Strategic Housing Land Availability Assessment Proforma							
Parish	Oakthorpe 8	Donisth	orpe				
As Ref	D1		•				
Related/Previous Site References	PKA H15	PKA H15				X Y	
Site Description	Land at Moi	ra Road,	Donisthorpe	Site size			0.25 Ha
Current Use	Car park			Adjacent	Uses		Resi / Canal
Land Type	Brownfield						
Site Location	Donisthorpe						
Character of surroundings							
			Accessibility				
Distance to Bus Stop from centre of site	140		Distance to Bus S site access	top from	120		
Distance to Primary School from centre of site	400		Distance to Prima from site access	ry School	370		
Distance to Local Centre from centre of site	2470		Distance to Local from site access	Centre	2440		
Distance to Post Office from centre of site	1350		Distance to Post C from site access	Office	1320	1320	
Distance to Health Centre from centre of site	2660		Distance to Health Centre from site access		2630	2630	
Distance to Secondary School from centre of site	4850		Distance to Secondary School from site access		4820		
Distance to open space from centre of site	45		Distance to open s from site access			30	
Additional Accessibility information			1		1		
			Constraints				
Identified Red constraint							
	Mitigatable	e	Comments				
Contaminated Land	No known	issues					
Environmental	c30% of site within Highway Consultancy zone Agricultural Land Grade 4 c400m from two landfills (one current) and a tip Within National Forest c40m, c70m and c300m from Proposed Local Wildlife Site						
Topographical	No known						
Planning Policy			tryside in the Local I	Plan			
Accessibility	No known						
Ownership	Site sugge	ested by	LCC				
Can the constraints be mitigated							
Possible mitigation							
measures		<u> </u>					
Market Interest			lability/ Achievability				
Market Interest	4	2 nd 5 ye	e specific				
Timeframe for development			zais				
Estimated number of dwellin	ngs	18 20 dwo	llinge per bestere				
Estimated Density Estimated Build Rate		30 dwellings per hectare 2 years to build out					
Estimated Build Rate	n	∠ years					
	11						

Comment	
Overall assessment	Include
Additional information	Donisthorpe was identified as a sustainable settlement in the latest Core Strategy Consultation (2008).

<u>S</u>	trategic Housing Lan	d Availability Ass	essment P	<u>roforma</u>			
Parish	Oakthorpe & Donisth	orpe					
As Ref	D2						
Related/Previous Site	PKA H73		Grid)	<		
References			Reference	e I	(
Site Description	Chapel Street, Donis		Site size		1.91 Ha		
	Undulating fields loca						
	outside Limits to Dev falls significantly to the						
	Prominent trees alon						
	frontage. Footpath						
	across the site.						
Current Use	Agricultural		Adjacent	Uses	Residential (E/N/S) / agricultural (W)		
Land Type	Greenfield						
Site Location	Donisthorpe						
Character of	Semi-rural but clear	urban influence fror	n housing o	n three s	sides.		
surroundings							
		Accessibility					
Distance to Bus Stop	60	Distance to Bus S	Stop from	30			
from centre of site		site access		00			
Distance to Primary	1210	Distance to Prima					
School from centre of site		from site access					
Distance to Local Centre	4900	Distance to Local Centre 4830		4830			
from centre of site		from site access					
Distance to Post Office from centre of site	1370	Distance to Post Office from site access		1420			
Distance to Health Centre		Distance to Health Centre					
from centre of site	5540	from site access		5480			
Distance to Secondary	5700	Distance to Secondary		5000			
School from centre of site	5720	School from site a		5660			
Distance to open space	400	Distance to open	space	360			
from centre of site	400	from site access		500			
Additional Accessibility							
information							
		Constraints					
Identified Red constraint	NATC and the late						
O a reterrar in actor de la cara d	Mitigatable	Comments					
Contaminated Land Environmental	No known issues	authopotore avtent	anothar lar		area 10m due east		
Environmental	Within National Fo		anouner, iai	geriro	alea Tulli uue easi		
	Agricultural Land G						
	River Mease SAC						
Topographical	Issues relate to rid	Issues relate to ridge line/contours					
Planning Policy	Allocated as Count	tryside.					
Accessibility	No known issues						
Ownership	No known issues						
Can the constraints be					e being examined and		
mitigated		are taking place be					
	frontage part of the		n mat devel	opment	would be restricted to th		
Possible mitigation							
measures							

