

Strategic Housing Land Availability Assessment Proforma

Parish	Oakthorpe & Donisthorpe		
As Ref	D1		
Related/Previous Site References	PKA H15	Grid Reference	X
			Y
Site Description	Land at Moira 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 Stop from site access	120
Distance to Primary School from centre of site	400	Distance to Primary School from site access	370
Distance to Local Centre from centre of site	2470	Distance to Local Centre from site access	2440
Distance to Post Office from centre of site	1350	Distance to Post Office from site access	1320
Distance to Health Centre from centre of site	2660	Distance to Health Centre from site access	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 space from site access	30
Additional Accessibility information			

Constraints

Identified Red constraint			
	Mitigatable		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 issues		
Planning Policy	Allocated as Countryside in the Local Plan		
Accessibility	No known issues		
Ownership	Site suggested by LCC		
Can the constraints be mitigated			
Possible mitigation measures			

Availability/ Achievability

Market Interest	Non site specific
Timeframe for development	2 nd 5 years
Estimated number of dwellings	18
Estimated Density	30 dwellings per hectare
Estimated Build Rate	2 years to build out
Excluded from consideration	

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

Parish	Oakthorpe & Donisthorpe		
As Ref	D2		
Related/Previous Site References	PKA H73	Grid Reference	X
			Y
Site Description	Chapel Street, Donisthorpe. Undulating fields located adjacent but outside Limits to Development. Land falls significantly to the west. Prominent trees along part of the site frontage. Footpaths run east to west across the site.	Site size	1.91 Ha
Current Use	Agricultural	Adjacent Uses	Residential (E/N/S) / agricultural (W)
Land Type	Greenfield		
Site Location	Donisthorpe		
Character of surroundings	Semi-rural but clear urban influence from housing on three sides.		
Accessibility			
Distance to Bus Stop from centre of site	60	Distance to Bus Stop from site access	30
Distance to Primary School from centre of site	1210	Distance to Primary School from site access	1180
Distance to Local Centre from centre of site	4900	Distance to Local Centre from site access	4830
Distance to Post Office from centre of site	1370	Distance to Post Office from site access	1420
Distance to Health Centre from centre of site	5540	Distance to Health Centre from site access	5480
Distance to Secondary School from centre of site	5720	Distance to Secondary School from site access	5660
Distance to open space from centre of site	400	Distance to open space from site access	360
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	TPO area within southeastern extent; another, larger TPO area 10m due east Within National Forest Agricultural Land Grade 4 River Mease SAC		
Topographical	Issues relate to ridge line/contours		
Planning Policy	Allocated as Countryside.		
Accessibility	No known issues		
Ownership	No known issues		
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. The topographical constraints are such that development would be restricted to the frontage part of the site.		
Possible mitigation measures			

Availability/ Achievability	
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 & Donisthorpe		
As Ref	D3		
Related/Previous Site References	PKA H16	Grid Reference	X
			Y
Site Description	Land off Hill Street, Donisthorpe	Site size	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 Stop from site access	920
Distance to Primary School from centre of site	1220	Distance to Primary School from site access	1240
Distance to Local Centre from centre of site	3120	Distance to Local Centre from site access	3120
Distance to Post Office from centre of site	1400	Distance to Post Office from site access	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			

Constraints

Identified Red constraint			
	Mitigatable		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		
Topographical	No known issues		
Planning Policy	Allocated as Countryside in the Local Plan		
Accessibility	No known issues		
Ownership	Site suggested by LCC		
Can the constraints be mitigated			
Possible mitigation measures			

Availability/ Achievability

Market Interest	Non site specific
Timeframe for development	2 nd 5 years
Estimated number of dwellings	7
Estimated Density	30 dwellings per hectare
Estimated Build Rate	
Excluded from consideration	

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

Parish	Ashby Woulds		
As Ref	D4		
Related/Previous Site References	PKA A11	Grid Reference	X
			Y
Site Description	Land at Donisthorpe Lane, Moira	Site size	0.74 Ha
Current Use	Residential	Adjacent Uses	Residential
Land Type	PDL		
Site Location	Moira		
Character of surroundings	Residential character. Within limits.		

