

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib1		
Related/Previous Site References	IB2 in UCS	Grid Reference	X
			Y
Site Description	Land off High Street, Ibstock. Flat site with main road access at the south.	Site size	0.99 Ha
Current Use	Backland / vacant land	Adjacent Uses	Resi / Industrial
Land Type	PDL		
Site Location	Ibstock		
Character of surroundings	Mixed but mainly residential. Near the shopping centre of Ibstock.		
Accessibility			
Distance to Bus Stop from centre of site	220	Distance to Bus Stop from site access	200
Distance to Primary School from centre of site	440	Distance to Primary School from site access	490
Distance to Local Centre from centre of site	210	Distance to Local Centre from site access	190
Distance to Post Office from centre of site	220	Distance to Post Office from site access	210
Distance to Health Centre from centre of site	130	Distance to Health Centre from site access	140
Distance to Secondary School from centre of site	530	Distance to Secondary School from site access	560
Distance to open space from centre of site	270	Distance to open space from site access	320
Additional Accessibility information			
Constraints			
Identified Red constraint	None		
	Mitigatable	Comments	
Contaminated Land	No known issues		
Environmental	c40% of site within Conservation Area Southeastern extent of site within Highways Consultancy Zone Site within National Forest Agricultural Land Grade 3 / 4		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated			
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment.		
Timeframe for development	1 st 5 years		
Estimated number of dwellings	30		

Estimated Density	30 DPH
Estimated Build Rate	One/ two years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib6		
Related/Previous Site References	Site also proposed during Summer Consultation Site included as part of "Leicester Road / Ravenstone Road" in Core Strategy Further Consultation Document PKA H65 Site entirely within Ib18	Grid Reference	X Y
Site Description	Land at Ravenstone Road, Ibstock	Site size	2.78 Ha
Current Use	Agricultural	Adjacent Uses	Resi (S) / Resi & POS (W) Agri (N & E)
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Urban edge, but important open site contributes to the setting at the north of the village.		
Accessibility			
Distance to Bus Stop from centre of site	1240	Distance to Bus Stop from site access	1290
Distance to Primary School from centre of site	950	Distance to Primary School from site access	990
Distance to Local Centre from centre of site	1030	Distance to Local Centre from site access	1090
Distance to Post Office from centre of site	1320	Distance to Post Office from site access	1360
Distance to Health Centre from centre of site	1350	Distance to Health Centre from site access	1390
Distance to Secondary School from centre of site	950	Distance to Secondary School from site access	1000
Distance to open space from centre of site	80	Distance to open space from site access	20
Additional Accessibility information			
Constraints			
Identified Red constraint	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Western extent falls within Highways Consultancy Zone Within National Forest Abuts area of nature conservation in southeast corner (spec. great crested newts, smooth newts, frogs) Agricultural Land Grade 3		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	Yes		
Possible mitigation measures			
Availability/ Achievability			

Market Interest	Now part of a site promoted by planning agent.
Timeframe for development	2 nd five years
Estimated number of dwellings	83
Estimated Density	30 dwellings per hectare
Estimated Build Rate	Two – three years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	There is a small gap segregating the site from the edge of the village but this is not considered significant, particularly as the southern edge of the site would be directly adjacent to the northern edge of the proposed site north of Ashby Road.
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib7		
Related/Previous Site References	Site entirely within Ib18	Grid Reference	X
			Y
Site Description	<p>Land off Ravenstone Road/Melbourne Road. Gently undulating arable land with a public byway crossing the site from Ravenstone Road. Low hedges to most boundaries.</p> <p>The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.</p>	Site size	7.4Ha
Current Use	Agriculture	Adjacent Uses	Resi / Agri
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Mainly open countryside but conscious of the urban fringe. Sense Valley Park on the opposite side of the A447.		
Accessibility			
Distance to Bus Stop from centre of site	430	Distance to Bus Stop from site access	545
Distance to Primary School from centre of site	1065	Distance to Primary School from site access	1220
Distance to Local Centre from centre of site	1110	Distance to Local Centre from site access	1280
Distance to Post Office from centre of site	1425	Distance to Post Office from site access	1590
Distance to Health Centre from centre of site	1460	Distance to Health Centre from site access	1610
Distance to Secondary School from centre of site	1045	Distance to Secondary School from site access	1210
Distance to open space from centre of site	200	Distance to open space from site access	220
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	<p>Within the National Forest</p> <p>Part of western boundary is within Highways Consultation Zone</p> <p>Within 200 metres of 2 sites of archaeological interest and within 400 metres of 1 site of archaeological interest</p> <p>Grade 3 Agricultural Land</p>		
Topographical	No known issues		
Planning Policy	Within Countryside		
Accessibility	No known issues		

