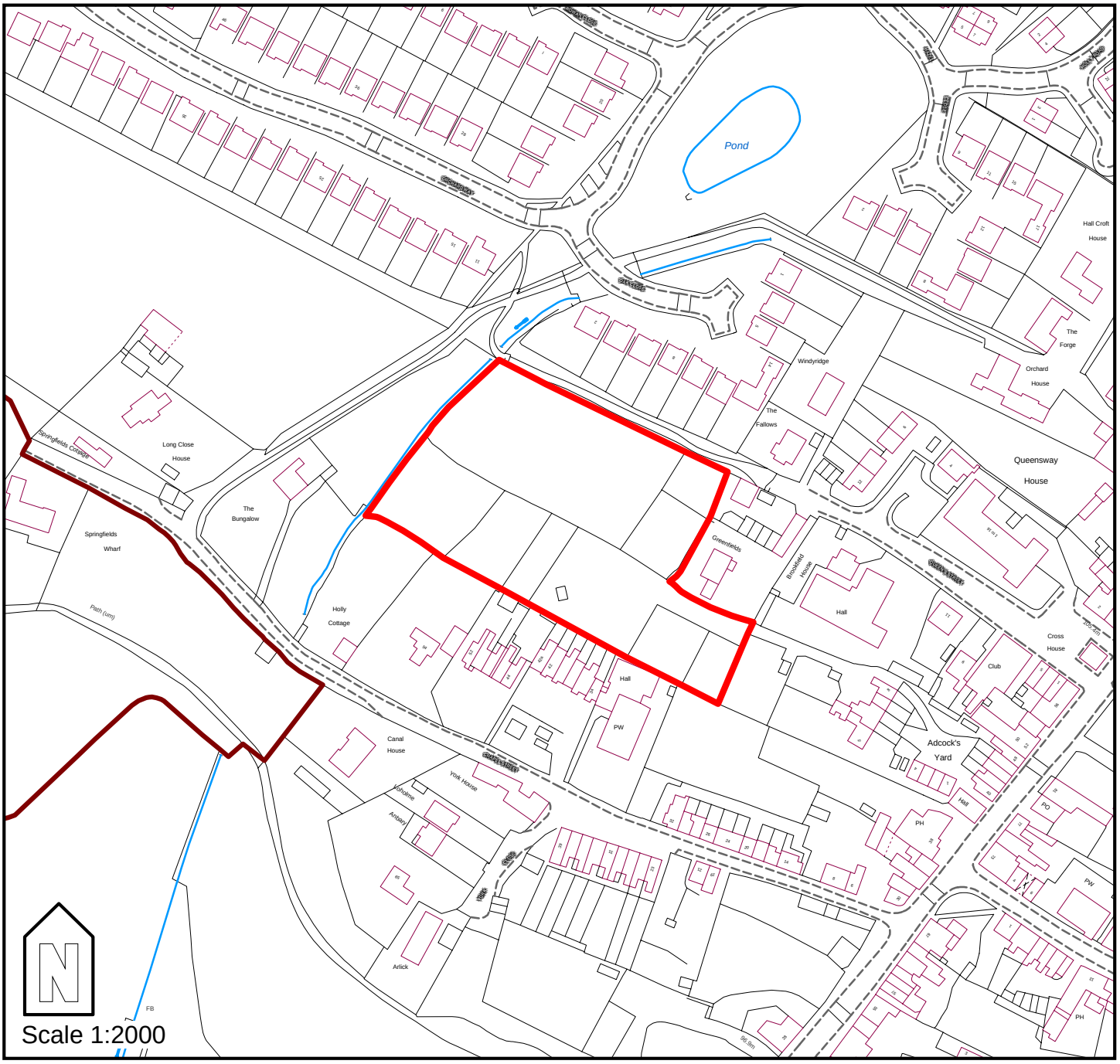
Conclusion and justification

The site is considered to be suitable for residential development. Due to access constraints it us unlikely to come forward before 2012

Final density	Final suggested yield for site
40	31

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Measham: M3



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Address	Site ref	Area ha
Land Off New Street	M6	0.8