Accessibility

Distance to Bus Stop from centre of site	420	Distance to Bus Stop from site access	370
Distance to Primary School from centre of site	1340	Distance to Primary School from site access	1400
Distance to Local Centre from centre of site	3390	Distance to Local Centre from site access	3430
Distance to Post Office from centre of site	1000	Distance to Post Office from site access	1090
Distance to Health Centre from centre of site	3500	Distance to Health Centre from site access	3540
Distance to Secondary School from centre of site	5320	Distance to Secondary School from site access	5420
Distance to open space from centre of site	90	Distance to open space from site access	190
Additional Accessibility information			

Constraints

Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Eastern extent falls within Highways Consultancy Zone Within National Forest 90m from Proposed Local Wildlife Site (Ashby Canal) 100m from Grade 2 Listed Building Agricultural Land Grade 4 River Mease SAC		
Topographical	90m from FZ 2 & 3		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
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			

Availability/ Achievability

Market Interest	Yes
Timeframe for development	2 nd 5 years

Estimated number of dwellings	22
Estimated Density	30 dwellings per hectare
Estimated Build Rate	2 -3 years
Excluded from consideration	
Comment	
Overall assessment	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

Parish	Oakthorpe & Donisthorpe		
As Ref	D5		
Related/Previous Site References	PKA H47	Grid Reference	X
			Y
Site Description	Land off Acresford Road, Donisthorpe	Site size	1.59 Ha
Current Use	Agriculture	Adjacent Uses	Agri / resi
Land Type	Greenfield		
Site Location	Donisthorpe		
Character of surroundings	Semi rural		

Accessibility

Distance to Bus Stop from centre of site	400	Distance to Bus Stop from site access	410
Distance to Primary School from centre of site	1380	Distance to Primary School from site access	1400
Distance to Local Centre from centre of site	2640	Distance to Local Centre from site access	2700
Distance to Post Office from centre of site	1170	Distance to Post Office from site access	1230
Distance to Health Centre from centre of site	2660	Distance to Health Centre from site access	2720
Distance to Secondary School from centre of site	5950	Distance to Secondary School from site access	5970
Distance to open space from centre of site	600	Distance to open space from site access	610
Additional Accessibility information			

Constraints

Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Northeastern extent of site falls within Highways Consultancy Zone Agricultural Land Grade 4 Within National Forest River Mease SAC		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
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			

Availability/ Achievability

Market Interest	Non site specific
Timeframe for development	2 nd 5 years
Estimated number of dwellings	46
Estimated Density	30 dwellings 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 Woulds		
As Ref	D6		
Related/Previous Site References		Grid Reference	X
			Y
Site Description	Measham Road, Donisthorpe	Site size	1.08 Ha
Current Use	Open field	Adjacent Uses	Resi / POS / Agri
Land Type	Greenfield		
Site Location	Donisthorpe		
Character of surroundings	Semi rural		

Accessibility

Distance to Bus Stop from centre of site	430	Distance to Bus Stop from site access	480
Distance to Primary School from centre of site	730	Distance to Primary School from site access	670
Distance to Local Centre from centre of site	2870	Distance to Local Centre from site access	2830
Distance to Post Office from centre of site	3020	Distance to Post Office from site access	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 space from site access	120
Additional Accessibility information			

Constraints

Identified Red constraint	None		
	Mitigatable		Comments
Contaminated Land	220m from Bramborough Farm Landfill Site		
Environmental	Eastern extent of site falls within Highways Consultancy Zone Site within National Forest Site abuts Existing and Proposed Local Wildlife Sites Agricultural Land Grade 4 River Mease SAC		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
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			

Availability/ Achievability

Market Interest	Reasonably strong market interest for the villages in North West Leicestershire.
Timeframe for development	3 rd 5 years
Estimated number of dwellings	48
Estimated Density	

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

Strategic Housing Land Availability Assessment Proforma

Parish	Oakthorpe & Donisthorpe		
As Ref	D7		
Related/Previous Site References		Grid Reference	X
			Y
Site Description	Donisthorpe Church Hall, Church Street, Donisthorpe. The site comprises a vacant two-storey building and associated car parking area. A number of trees screen the front boundary. Land rises from east to west. Within Limits to Development.	Site size	0.12ha
Current Use	Church Hall (Use Class D1)	Adjacent Uses	Residential
Land Type	Brownfield		
Site Location	Donisthorpe Church Hall, Church Street, Donisthorpe		
Character of surroundings	Predominantly residential.		
Accessibility			
Distance to Bus Stop from centre of site	70	Distance to Bus Stop from site access	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 site	4675	Distance to Local Centre from site access	4670
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 issues		
Environmental	Within Highways consultation zone Within the National Forest River Mease SAC Listed Building on opposite side of road.		
Topographical	No known issues		
Planning Policy	Within Limits to Development		
Accessibility	No known issues		
Ownership	No known issues		
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. 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. Reasonable strong market interest for the villages in North West Leicestershire
Timeframe for development	1 st Five Years
Estimated number of dwellings	4
Estimated Density	30 dwellings per hectare
Estimated Build Rate	
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Mo2		
Related/Previous Site References	PKA A8	Grid Reference	X
			Y
Site Description	6 Rawdon Road, Moira	Site size	0.65 Ha
Current Use	Residential	Adjacent Uses	Residential
Land Type	Brownfield		
Site Location	Moira		
Character of surroundings	Mainly residential within limits to development.		