Market Interest	Davidsons Group
Timeframe for development	1 st 5 years
Estimated number of dwellings	150
Estimated Density	30 dwellings per hectare
Estimated Build Rate	2 to 3 years
Excluded from consideration	
Comment	Topographical constraints are such that the developable area would be likely to be restricted to the front part of the site.
Overall assessment	Include (as a smaller site with development restricted to the frontage.)
Additional information	

Strategic Housing Land Availability Assessment Proforma							
Parish	Oakthorpe &	Donisth	lorpe				
As Ref	D3		•				
Related/Previous Site References	PKA H16	PKA H16				X Y	
Site Description	Land off Hill	and off Hill Street, Donisthorpe					0.23 Ha
Current Use	Car park	· · · ·	•	Adjacent	Uses		Resi / Woodland Park
Land Type	Brownfield			-			
Site Location	Donisthorpe						
Character of surroundings							
			Accessibility				
Distance to Bus Stop from centre of site	940		Distance to Bus S site access	top from	920		
Distance to Primary School from centre of site	1220		Distance to Prima from site access	ry School	1240		
Distance to Local Centre from centre of site	3120		Distance to Local from site access	Centre	3120		
Distance to Post Office from centre of site	1400		Distance to Post C from site access	Office	1420	1420	
Distance to Health Centre from centre of site	3180		Distance to Health Centre from site access		3190		
Distance to Secondary School from centre of site	5570		Distance to Secondary School from site access		5590		
Distance to open space from centre of site	0		Distance to open space from site access		0		
Additional Accessibility information			1		•		
-			Constraints				
Identified Red constraint							
	Mitigatable	е	Comments				
Contaminated Land	No known	issues					
Environmental	Partially within Donisthorpe Country Park (DCP poss. incorrectly drawn on GIS) c300m from a tip Within National Forest Agricultural Land Grade 4 c180m from Proposed Local Wildlife Site						ectly drawn on GIS)
Topographical	No known	issues					
Planning Policy			tryside in the Local I	Plan			
Accessibility	No known						
Ownership	Site sugge	ested by	LCC				
Can the constraints be mitigated							
Possible mitigation							
measures		A					
Markat Interact			lability/ Achievability				
Market Interest	4	Non sit	e specific				
Timeframe for development		-	ais				
Estimated number of dwelli	ngs	7 20 dwo	llinge per bestere				
Estimated Density Estimated Build Rate		30 dwellings per hectare					
Estimated Build Rate	n						
	11						

Comment	
Overall assessment	Include
Additional information	Donisthorpe was identified as a sustainable settlement in the latest Core Strategy Consultation (2008)

Strategic Housing Land Availability Assessment Proforma								
	<u>our</u>				2001101111		<u>u</u>	
Parish	ŀ	Ashby Woulds	;					
As Ref	[D4						
Related/Previous Site	F	PKA A11			Grid		Х	
References						Reference		
Site Description	1	_and at Donist	thorpe	Lane, Moira	Site size			0.74 Ha
Current Use		Residential	anorpo	Larlo, mona	Adjacent	Uses		Residential
Land Type		PDL			Adjacent Oses Residential			
Site Location		Moira						
Character of			aracter	. Within limits.				
surroundings	'		aracter	. •••••••••••••••••••••••••••••••••••••				
Gantounaingo	_			Accessibility				
Distance to Bus Stop				Distance to Bus S	top from			
from centre of site	42	0		site access		370		
Distance to Primary					<u> </u>			
School from centre of	13	40		Distance to Prima	ry School	1400		
site				from site access				
Distance to Local				Distance to Local	Contro			
Centre from centre of	33	90		from site access	Centre	3430		
site				ITOITI SILE ACCESS				
Distance to Post Office	10	00		Distance to Post Office		1090		
from centre of site	10	00		from site access		1090		
Distance to Health				Distance to Health	Centre			
Centre from centre of	3500			from site access	Contro	3540		
site								
Distance to Secondary School from centre of	E 2	320		Distance to Secon	ndary	5420		
site	53	20		School from site access		5420		
Distance to open space				Distance to open s	20200			
from centre of site	90			from site access		190		
Additional Accessibility								
information								
Information				Constraints				
Identified Red constraint				Constraints				
		Mitigatable		Comments				
Contaminated Land		No known is	SUBS	Commonito				
Environmental				within Highways C	onsultancy	Zone		
Environmental		Within Natio			onoundinoy	20110		
				d Local Wildlife Site	(Ashby Ca	inal)		
		100m from Grade 2 Listed Building						
		Agricultural I	gricultural Land Grade 4					
		River Mease						
Topographical90m from FZ 2 &				3				
Planning Policy No known issues			sues					
Accessibility No known issues			sues					
Ownership No known issues			sues					
Can the constraints be Regarding the River Mease SAC a number of solutions are being examined an								
mitigated active discussions are taking place between the LPA, NE, EA and STW.					A and STW.			
-	Possible mitigation							
measures								
		1 -		ability/ Achievability				
Market Interest			Yes					
Timeframe for developme	ent	2	2 nd 5 ye	ars				