Settlement

Measham

Source

Identified site 2005

Description	Site access
The site lies on the edge of the urban area and is bounded to the west by the busy A42 dual carriageway. To the east is a row of semidetached housing along New Street, and to the south is a housing estate. The topography is flat, and rises gradually to the west as it meets the A42. The southern half of the site was being promoted for development by UK Coal Mining Limited and was the subject of an appeal against an undetermined planning application (03/01025), and the appeal was dismissed on the 19/04/2005. The promoted site included a substantial landscape buffer alongside the A42 designed to address concerns relating to the impact of noise. This site is located on the outskirts of Measham and is not in close proximity of local services. The A42 runs alongside the site which is a main route in and and out of the settlement.	Direct from New Street

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at relatively low density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development

Details of contraints on site

Noise from the A42 means that mitigation measures need to be taken to reduce the impact on dwellings. Approximately two thirds of the site area is developable assuming a substantial landscape buffer to the west. The net developable area would therefore be approximately 0.56ha for the whole site.

Suitable type of development eg mixed use,flats,family homes etc

Low density development in the form of family 2/3 bed houses.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
28	22	17	19	0	0

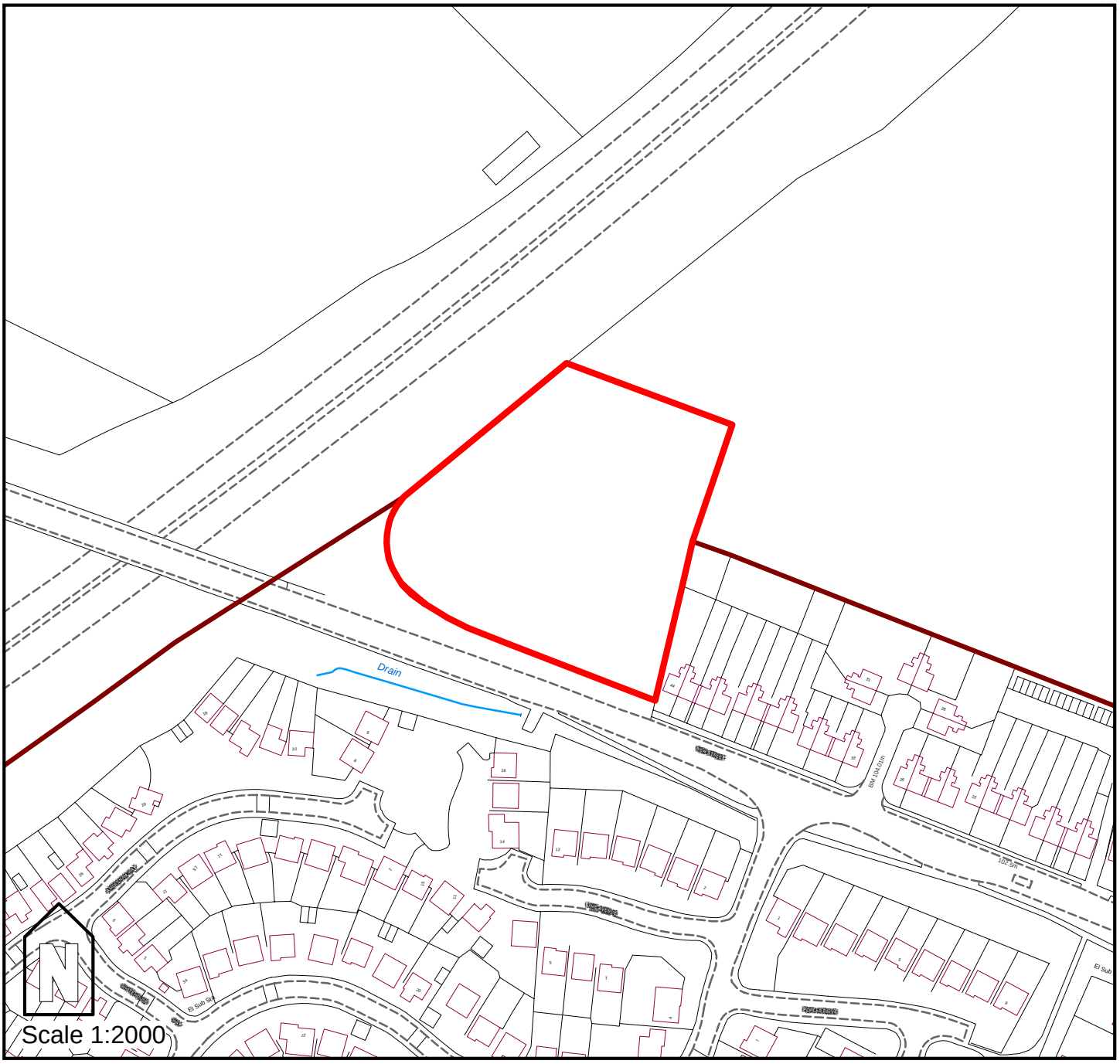
Conclusion and justification