Ownership	No known issues – site promoted by landowner
Can the constraints be mitigated	
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Now part of a site promoted by planning agent.
Timeframe for development	2 nd five years
Estimated number of dwellings	222
Estimated Density	30 dwellings per hectare
Estimated Build Rate	Built out within 5 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib8		
Related/Previous Site References	Also put forward in Summer Consultation 2008 PKA H3 Site abuts Ib18	Grid Reference	X
			Y
Site Description	Leicester Road, Ibstock	Site size	0.98 Ha
Current Use	Agricultural	Adjacent Uses	
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings			
Accessibility			
Distance to Bus Stop from centre of site	1530	Distance to Bus Stop from site access	1460
Distance to Primary School from centre of site	1410	Distance to Primary School from site access	1340
Distance to Local Centre from centre of site	1270	Distance to Local Centre from site access	1200
Distance to Post Office from centre of site	1660	Distance to Post Office from site access	1590
Distance to Health Centre from centre of site	1720	Distance to Health Centre from site access	1650
Distance to Secondary School from centre of site	1310	Distance to Secondary School from site access	1240
Distance to open space from centre of site	790	Distance to open space from site access	720
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Majority of site is a proposed Local Wildlife Site Grade 3 Agricultural Land Adjoins Highways Consultancy zone c400m from site of archaeological interest ("Crop Marks")		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated			
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment.		
Timeframe for development	Was previously a rejected site and is only suitable on the basis of the enlarged Ib18 submission.(unsuitable). Would still be last 5 years as the suitability of this site is entirely dependent on the adjacent land		

	being allocated and built out.
Estimated number of dwellings	29
Estimated Density	30 DPH
Estimated Build Rate	
Suitable	Only suitable with adjacent land
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	The site is in an isolated location on its own and as such and housing development would not contribute to the creation of sustainable mixed communities in accordance with paragraph 54 of PPS3. With the adjacent land this issue can be addressed
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib10		
Related/Previous Site References	PKA H29	Grid Reference	X
			Y
Site Description	Land rear of Leicester Road, Ibstock	Site size	8.30 Ha
Current Use	Brickworks	Adjacent Uses	Resi / brickworks / recreation
Land Type	Brownfield		
Site Location	Ibstock		
Character of surroundings			
Accessibility			
Distance to Bus Stop from centre of site	1110	Distance to Bus Stop from site access	790
Distance to Primary School from centre of site	850	Distance to Primary School from site access	630
Distance to Local Centre from centre of site	810	Distance to Local Centre from site access	530
Distance to Post Office from centre of site	1210	Distance to Post Office from site access	900
Distance to Health Centre from centre of site	1230	Distance to Health Centre from site access	970
Distance to Secondary School from centre of site	850	Distance to Secondary School from site access	550
Distance to open space from centre of site	330	Distance to open space from site access	20
Additional Accessibility information			
Constraints			
Identified Red constraint	Overhead power lines cross site		
	Mitigatable		Comments
Contaminated Land	Vast majority within historical landfill site		
Environmental	Within National Forest Overhead power lines cross site Proposed Local Wildlife site within southwestern corner Agricultural Land Grade 3 Likely to be contaminated land issues with former brickwork use		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	Site proposed by DWH; owned by Ibstock Brick		
Can the constraints be mitigated	Power lines and contaminated land would not prevent the site being developed.		
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Yes – David Wilson homes		
Timeframe for development	2 nd 5 years		
Estimated number of dwellings	200-240		
Estimated Density			
Estimated Build Rate	40 dwellings per annum		

Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	The density takes into account contaminated land issues and pointed out by agent that only part of the site is subject to previous use as brickworks. Overhead power lines will not prevent development taking place.