Estimated Density 3	
	30 dwellings per hectare
Estimated Build Rate 2	2 -3 years
Excluded from consideration	
Comment	
a l	Within settlement boundary of Moira, but has not been actively promoted in the last 3 years and as such would appear to have muted developer interest.
Additional information	·

Strategic Housing Land Availability Assessment Proforma								
				a Avanability Asso			<u>-</u>	
Parish	(Dakthorpe &	Donisth	orpe				
As Ref		D5						
Related/Previous Site References	F	PKA H47			Grid Reference		X Y	
Site Description	L	and off Acre	and off Acresford Road, Donisthorp					1.59 Ha
Current Use	ŀ	Agriculture			Adjacent	Uses		Agri / resi
Land Type	(Greenfield						
Site Location		Donisthorpe						
Character of surroundings	3	Semi rural						
				Accessibility				
Distance to Bus Stop from centre of site	40	0		Distance to Bus S site access	top from	410		
Distance to Primary School from centre of site	13	80		Distance to Prima from site access	ry School	1400		
Distance to Local Centre from centre of site	26	40		Distance to Local from site access	Centre	2700		
Distance to Post Office from centre of site	11	1170		Distance to Post Office from site access		1230		
Distance to Health Centre from centre of site	26	2660		Distance to Health Centre from site access		2720		
Distance to Secondary School from centre of site	59	950		Distance to Secondary School from site access		5970		
Distance to open space from centre of site	60	0		Distance to open space from site access		610		
Additional Accessibility information								
				Constraints				
Identified Red constraint								
		Mitigatable		Comments				
Contaminated Land		No known	n issues tern extent of site falls within Highways Consultancy Zone					
Environmental		Northeaste Agricultura Within Nati River Meas	l Land G ional Foi	Grade 4	Highways (Consulta	anc	cy Zone
Topographical		No known	own issues					
Planning Policy		No known	wn issues					
Accessibility		No known						
Ownership		No known	issues					
Can the constraints be mitigated				he River Mease SAC a number of solutions are being examined and usions are taking place between the LPA, NE, EA and STW.				
Possible mitigation measures								
•••				ability/ Achievability	1			
Market Interest			Non site specific					
Timeframe for developme			2 nd 5 ye	ears				
Estimated number of dwe	elling	js	46					
Estimated Density			30 dwe	llings per hectare				

Estimated Build Rate	One-two years
Excluded from consideration	
Comment	
Overall assessment	Suitable to include
Additional information	