In principle the whole site as identified is developable. The application made by UK Coal Mining Ltd was for part of the site only (03/01025/OUT) and was dismissed at appeal on the 19/04/2005. The time frame for development of this site is considered to be 2007-2012. This allows time for further land acquisition and resolution of issues relating to noise. Due to its location it is considered that this site should be developed towards the lower end of the acceptable range of densities.

Final density	Final suggested yield for site
34	19

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Measham: M6



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Address	Site ref	Area ha
Land off New Street	M8	0.4

Settlement

Measham

Source

Rejected site 2005

Description	Site access
This site is a flat piece of scrub land off New Street; set down slightly below road level and opposite land at 3 New Street (M703). It also lies behind an existing petrol station/ garage. on Ashby Road. Outline planning permission for Residential Development (ref: 03/00742/OUT - this was a renewal of planning permission 00/0671). The site is located at the junction of two main roads in Measham and relatively close to local amenities in the settlement.	Access off New Street- which is the main road back to the A42, could be constrained by the proximity to the main junction between Ashby Road and High Street.

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development

Details of contraints on site

Access constraints are a possibility due to the location near Ashby Road, High Street and New Street junction.

Suitable type of development eg mixed use,flats,family homes etc

Medium density development would be suitable here, in the form of town houses and some 3 storey flats due to the surrounding character and location.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
20	16	12	16	0	0