Accessibility

Distance to Bus Stop from centre of site	1560	Distance to Bus Stop from site access	1520
Distance to Primary School from centre of site	1690	Distance to Primary School from site access	1650
Distance to Local Centre from centre of site	3880 (Measham)	Distance to Local Centre from site access	3840 (Measham)
Distance to Post Office from centre of site	170	Distance to Post Office from site access	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	Distance to Secondary School 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	Within "Hazardous Materials Storage" site sphere (25 tonnes of LPG)		
Environmental	Western extent falls within Highways Consultancy Zone Within National Forest Agricultural Land Grade 4 River Mease SAC		
Topographical	No known issues		
Planning Policy	No known issues		
Accessibility	No known issues		
Ownership	No known issues		
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			

Availability/ Achievability

Market Interest	Strong Market interest for the villages in North West Leicestershire including Moira.
Timeframe for development	1 st five years.
Estimated number of dwellings	19
Estimated Density	30 dwellings per hectare
Estimated Build Rate	2 -3 years

Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Mo4		
Related/Previous Site References	PKA C33	Grid Reference	X
			Y
Site Description	Land off Measham Road, Moira. An undulating Greenfield site. Pasture land with fields segregated by hawthorn hedges.	Site size	6.35Ha
Current Use	Agriculture	Adjacent Uses	Resi/Agri
Land Type	Greenfield		
Site Location	Land off Measham Road, Moira		
Character of surroundings	Mainly residential with some woodland to the south.		
Accessibility			
Distance to Bus Stop from centre of site	235	Distance to Bus Stop from site access	240
Distance to Primary School from centre of site	1650	Distance to Primary School from site access	1455
Distance to Local Centre from centre of site	1470	Distance to Local Centre from site access	1265
Distance to Post Office from centre of site	180	Distance to Post Office from site access	260
Distance to Health Centre from centre of site	4170	Distance to Health Centre from site access	3960
Distance to Secondary School from centre of site	4480	Distance to Secondary School from site access	4265
Distance to open space from centre of site	50	Distance to open space from site access	260
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	Within the National Forest Borders recreation ground on three sides Part of site within Highways Consultation Zone Grade 4 Agricultural Land River Mease SAC		
Topographical			
Planning Policy	Within Countryside Borders an area of Nature conservation and proposed wildlife site		
Accessibility	Access is available on the road frontage unlike a similar submission not including the road frontage that would have its access via an unadopted unmade road in very poor condition with very poor visibility at the junction with the adopted highway.		
Ownership	No known issues – site promoted by landowner		
Can the constraints be mitigated	Access will need to be off the adopted highway. The unmade road to the rear of the site is insufficient standard and the visibility is inadequate.		

	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 dwellings	191
Estimated Density	30 DPH
Estimated Build Rate	Built out within 5 years
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Mo5		
Related/Previous Site References	PKA A10	Grid Reference	X
			Y
Site Description	Pace Print Works, Measham Road, Moira	Site size	0.13 Ha
Current Use	Commercial	Adjacent Uses	Resi / agri / highways
Land Type	PDL		
Site Location	Moira		
Character of surroundings			
Accessibility			
Distance to Bus Stop from centre of site	1160	Distance to Bus Stop from site access	1160
Distance to Primary School from centre of site	1300	Distance to Primary School from site access	1290
Distance to Local Centre from centre of site	3470	Distance to Local Centre from site access	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	4700
Distance to open space from centre of site	100	Distance to open space from site access	110
Additional Accessibility information			
Constraints			
Identified Red constraint			
	Mitigatable		Comments
Contaminated Land	No known issues		
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	No known issues		
Planning Policy	Within Limits to Development		
Accessibility	No known issues		
Ownership	No known issues		
Can the constraints be mitigated			
Possible mitigation measures			
Availability/ Achievability			
Market Interest	Yes, although it has not been actively promoted in the last 2 years and as such would appear to have muted developer 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 Land Availability Assessment Proforma