Strategic Housing Land Availability Assessment Proforma						
Parish	Ashby Wou	de				
As Ref	D6	•				
	Do			Grid	X	
Related/Previous Site References				Reference		
Site Description	Moacham P	leasham Road, Donisthorpe				1.08 Ha
Current Use	Open field	.0au, D0i	listiloipe	Site size Adjacent	Resi / POS / Agri	
Land Type	Greenfield			Aujaceni	0565	Resi / POS / Ayli
Site Location	Donisthorpe	`				
Character of		•				
surroundings	Semi rural					
5			Accessibility			
Distance to Bus Stop from centre of site	430		Distance to Bus S site access	top from	480	
Distance to Primary School from centre of site	730		Distance to Prima from site access	ry School	670	
Distance to Local Centre from centre of site	2870		Distance to Local from site access	Centre	2830	
Distance to Post Office from centre of site	3020		Distance to Post C from site access	Office	2970	
Distance to Health Centre from centre of site	3060		Distance to Health Centre from site access		3010	
Distance to Secondary School from centre of site	5150		Distance to Secondary School from site access		5080	
Distance to open space from centre of site	60		Distance to open s from site access	space	120	
Additional Accessibility information						
			Constraints			
Identified Red constraint	None					
	Mitigatabl	е	Comments			
Contaminated Land	220m fror	n Brambo	prough Farm Landfil	I Site		
			ite falls within Highv	vays Consi	ultancy Zo	ne
Environmental	Agricultur	Existing	and Proposed Loca	al Wildlife S	lites	
	River Mea					
Topographical	No known					
Planning Policy	No known					
Accessibility	No known					
Ownership	No known					<u></u>
Can the constraints be						being examined and
mitigated	active uis	502210112	are taking place bet		_i⁻౫, INE, I	
Possible mitigation measures						
		Avail	lability/ Achievability	1		
Market Interest		Reasonably strong market interest for the villages in North West Leicestershire.				
Timeframe for development	t	3 rd 5 years				
Estimated number of dwelli	ngs	48				
Estimated Density						

Estimated Build Rate		
Excluded from consideration		
Comment		
Overall assessment	Include	
Additional information		

Desial	Strategic Housing Lar		essment P	<u>roforma</u>			
Parish	Oakthorpe & Donisth	norpe					
As Ref	D7						
Related/Previous Site References		Grid X Reference Y					
Site Description	Donisthorpe Church Street, Donisthorpe. comprises a vacant	The site	Site size		0.12ha		
	and associated car p number of trees scre boundary. Land rise west. Within Limits t	barking area. A seen the front se from east to					
Current Use	Church Hall (Use Cla		Adjacent	Uses	Residential		
Land Type	Brownfield	,					
Site Location	Donisthorpe Church Street, Donisthorpe	Hall, Church					
Character of surroundings	Predominantly reside	ential.					
		Accessibility					
Distance to Bus Stop from centre of site	70	Distance to Bus S	top from	65			
Distance to Primary School from centre of site	960	Distance to Primary School from site access		960			
Distance to Local Centre from centre of	4675	Distance to Local Centre from site access		4670			
site Distance to Post Office from centre of site	1215	Distance to Post Office from site access		1195			
Distance to Health Centre from centre of site	5180	Distance to Health Centre from site access		5175			
Distance to Secondary School from centre of site	5500	Distance to Secondary School from site access		5505			
Distance to open space from centre of site	150	Distance to open space from site access		150			
Additional Accessibility information							
		Constraints					
Identified Red constraint	No known issues						
	Mitigatable	Comments					
Contaminated Land No known iss		1 issues					
Environmental	Within the Nationa	Within Highways consultation zone Within the National Forest					
		g on opposite side of road.					
Topographical No known iss							
Planning Policy	Within Limits to De	evelopment					
Accessibility	No known issues						
Ownership	No known issues						
Can the constraints be mitigated	active discussions	are taking place bet	tween the L	PA, NE	re being examined a , EA and STW. tic prospects of a solu		

	given the a	active involvement of the statutory bodies.
Possible mitigation		
measures		
		Availability/ Achievability
Market Interest		Non site specific. Reasonable strong market interest for the villages in North West Leicestershire
Timeframe for development		1 st Five Years
Estimated number of dwelling	js	4
Estimated Density		30 dwellings per hectare
Estimated Build Rate		
Excluded from consideration		
Comment		
Overall assessment		Include
Additional information		