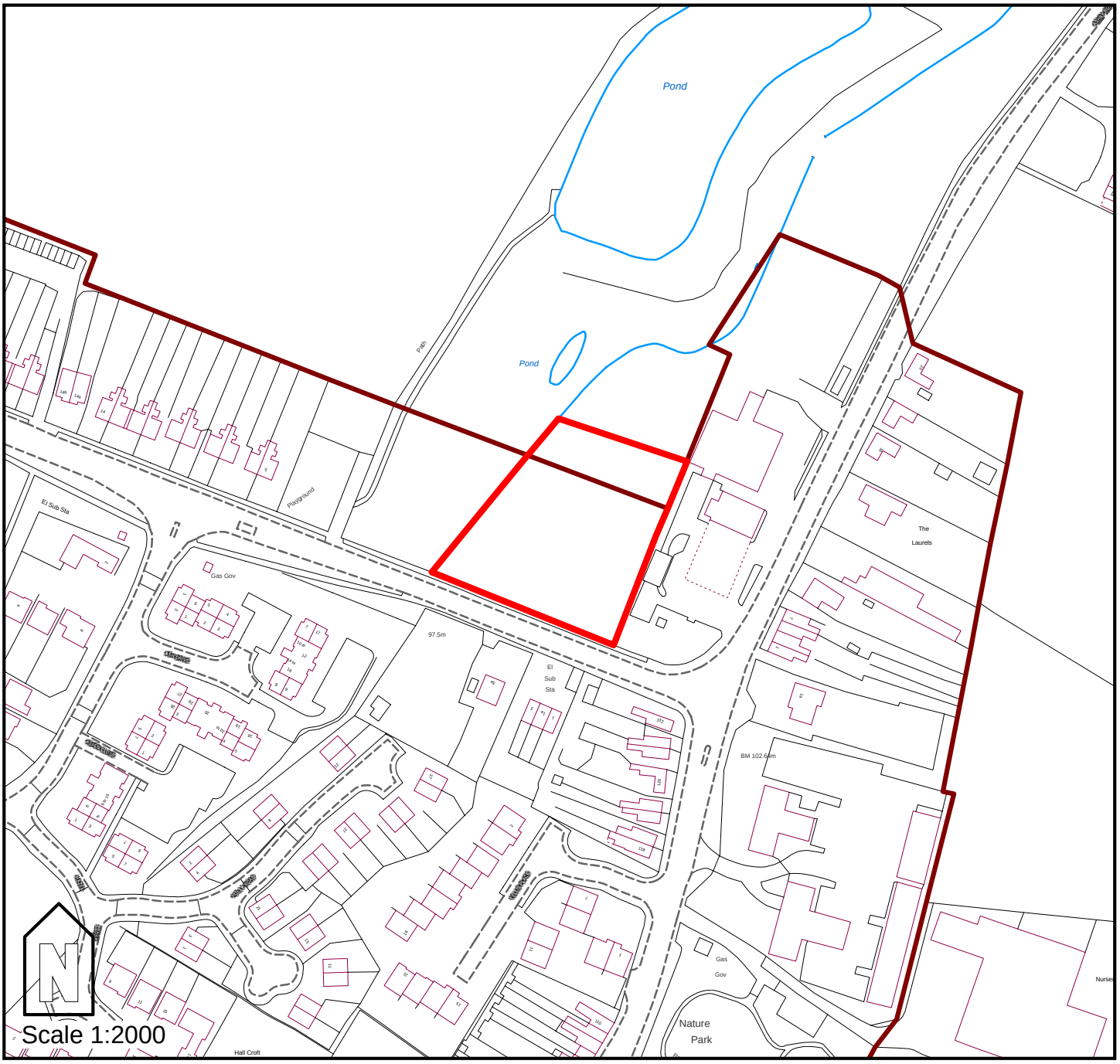
Conclusion and justification

The sites proximity to new 3 storey flats on the opposite side of the road, and existing residential along Ashby Road would suggest that meduim to high density could be achieved here. It is situated a little out of the town centre so this must also be taken into account when considering densities suitable for the character of the area.

Final density	Final suggested yield for site
40	16

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Measham: M8



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Address	Site ref	Area ha
Land to North East of Atherstone Rd, Measham	M702	10.5

Settlement

Measham

Source

Pending application

Description	Site access
This is currently subject to a planning application 01/01152/OUTfor residential and industrial development (outline - means of access) Provisonally 410 dwellings by Peveril Homes . This site is the Hanson Brickworks Factory which comprises of a operational factory/yard and warehouses which have become redundant. There is a quarry with access on the otherside of the road. The site is on the very edge of the settlement with poor connectivity to local amenities or services; it is also some distance from a main road.	Atherstone Road

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. ‘Clean’ land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at medium to low density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development

Details of contraints on site

No obvious constraints

Suitable type of development eg mixed use,flats,family homes etc

The site is considered to be on the 'outskirts' of the settlement, and the site should be treated as such when considering an appropriate yield. The surrounding housing density is very low and the area is characterised by agricultural holdings and green fields- so housing should be consisting of mainly 2-storey (semi-detached and) detached housing