Parish	Ashby woulds		
As Ref	Mo6		
Related/Previous Site References	AKA C19	Grid Reference	X
			Y
Site Description	<p>Cresswells Coaches, Shortheath Road. The site comprises Cresswells Coaches and is hard surfaced with a very gentle slope down to the rear. The rear boundary comprises unkempt shrubbery and at the front is a low fence and neat hedge. To the east the site is adjoined by the Woodman pub and a ribbon of housing behind this. To the west is an engineering business and single dwelling and to the rear is the Ashby Canal.</p> <p>The site is previously developed and is within the limits to development.</p>	Site size	0.6Ha
Current Use	Coach Company	Adjacent Uses	Resi/ Industrial / pub
Land Type	Brownfield		
Site Location	Moira		
Character of surroundings	Mixed. The overall character is urban.		
Accessibility			
Distance to Bus Stop from centre of site	70	Distance to Bus Stop from site access	95
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 space from site access	245
Additional Accessibility information			
Constraints			
Identified Red constraint	No known issues		
	Mitigatable		Comments
Contaminated Land	No known issues		
Environmental	<p>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.</p>		

	Grade 4 Agricultural Land. River Mease SAC
Topographical	No known issues
Planning Policy	Within Limits to Development
Accessibility	No known issues
Ownership	No known issues – site promoted by landowner
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	
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 dwellings	20
Estimated Density	30 DPH
Estimated Build Rate	1 -2 years
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Mo8		
Related/Previous Site References		Grid Reference	X
			Y
Site Description	Sweethill Lodge Farm, Ashby Road, Moira. The site comprises a two storey 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 consisting of hedgerows. Land rises to the north east and south east. The front part of the site is within Limits to Development and the rear part of the site is outside Limits to Development.	Site size	2.3Ha
Current Use	Farm/Agriculture	Adjacent Uses	Residential and Agricultural
Land Type	Brownfield/Greenfield		
Site Location	Sweethill Lodge Farm, Ashby Road, Moira		
Character of surroundings	Residential, Agriculture and Grazing		

Accessibility

Distance to Bus Stop from centre of site	212	Distance to Bus Stop from site access	176
Distance to Primary School from centre of site	785	Distance to Primary School from site access	797
Distance to Local Centre from centre of site	3024	Distance to Local Centre from site access	2967
Distance to Post Office from centre of site	806	Distance to Post Office from site access	820
Distance to Health Centre from centre of site	3486	Distance to Health Centre from site access	3438
Distance to Secondary School from centre of site	3785	Distance to Secondary School from site access	3733
Distance to open space from centre of site	168	Distance to open space from site access	182
Additional Accessibility information			

Constraints

Identified Red constraint			
	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 allocated as Countryside		
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 dwellings	69
Estimated Density	30 dwellings per hectare
Estimated Build Rate	30-40 dwellings per year
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Mo9		
Related/Previous Site References		Grid Reference	X
			Y
Site Description	Rear of 179-189 Ashby Road, Moira. Agricultural field that rises to the north west. Open grassed land with boundary treatment consisting of hedgerows and fencing. Outside Limits to Development. Near road junction with Willesley Woodside.	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	Rear of 179-189 Ashby Road, Moira		
Character of surroundings	Residential to the front of the site and countryside on three sides.		

Accessibility

Distance to Bus Stop from centre of site	130	Distance to Bus Stop from site access	60
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	Distance to Health Centre from site access	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			