<u>Si</u>	trategic Hous	sing Lan	nd Availability Asse	essment P	<u>roforma</u>		
Parish	Ashby Woul	ds					
As Ref	Mo2	1o2					
Related/Previous Site References	PKA A8			Grid Reference			
Site Description	6 Rawdon R	oad, Mo	ira	Site size		0.65 Ha	
Current Use	Residential			Adjacent	Uses	Residential	
Land Type	Brownfield						
Site Location	Moira						
Character of surroundings	Mainly resid	ential wit	thin limits to develop	oment.			
			Accessibility		1		
Distance to Bus Stop from centre of site	1560		Distance to Bus S site access	top from	1520		
Distance to Primary School from centre of site	1690		Distance to Prima from site access	ry School	1650		
Distance to Local Centre from centre of site	3880 (Meas	ham)	Distance to Local from site access	Centre	3840 (N	leasham)	
Distance to Post Office from centre of site	170		Distance to Post 0 from site access	Office	220		
Distance to Health Centre from centre of site	4080		Distance to Health Centre from site access		4040		
Distance to Secondary School from centre of site	4660			ance to Secondary ool from site access		4720	
Distance to open space from centre of site	180		Distance to open space from site access		200		
Additional Accessibility information					-		
			Constraints				
Identified Red constraint							
	Mitigatable		Comments				
Contaminated Land			Materials Storage"			es of LPG)	
Environmental	Western e Within Nat Agricultura River Mea	ional Fo al Land G		Consultancy	/ Zone		
Topographical	No known						
Planning Policy	No known	issues					
Accessibility	No known						
Ownership	No known						
Can the constraints be mitigated	Regarding the River Mease SAC a number of solutions are being examined and active discussions are taking place between the LPA, NE, EA and STW.						
Possible mitigation measures							
			lability/ Achievability				
Market Interest		includir	ng Moira.	ne villages	in North	West Leicestershire	
Timeframe for development		1 st five years.					
Estimated number of dwelli	ngs	19					
Estimated Density		30 dwellings per hectare					
Estimated Build Rate		2 -3 ye	ars				

Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

	Strategic Housing La	nd Availability Asso	essment P	roform	na	
Parish	Ashby Woulds					
As Ref	Mo4					
Related/Previous Site	PKA C33					
References			Referenc	е	Υ	
Site Description	Land off Measham		Site size			6.35Ha
	undulating Greenfie					
	land with fields segr hawthorn hedges.	regated by				
Current Use	Agriculture		Adjacent	Uses		Resi/Agri
Land Type	Greenfield					
Site Location	Land off Measham I	Road, Moira				
Character of		ith some woodland to	o the south			
surroundings						
	005	Accessibility				
Distance to Bus Stop	235	Distance to Bus S	stop from	240		
from centre of site Distance to Primary	1650	site access	ny Cohool	1455		
School from centre of	1000	Distance to Prima from site access	ry School	1455		
site						
Distance to Local	1470	Distance to Local	Centre	1265		
Centre from centre of		from site access				
site	100	Distance to Dest (24:00	200		
Distance to Post Office from centre of site	180	Distance to Post Office from site access		260		
Distance to Health	4170	Distance to Health	n Centre	3960		
Centre from centre of	4170	from site access		0000		
site						
Distance to Secondary	4480	Distance to Secor		4265		
School from centre of site		School from site access				
Distance to open space	50	Distance to open	Distance to open space 260			
from centre of site		from site access	opuoo	200		
Additional Accessibility						
information						
		Constraints				
Identified Red constraint						
<u> </u>	Mitigatable	Comments				
Contaminated Land	No known issues	-l F				
Environmental	Within the Nationa	al Forest on ground on three s	idas			
		Highways Consultati				
	Grade 4 Agricultu	Grade 4 Agricultural Land				
_	River Mease SAC					
Topographical		-				
Planning Policy	Within Countrysid	e of Nature conservat	ion and pro	nosod	wilz	llifa sita
Accessibility						omission not including
····· ·	the road frontage	that would have its a	iccess via a	an unao	dob	ted unmade road in
		on with very poor visil	oility at the	junctio	n w	ith the adopted
Ownorship	highway.	oito promotod built	ndowner			
Ownership Can the constraints be		 site promoted by la to be off the adopted 			<u></u>	de road to the rear of
mitigated		ent standard and the				
·····gacoa					140	