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
525	420	315	0	410	0

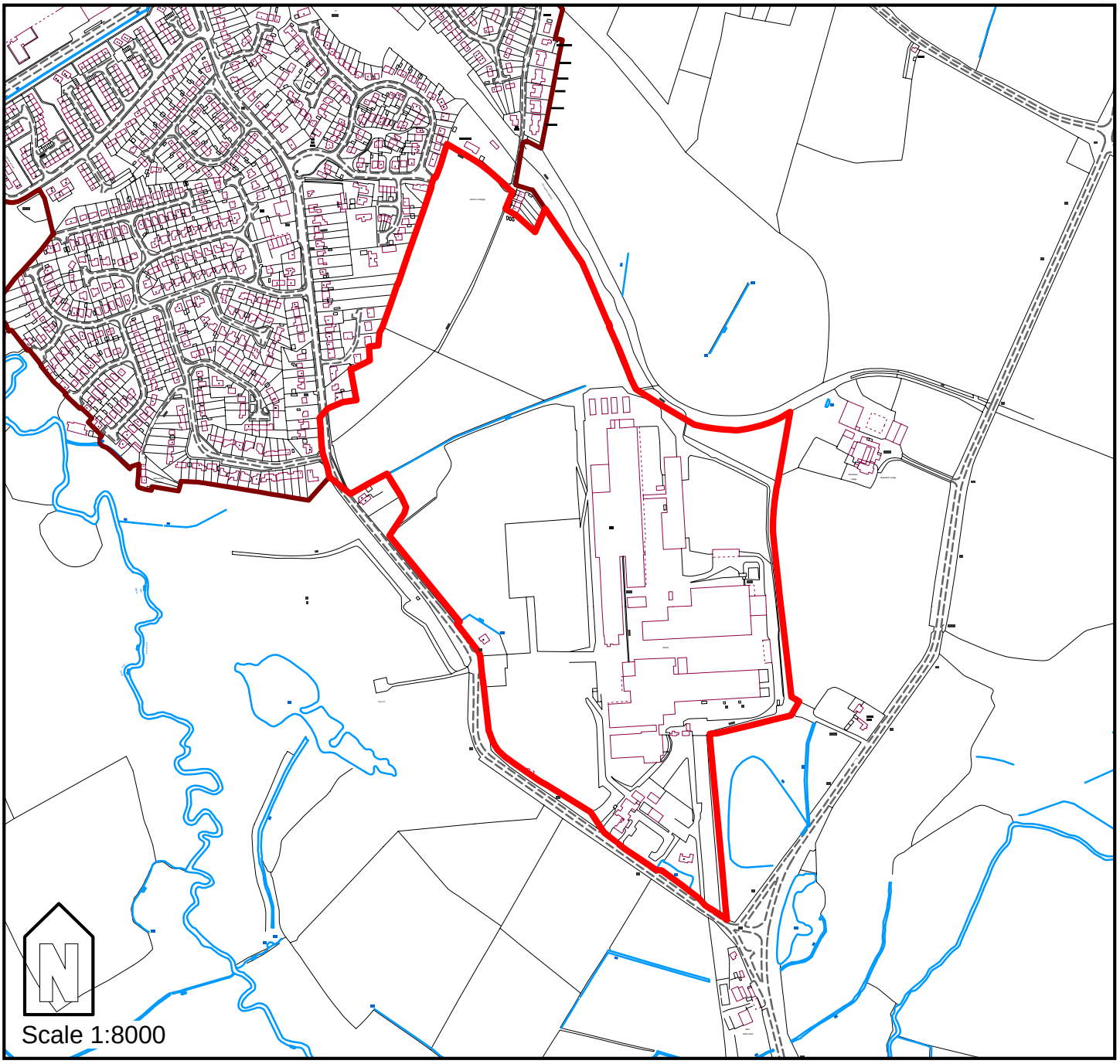
Conclusion and justification

The nature of the site demands medium to low density housing with the green character being retained in the style and design of development. As the application is Outline at this stage the number of dwellings has been provisionally set at 410. this figure has been reached on the basis that additionally, a portion of the site is being promoted for industrial development also. The calculation for developer contributions for education etc were provisionally calculated using the density suggested in the Environment Statement. This is 40 dwellings per hectare which would equauate to 410 dwellings for the 10.5 ha proposed to be developed.

Final density	Final suggested yield for site
39	410

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Measham: M702



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Address	Site ref	Area ha
3a New Street Measham	M703	0.2

Settlement

Measham

Source

Pending application

Description	Site access
The site is a small piece of land fronting onto New Street. The site is surrounded by existing residential and there has been new 3 storey development to the rear of the properties. There is quite varied topopgraphy on the site and it lies slightly below the road level. There is a pending application 07/000258/FUL for the erection of 16 apartments, access & parking (amended scheme) by Lychgate Homes. The site is located in close proximity to the junction of two main roads through Measham, and in relatively close proximity to local amenities and services.	From New Street

Market appraisal/economic viability

Agents, private housing developers and housing associations confirm a continuing strong local market in North West Leicestershire, both for private and affordable housing. 'Clean' land values for open market housing across the district are sufficiently high, at around £1 million plus / acre, to ensure viability and to allow for most cases of abnormal development costs, including remediation works after contamination, and community gain packages. The market would be likely to develop this site for a range of housing at high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development

Details of contraints on site

Topography might be an issue

Suitable type of development eg mixed use,flats,family homes etc

The site is considered suitable for relatively high density development, in regard to the existing residential and the new 3 storey development to the rear. Town houses, and 3 storey flats would potentially be acceptable.