Constraints

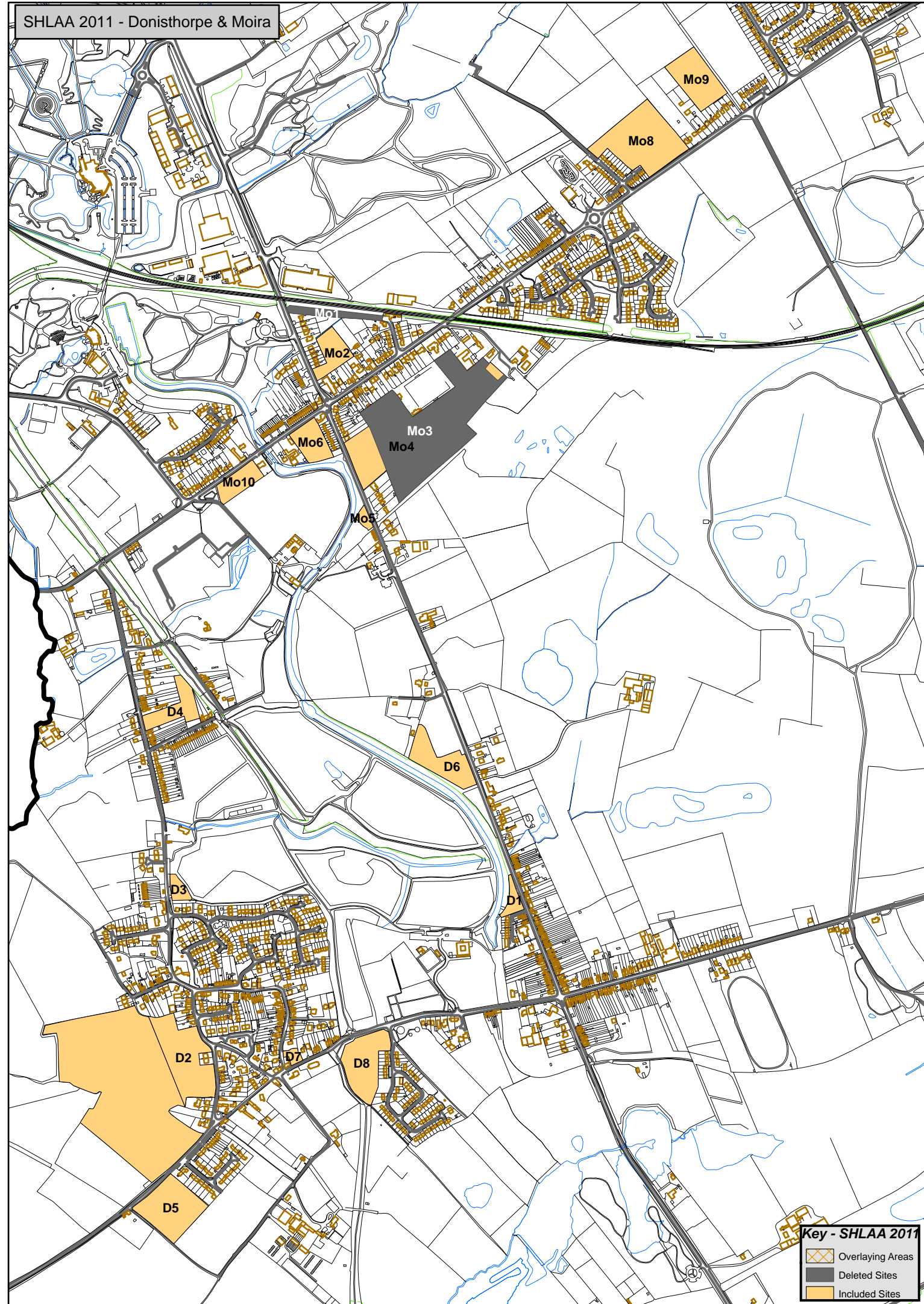
Identified Red constraint	Mitigatable	Comments
Contaminated Land	No known issues	
Environmental	Grade 3 Agricultural Land Within the National Forest River Mease SAC	
Topographical	No known issues	
Planning Policy	Allocated as Countryside	
Accessibility	Potential issues as access will be needed across third party land as well as sites proximity to junction with Willesley Woodside.	

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	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	

Strategic Housing Land Availability Assessment Proforma

Parish	Ashby Woulds		
As Ref	Mo10		
Related/Previous Site References		Grid Reference	X
			Y
Site Description	Adj Fire Station, Shortheath Road, Moira. Gently sloping grassland. Hedgerow forms its front boundary. Outside Limits to Development. Potential highway issues due to nature of Shortheath Road and proximity to junction with Bath Lane.	Site size	0.57Ha
Current Use	Open field	Adjacent Uses	Residential opposite and open fields and fire station adjacent.
Land Type	Greenfield		
Site Location	Adj Fire Station, Shortheath Road, Moira		
Character of surroundings	Residential opposite. Countryside to the side and rear including an 'Area of Separation' and Recreational Open Space.		
Accessibility			
Distance to Bus Stop from centre of site	160	Distance to Bus Stop from site access	110
Distance to Primary School from centre of site	1565	Distance to Primary School from site access	1600
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 Office from site access	450
Distance to Health Centre from centre of site	4660	Distance to Health Centre from site access	4680
Distance to Secondary School from centre of site	4975	Distance to Secondary School from site access	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	Grade 4 Agricultural Land Within the National Forest River 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.
Possible mitigation measures	
Availability/ Achievability	
Market Interest	Non site specific
Timeframe for development	1 st 5 years
Estimated number of dwellings	17
Estimated Density	30 dwellings per hectare
Estimated Build Rate	
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	



Key - SHLAA 2011

- Overlying Areas
- Deleted Sites
- Included Sites

0 130 260 520 Meters