		Regarding the River Mease SAC a number of solutions are being examined and active discussions are taking place between the LPA, NE, EA and STW.				
Possible mitigation measures						
		Availability/ Achievability				
Market Interest		Site promoted by landowner and has been subject to pre app discussions.				
Timeframe for development		2 nd 5 years				
Estimated number of dwelling	js	191				
Estimated Density		30 DPH				
Estimated Build Rate		Built out within 5 years				
Excluded from consideration						
Comment						
Overall assessment		Include				
Additional information						

		ing Land Availability A	ssessment P	<u>roforma</u>		
Parish	Ashby Would	ls				
As Ref	Mo5		Grid		- 1	
Related/Previous Site References	PKA A10	PKA A10				
Site Description	Pace Print W Moira	/orks, Measham Road,	Site size	Site size 0.13 Ha		
Current Use	Commercial		Adjacent	Uses	Resi / agri / highways	
Land Type	PDL		,			
Site Location	Moira					
Character of surroundings			I			
		Accessibility		1		
Distance to Bus Stop from centre of site	1160	Distance to Bu site access	s Stop from	1160		
Distance to Primary School from centre of	1300	Distance to Pri from site acces		1290		
site Distance to Local Centre from centre of site	3470	Distance to Loo from site acces		3470		
Distance to Post Office from centre of site	400		Distance to Post Office from site access		390	
Distance to Health Centre from centre of site	3680		Distance to Health Centre from site access		3670	
Distance to Secondary School from centre of site	4710		Distance to Secondary School from site access			
Distance to open space from centre of site	100		Distance to open space from site access			
Additional Accessibility information						
		Constraints				
Identified Red constraint						
	Mitigatable		5			
Contaminated Land	No known					
Environmental	Eastern extent falls within Highways Consultancy Zone Within National Forest Abuts Proposed Local Wildlife Site (Ashby Canal) 80m from Site of Archaeological Interest; 120m from Grade 2 Listed Building; 150m from Ancient Monument (Moira Blast Furnace) Agricultural Land Grade 4					
Topographical	issues					
Planning Policy	Within Lim	its to Development				
Accessibility	issues					
Ownership	No known issues					
Can the constraints be mitigated						
Possible mitigation measures						
		Availability/ Achievab	ility			
Market Interest			been actively		d in the last 2 years and r interest.	

Timeframe for development	2 nd 5 years
Estimated number of dwellings	4
Estimated Density	30 dwellings per hectare
Estimated Build Rate	
Excluded from consideration	
Comment	Moira was identified as a sustainable settlement in the latest Core Strategy Consultation (2008)
Overall assessment	Include
Additional information	

	Strategic Housing La	nd Availability Asse	essment Pr	oforma	
Parish	Ashby woulds				
As Ref	Mo6				
Related/Previous Site	AKA C19		Grid	Х	
References			Reference	Y	
Site Description	Road. The site comp Coaches and is hard very gentle slope do rear boundary comp shrubbery and at the fence and neat hedg site is adjoined by th and a ribbon of hous the west is an engin and single dwelling a the Ashby Canal.	cresswells Coaches, Shortheath coad. The site comprises Cresswells coaches and is hard surfaced with a ery gentle slope down to the rear. The ear boundary comprises unkempt hrubbery and at the front is a low ence and neat hedge. To the east the ite is adjoined by the Woodman pub nd a ribbon of housing behind this. To ne west is an engineering business nd single dwelling and to the rear is			0.6Ha
Current Use	Coach Company		Adjacent L	lsos	Resi/ Industrial / pub
Land Type	Brownfield	Coach Company Brownfield			INESI/ INUUSINAI / PUD
Site Location	Moira				
Character of	Mixed. The overall o	horootor in urbon			
surroundings					
Surroundings		Accessibility			
Distance to Bus Stop	70	Distance to Bus S	top from	95	
from centre of site		site access			
Distance to Primary School from centre of site	1540	Distance to Primary School from site access		1585	
Distance to Local Centre from centre of site	4140	Distance to Local Centre from site access		4150	
Distance to Post Office from centre of site	300	Distance to Post Office from site access		295	
Distance to Health Centre from centre of site	4450	Distance to Health Centre from site access		4465	
Distance to Secondary School from centre of site	4745	Distance to Secondary School from site access		4765	
Distance to open space from centre of site	235	Distance to open s from site access	space	245	
Additional Accessibility information					
		Constraints			
Identified Red constraint	No known issues				
	Mitigatable	Comments			
Contaminated Land	No known issues				
Environmental	Northern boundar TPO area abuts si	No known issues Within the National Forest Northern boundary within Highways Consultation Zone TPO area abuts site to the south-east Ashby Canal runs along the southern boundary.			