Theoretical yield based on PPG3 densities			Time frame		
High 50 dph	Medium 40 dph	Low 30 dph	2007 - 2012	2012 - 2017	2017 - 2026
10	8	6	10	0	0

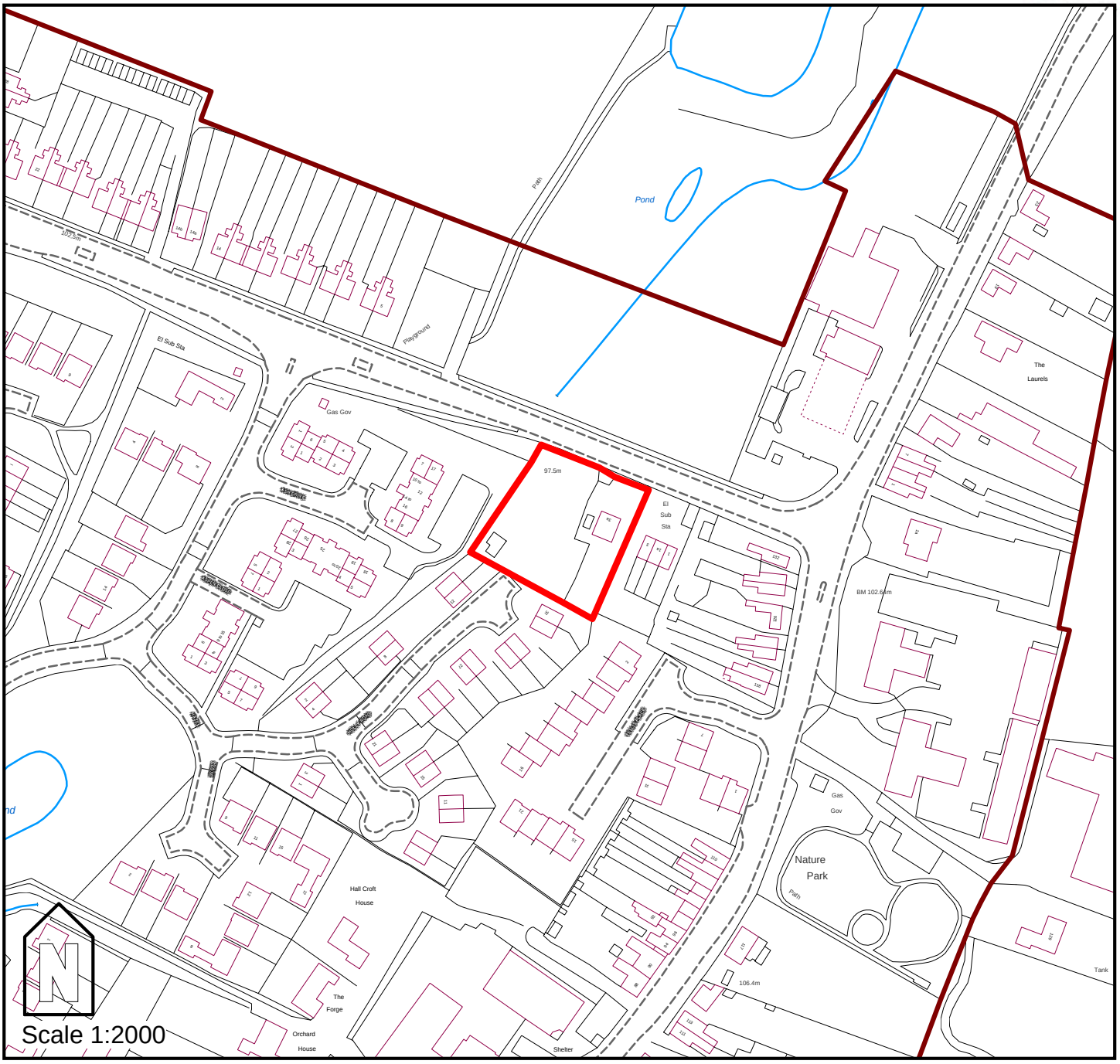
Conclusion and justification

The sites location within an area which has recently seen new development would suggest this could come forward in the 2007-2012 timeframe. The existing high density development surrounding the site would suggest ti could achieve higher densities. The application for 16 dwellings will be taken as a guideline.

Final density	Final suggested yield for site
85	16

NORTH WEST LEICESTERSHIRE
HOUSING LAND AVAILABILITY ASSESSMENT

Measham: M703



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