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib15		
Related/Previous Site References	PKA H17	Grid Reference	X
			Y
Site Description	Land at Station Road, Ibstock. Site is on the south western edge of the village and has a urban edge character adjoined by existing housing.	Site size	4.71 Ha
Current Use	Agricultural	Adjacent Uses	Resi / agricultural
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Residential/ Urban edge.		
Accessibility			
Distance to Bus Stop from centre of site	570	Distance to Bus Stop from site access	410
Distance to Primary School from centre of site	510	Distance to Primary School from site access	420
Distance to Local Centre from centre of site	540	Distance to Local Centre from site access	380
Distance to Post Office from centre of site	560	Distance to Post Office from site access	400
Distance to Health Centre from centre of site	480	Distance to Health Centre from site access	330
Distance to Secondary School from centre of site	690	Distance to Secondary School from site access	590
Distance to open space from centre of site	280	Distance to open space from site access	140
Additional Accessibility information			
Constraints			
Identified Red constraint	Agricultural Land Grade 2 / 3		
	Mitigatable		Comments
Contaminated Land			
Environmental	Eastern extent just within Highways Consultancy Zone Within National Forest Agricultural Land Grade 2 / 3 c230m from Conservation Area		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	Site suggested by LCC		
Can the constraints be mitigated	Would be unreasonable to reject the site at this stage due to agricultural land classification		
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment.		
Timeframe for development	2 nd 5 years		
Estimated number of dwellings	135		

Estimated Density	30
Estimated Build Rate	40 dwellings per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Given the size of the site it would not be reasonable at this stage to reject the site on agricultural land grounds
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib16		
Related/Previous Site References	Site included as part of "South of Ashby Road" in Core Strategy Further Consultation Document PKA H11	Grid Reference	X
			Y
Site Description	Land at Ashby Road, Ibstock (south)	Site size	8.50 Ha
Current Use	Countryside	Adjacent Uses	Resi, countryside
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Urban edge but with an area of separation between Ibstock and Heather.		
Accessibility			
Distance to Bus Stop from centre of site	870	Distance to Bus Stop from site access	810
Distance to Primary School from centre of site	490	Distance to Primary School from site access	630
Distance to Local Centre from centre of site	870	Distance to Local Centre from site access	810
Distance to Post Office from centre of site	870	Distance to Post Office from site access	810
Distance to Health Centre from centre of site	775	Distance to Health Centre from site access	820
Distance to Secondary School from centre of site	650	Distance to Secondary School from site access	820
Distance to open space from centre of site	135	Distance to open space from site access	c300 (three separate open space areas)
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	"Hazardous materials storage" 300m from site entrance Heather Landfill Site 250m from site entrance Heather Brickworks 370m from site entrance Tip 510m from site entrance Within National Forest Agricultural Land Grade 3		
Environmental	No known issues		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	No known contaminated land issues which directly affect the site		
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Yes – Bellway Homes		
Timeframe for development	2 nd 5 years		
Estimated number of dwellings	285		

Estimated Density	
Estimated Build Rate	
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Suitable to include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib17		
Related/Previous Site References	Site included as part of "North of Ashby Road" in Core Strategy Further Consultation Document PKA H12	Grid Reference	X
			Y
Site Description	Land at Ashby Road, Ibstock (north). Relatively flat site adjoining David Wilson sports pavilion and playing field. To the west is existing mature planting	Site size	7.04 Ha
Current Use	Agriculture	Adjacent Uses	Open space, resi
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Urban edge		
Accessibility			
Distance to Bus Stop from centre of site	990	Distance to Bus Stop from site access	835
Distance to Primary School from centre of site	660	Distance to Primary School from site access	500 (two schools)
Distance to Local Centre from centre of site	840	Distance to Local Centre from site access	730
Distance to Post Office from centre of site	1030	Distance to Post Office from site access	870
Distance to Health Centre from centre of site	1060	Distance to Health Centre from site access	870
Distance to Secondary School from centre of site	720	Distance to Secondary School from site access	600
Distance to open space from centre of site	50	Distance to open space from site access	0
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	"Hazardous materials storage" 470m from site entrance Heather Landfill Site 625m from site entrance Heather Brickworks 750m from site entrance Tip 1010m from site entrance Within National Forest Agricultural Land Grade 3		
Environmental	No known issues		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated	No known contaminated land issues which directly affect the site		
Possible mitigation measures			
Availability/ Achievability			

Market Interest	Yes – Bellway Homes
Timeframe for development	1 st five years
Estimated number of dwellings	204
Estimated Density	
Estimated Build Rate	
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Site is suitable to include
Additional information	Planning Permission has been granted subject to a S106.