	Grade 4 Agricultural Land.					
	River Mea	River Mease SAC				
Topographical	No known	lo known issues				
Planning Policy	Within Lim	its to Development				
Accessibility	No known	issues				
Ownership	No known	issues – site promoted by landowner				
Can the constraints be mitigated		the River Mease SAC a number of solutions are being examined and cussions are taking place between the LPA, NE, EA and STW.				
Possible mitigation measures						
	•	Availability/ Achievability				
Market Interest		Strong Market interest for the villages in North West Leicestershire including Moira.				
Timeframe for development		1 st 5 years				
Estimated number of dwelling	js	20				
Estimated Density		30 DPH				
Estimated Build Rate		1 -2 years				
Excluded from consideration						
Comment						
Overall assessment		Include				
Additional information						

		ategic Housing Lan	d Availability Asse	essment Pi	roforma	1	
Parish		Ashby Woulds					
As Ref	ſ	80N			[,		
Related/Previous Site References		Gric Ref				X Y	
Site Description	T t t t t t f	Sweethill Lodge Farm, Ashby Road, Moira. The site comprises a two torey farm house building and a range of other farm type buildings towards the front of the site. Agricultural land to the rear with boundary treatment onsisting of hedgerows. Land rises to the north east and south east. The ront part of the site is within Limits to Development and the rear part of the ite is outside Limits to Development.				2.3Ha	
Current Use		Farm/Agriculture	······	Adjacent	Uses		Residential and Agricultural
Land Type	E	Brownfield/Greenfield	1				<u>.</u>
Site Location		Sweethill Lodge Farn Moira	n, Ashby Road,				
Character of surroundings	F	Residential, Agricultu	re and Grazing	I			
- curre un curre un ge			Accessibility				
Distance to Bus Stop from centre of site	21	2	Distance to Bus Stop from site access		176		
Distance to Primary School from centre of site	78	5	Distance to Primary School from site access		797		
Distance to Local Centre from centre of site	30	24	Distance to Local Centre from site access		2967		
Distance to Post Office from centre of site	80	6	Distance to Post Office from site access		820		
Distance to Health Centre from centre of site	34	86	Distance to Health Centre from site access		3438		
Distance to Secondary School from centre of site	37	85	Distance to Secondary School from site access		3733		
Distance to open space from centre of site	16	8	Distance to open space from site access		182		
Additional Accessibility information							
			Constraints				
Identified Red constraint							
0		Mitigatable	Comments				
Contaminated Land		No known issues					
Environmental		Grade 3 Agricultural Land Within National Forest River Mease SAC					
Topographical		No known issues					
Planning Policy		Part of the site allo	cated as Countrysic	le		_	
Accessibility		No known issues					

Ownership	No known issues – site promoted by landowner				
Can the constraints be mitigated	Yes. Regarding the River Mease SAC a number of solutions are being examined and active discussions are taking place between the LPA, NE, EA and STW. Whilst a 'solution' has not yet been found there are realistic prospects of a solution given the active involvement of the statutory bodies.				
Possible mitigation					
measures					
	Availability/ Achievability				
Market Interest	Non site specific				
Timeframe for development	1 st 5 years				
Estimated number of dwelling	s 69				
Estimated Density	30 dwellings per hectare				
Estimated Build Rate	30-40 dwellings per year				
Excluded from consideration					
Comment					
Overall assessment	Include				
Additional information					

	<u>Stra</u>	ategic Housing Lar	nd Av	vailability Asse	essment Pi	roform	<u>a</u>		
Parish		Ashby Woulds							
As Ref	Ν	<i>l</i> lo9							
Related/Previous Site References			Grid Reference	e	X Y				
Site Description	A V k L	Rear of 179-189 Ash Agricultural field that vest. Open grassed boundary treatment nedgerows and fenc imits to Developme unction with Willesle	t rises to the north I land with consisting of ing. Outside ont. Near road		Site size			1.17Ha	
Current Use		Agriculture			Adjacent Uses			Residential and Agricultural. A single access track runs along the north east boundary of the site (unused).	
Land Type	(Greenfield						• •	
Site Location	F	Rear of 179-189 Ash	nby F	load, Moira					
Character of surroundings	F	Residential to the front of the site and countryside on three sides.					des.		
				cessibility		T			
Distance to Bus Stop 130				top from	60				
from centre of site				site access					
Distance to Primary School from centre of site	590			Distance to Primary School from site access		610			
Distance to Local Centre from centre of site	2885			Distance to Local Centre from site access		2845			
Distance to Post Office from centre of site	1000			Distance to Post Office from site access		1000			
Distance to Health Centre from centre of site	3330			stance to Health Centre		3303			
Distance to Secondary School from centre of site	3690			Distance to Secondary School from site access		3600			
Distance to open space from centre of site	375			Distance to open space from site access		365			
Additional Accessibility information									
			Сс	onstraints					
Identified Red constraint		Mitiantok		Commerciate					
Contominated Land	Contaminated Land		Mitigatable Comments No known issues Image: Comment state						
Environmental		Grade 3 Agricultural Land Within the National Forest River Mease SAC							
Topographical				wn issues					
Planning Policy		Allocated as Coun							
Accessibility					es as access will be needed across third party land as well as sites nction with Willesley Woodside.				

Ownership	No known	issues – site promoted by landowner				
mitigated and active Whilst a 's		arding the River Mease SAC a number of solutions are being examined discussions are taking place between the LPA, NE, EA and STW. solution' has not yet been found there are realistic prospects of a solution active involvement of the statutory bodies.				
Possible mitigation						
measures						
Availability/ Achievability						
Market Interest		Non site specific				
Timeframe for development		3 rd 5 years				
Estimated number of dwellings		35				
Estimated Density		30 dwellings per hectare				
Estimated Build Rate						
Excluded from consideration						
Comment		Access to the site is restricted and will involve the use of land under 3 rd party ownership.				
Overall assessment		Include				
Additional information						

	Stra	ategic Housin	a Lan	d Availability Ass	essment P	roform	а	
Parish		rategic Housing Land Availability Assessment Proforma Ashby Woulds						
As Ref		Mo10						
Related/Previous Site					Grid		Х	
References					Reference		Y	
Site Description	4	Adj Fire Station Aoira. Gently s	n, Shor Iopina	theath Road, grassland.	Site size		<u> </u>	0.57Ha
	H C F C	Hedgerow form Dutside Limits Potential highw	ns its fr to Dev vay iss Road a	ont boundary. elopment. ues due to nature and proximity to				
Current Use	(Open field			Adjacent Uses			Residential opposite and open fields and fire station adjacent.
Land Type	(Greenfield						•
Site Location		Adj Fire Statior ⁄Ioira	n, Shor	theath Road,				
Character of	F	Residential opp	oosite.	Countryside to the	e side and r	ear incl	udi	ing an 'Area of
surroundings Separation' and Recreational Open Space.								
	-			Accessibility		110		
Distance to Bus Stop from centre of site	160			Distance to Bus S site access	tance to Bus Stop from access			
Distance to Primary School from centre of site	1565			Distance to Prima from site access	to Primary School access			
Distance to Local Centre from centre of site	4180			Distance to Local Centre from site access		4190		
Distance to Post Office from centre of site	500			Distance to Post (from site access	450			
Distance to Health Centre from centre of site	4660			Distance to Healtl from site access	4680			
Distance to Secondary School from centre of site	4975			Distance to Secor School from site a	5000			
Distance to open space from centre of site	75			Distance to open space from site access		50		
Additional Accessibility information								
				Constraints				
Identified Red constraint								
		Mitigatable		Comments				
Contaminated Land		No known issues						
Environmental	Within the Na	ade 4 Agricultural Land ithin the National Forest ver Mease SAC						
Topographical	No known issues							
Planning Policy	Allocated as Sensitive Areas – Policy E1							
Accessibility	Potential issue reference proximity of site with junction of Bath Lane.							
Ownership	No known issues – site promoted by landowner							
Can the constraints be mitigated	Yes. Regarding the River Mease SAC a number of solutions are being examined and active discussions are taking place between the LPA, NE, EA and STW.							

Whilst a 'solution' has not yet been found there are realistic prospects of a solution given the active involvement of the statutory bodies.					
Availability/ Achievability					
Non site specific					
1 st 5 years					
gs 17					
30 dwellings per hectare					
Include					