Strategic Housing Land Availability Assessment Proforma

Parish	Ibstock		
As Ref	Ib18		
Related/Previous Site References	Part PKA C13 Site completely contains Ib6 and Ib7 Site abuts Ib8 Gently undulating arable land with a public byway crossing the site from Ravenstone Road. Low hedges to most boundaries. The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.	Grid Reference	X
			Y
Site Description	Melbourne Road / Leicester Road, Ibstock	Site size	30.11 Ha
Current Use	Agriculture / Countryside	Adjacent Uses	Countryside / Resi
Land Type	Greenfield		
Site Location	Ibstock		
Character of surroundings	Urban edge although the open site does contribute to the setting of this part of the village.		
Accessibility			
Distance to Bus Stop from centre of site	1380	Distance to Bus Stop from site access	1290
Distance to Primary School from centre of site	1160	Distance to Primary School from site access	1110
Distance to Local Centre from centre of site	1120	Distance to Local Centre from site access	1010
Distance to Post Office from centre of site	1470	Distance to Post Office from site access	1390
Distance to Health Centre from centre of site	1540	Distance to Health Centre from site access	1450
Distance to Secondary School from centre of site	1120	Distance to Secondary School from site access	1030
Distance to open space from centre of site	200	Distance to open space from site access	250
Additional Accessibility information	POS is proposed as part of indicative masterplan		
Constraints			
Identified Red constraint	Site partially (c33%) Agricultural Land Grade 2		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2 Site mainly (c66%) Agricultural Land Grade 3		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		

Can the constraints be mitigated	
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Site promoted by a Planning Agent.
Timeframe for development	2 nd 5 years
Estimated number of dwellings	300
Estimated Density	30 DPH
Estimated Build Rate	2 nd and 3 rd 5 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Heather		
As Ref	H1		
Related/Previous Site References	PKA H14	Grid Reference	X
			Y
Site Description	Land off Newton Road, Heather	Site size	3.42 Ha
Current Use	Agriculture	Adjacent Uses	Resi / brickworks
Land Type	Greenfield		
Site Location	Heather		
Character of surroundings	Semi – rural but strong sense of Urban edge.		

Accessibility

Distance to Bus Stop from centre of site	1640	Distance to Bus Stop from site access	1730
Distance to Primary School from centre of site	350	Distance to Primary School from site access	330
Distance to Local Centre from centre of site	1630	Distance to Local Centre from site access	1700
Distance to Post Office from centre of site	1640	Distance to Post Office from site access	1710
Distance to Health Centre from centre of site	1590	Distance to Health Centre from site access	1660
Distance to Secondary School from centre of site	1580	Distance to Secondary School from site access	1660
Distance to open space from centre of site	170	Distance to open space from site access	250
Additional Accessibility information			

Constraints

Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Abuts Grade II Listed Building Adjoining Highways Consultancy zone 270m from "Hazardous Materials Storage" 150m from Heather Brickworks 370m from Heather landfill Within National Forest Agricultural Land Grade 3		
Topographical	Abuts FZ 2		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	Site suggested by LCC		
Can the constraints be mitigated	No site specific constraints to justify exclusion of the site.		
Possible mitigation measures			

Availability/ Achievability

Market Interest	Non site specific but there is a strong market for the villages and rural areas in North West Leicestershire.
Timeframe for development	2 nd 5 years
Estimated number of dwellings	105

Estimated Density	30
Estimated Build Rate	20-25 dpa.
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Heather		
As Ref	H2		
Related/Previous Site References	PKA C15	Grid Reference	X
			Y
Site Description	South of Swebstone Road. Gently undulating arable land with a gentle slope down to the south away from the road. Mainly hedges to the field boundaries. A public footpath crosses the site.	Site size	5.2Ha
Current Use	Agriculture	Adjacent Uses	Resi / Agri
Land Type	Greenfield		
Site Location	Heather		
Character of surroundings	Urban Fringe. Adjacent uses are public open space and play area to the north (part), housing also to the north and open agricultural land on all other sides.		
Accessibility			
Distance to Bus Stop from centre of site	170	Distance to Bus Stop from site access	110
Distance to Primary School from centre of site	515	Distance to Primary School from site access	310
Distance to Local Centre from centre of site	2040	Distance to Local Centre from site access	1880
Distance to Post Office from centre of site	2050	Distance to Post Office from site access	1910
Distance to Health Centre from centre of site	1970	Distance to Health Centre from site access	1835
Distance to Secondary School from centre of site	2000	Distance to Secondary School from site access	1835
Distance to open space from centre of site	45	Distance to open space from site access	185
Additional Accessibility information			
Constraints			
Identified Red constraint	No known issues		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Within the National Forest Three quarters of a site of archaeological interest falls within the site boundary Grade 2 Agricultural Land		
Topographical	No known issues		
Planning Policy	Allocated as Countryside		
Accessibility	Landlocked but is potentially an access onto Swebstone Road. There is no evidence as to how this access would be provided as it would have to be via the eastern end of the site and would be very close to (or shared with) an existing		

	public footpath which might therefore need to be diverted. There are also mature Silver Birch trees that may be lost to provide a new access.
Ownership	No known issues – site promoted by landowner
Can the constraints be mitigated	
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Strong market interest for the villages and rural areas in North West Leicestershire.
Timeframe for development	2 nd 5 years
Estimated number of dwellings	150
Estimated Density	30 DPH
Estimated Build Rate	Built out within 5 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Heather		
As Ref	H3		
Related/Previous Site References	AKA C14	Grid Reference	X
			Y
Site Description	<p>Land adjacent the Sparkenhoe Estate. Gently undulating arable land with a gentle slope down to the west away from the village.</p> <p>Mature hedge to the road boundary and National Forest planting to the west.</p> <p>A public footpath crosses the site.</p>	Site size	7Ha
Current Use	Agriculture	Adjacent Uses	Resi / Agri
Land Type	Greenfield		
Site Location	Heather		
Character of surroundings	Urban Fringe. To the east is existing housing. On other side the site is adjoined by open land substantially planted with National Forest trees.		
Accessibility			
Distance to Bus Stop from centre of site	210	Distance to Bus Stop from site access	195
Distance to Primary School from centre of site	400	Distance to Primary School from site access	595
Distance to Local Centre from centre of site	2195	Distance to Local Centre from site access	2290
Distance to Post Office from centre of site	2205	Distance to Post Office from site access	2285
Distance to Health Centre from centre of site	2145	Distance to Health Centre from site access	2220
Distance to Secondary School from centre of site	2110	Distance to Secondary School from site access	2225
Distance to open space from centre of site	225	Distance to open space from site access	75
Additional Accessibility information			
Constraints			
Identified Red constraint	No known issues		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	<p>Within the National Forest</p> <p>Around a third of a site of archaeological interest lies within the boundary of the site</p> <p>Southern and part of the northern boundary are within the Highways Consultation Zone</p> <p>Grade 2 Agricultural Land</p>		

Topographical	No known issues
Planning Policy	Allocated as Countryside
Accessibility	No known issues
Ownership	No known issues – site promoted by landowner
Can the constraints be mitigated	
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Strong market interest for the villages and rural areas in North West Leicestershire.
Timeframe for development	2 nd 5 years
Estimated number of dwellings	210
Estimated Density	30 DPH
Estimated Build Rate	Built out within 5 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Heather		
As Ref	H4		
Related/Previous Site References	PKA H103	Grid Reference	X
			Y
Site Description	Coalfield West, Heather	Site size	1.78 Ha
Current Use	Scrubland	Adjacent Uses	Football Club / highways / resi
Land Type	Greenfield		
Site Location	Heather		
Character of surroundings			

Accessibility

Distance to Bus Stop from centre of site	2060	Distance to Bus Stop from site access	2000
Distance to Primary School from centre of site	250	Distance to Primary School from site access	250
Distance to Local Centre from centre of site	2040	Distance to Local Centre from site access	1980
Distance to Post Office from centre of site	2050	Distance to Post Office from site access	1990
Distance to Health Centre from centre of site	2010	Distance to Health Centre from site access	1960
Distance to Secondary School from centre of site	1900	Distance to Secondary School from site access	1830
Distance to open space from centre of site	50	Distance to open space from site access	0

Additional Accessibility information

Constraints

Identified Red constraint	Agricultural Land Grade 3		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Agricultural Land Grade 3 South, southeastern and eastern extents falls within Highways Consultancy Zone Within National Forest		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated			
Possible mitigation measures			

Availability/ Achievability

Market Interest	Non site specific
Timeframe for development	2014-2019
Estimated number of dwellings	53
Estimated Density	30 dwellings per hectare

Estimated Build Rate	2- 3 years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	


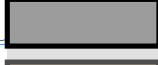


Opencast Workings

Heather

Clay Pit

Hinckley and Bosworth
Borough Council

Key - SHLAA 2010

-  Overlaying Areas
-  Deleted Sites
-  Included Sites
-  NWLD Boundary

