

### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>BRAUNSTONE TOWN</b>		
As Ref	<b>BRA003</b>		
Related/Previous Site References		Grid Reference	X 455403
			Y 302677
Site Description	Depot, Braunstone Lane	Site size	0.53ha
Current Use	Depot	Adjacent Uses	Residential
Land Type	Brownfield		
Site Location	Parkers Depot, Braunstone Lane		
Character of surroundings			

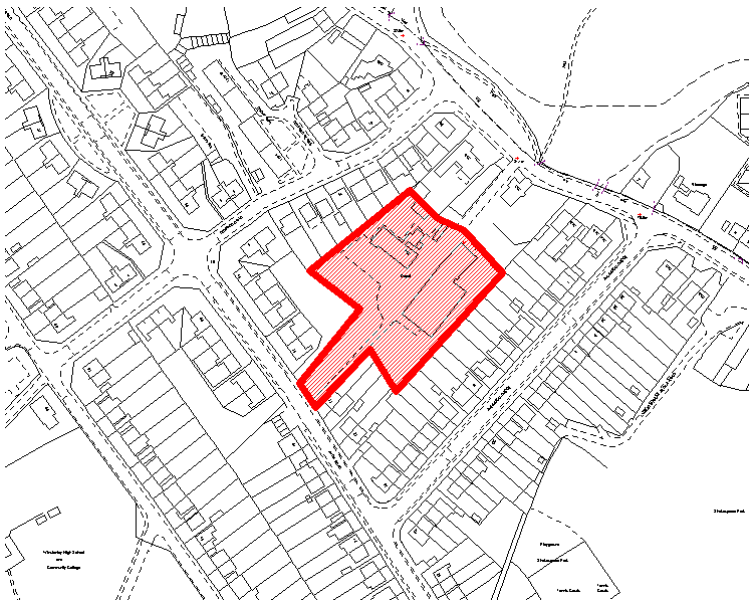
#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 108m	Distance to Bus Stop from site access	Within 400m 80m
Distance to Primary School from centre of site	Within 400m 229m Kingsway Primary	Distance to Primary School from site access	Within 400m 176m Kingsway Primary School
Distance to Local Centre from centre of site	Within 400m 83m	Distance to Local Centre from site access	Within 400m 142m
Distance to Post Office from centre of site	Within 400m 254m Braunstone Lane	Distance to Post Office from site access	Within 400m 282m Braunstone Lane
Distance to Health Centre from centre of site	Over 1000m 1493m Kingsway Surgery	Distance to Health Centre from site access	Over 1000m 1462m Kingsway Surgery
Distance to Secondary School from centre of site	Within 400m 290m Winstanley Comm Coll	Distance to Secondary School from site access	Within 400m 219m Winstanley Community Coll
Distance to open space from centre of site	Within 400m 28m	Distance to open space from site access	Within 400m 0m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land		No contaminated land constraints have been identified on this site. However, given the use of this site as a depot, it may be important to investigate any possible issues of contamination.
Environmental		There are no listed buildings within this site. However, there is a listed building next to a potential access route into the site (252 Braunstone Lane).  Leicestershire County Council has classified this site as being of uncertain heritage / archaeological potential (Grade 3).
Topographical		None known
Planning Policy		None known
Accessibility		None known
Ownership		This site came through the Urban Capacity Study and so was not promoted by any particular party or individual, and in addition, this site is currently in operation, potentially leading to problems with ownership with a view to developing the site.

Can the constraints be mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2017-2021
Estimated number of dwellings	A constrained yield of 17 dwellings
Estimated Density	40dph
Estimated Build Rate	10-20 per annum
Suitable	Yes
Available	No
Achievable	Yes (as long as there are no significant contamination factors to overcome)
Excluded from consideration	No
Comment	
Overall assessment	Developable (but with potential ownership constraints)
Additional information	



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>BRAUNSTONE TOWN</b>		
As Ref	<b>BRA008</b>		
Related/Previous Site References		Grid Reference	X 455996
			Y 300828
Site Description		Site size	3.3ha
Current Use	HGV Services	Adjacent Uses	Residential, retail, leisure and Countryside, and an AUDI car showroom and associated uses is now under construction.
Land Type	Brownfield		
Site Location	Land at Hazel Drive		
Character of surroundings	This site is of an urban nature adjacent to a busy main road (Narborough Road South) with built up surroundings in the form of residential, retail and commercial.		

#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 302m	Distance to Bus Stop from site access	Within 400m 166m
Distance to Primary School from centre of site	Over 800m 927m Millfield Community Sch	Distance to Primary School from site access	Over 800m 801m Millfield Community School
Distance to Local Centre from centre of site	Within 800m 498m	Distance to Local Centre from site access	Within 400m 345m
Distance to Post Office from centre of site	Within 800m 518m Millfield Post Office	Distance to Post Office from site access	Within 400m 366m Millfield Post Office
Distance to Health Centre from centre of site	Within 400m 352m Kingsway Surgery	Distance to Health Centre from site access	Over 400m 402m Kingsway Surgery
Distance to Secondary School from centre of site	Over 1500m 1834m Winstanley Comm. Coll	Distance to Secondary School from site access	Over 1500m 1765m Winstanley Community Coll
Distance to open space from centre of site	Within 400m 132m	Distance to open space from site access	Within 400m 290m
Additional Accessibility information			

#### Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	The local plan does not show this site to be wholly or partially within an area of contaminated or unstable land. However, given the current use of this site for HGV services, it is important to bear in mind any impacts this may have had on the land.		
Environmental	<p>The SFRA 2007 shows the eastern edge of this site (about 30%) to be at risk of flooding, giving it flood zone 3b status, although the rest of the site would appear to be free from flood risk.</p> <p>The vast majority of this site is of no particular ecological significance. However, a tiny area along the eastern site boundary is designated as being of ecological importance by County.</p>		

	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).
Topographical	None known
Planning Policy	This site is designated within a primarily employment area, according to policy E1 of the Blaby District Local Plan.  The eastern edge of this site is designated as being within a floodplain protection area under policy CF5 in the Blaby District Local Plan.
Accessibility	None known
Ownership	The site is currently in use as a HGV facility, so this operation would need time to relocate if this site was to be looked at for residential development.
Can the constraints be mitigated?	Designated employment areas will be reviewed through the Local Development Framework.
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2017-2021
Estimated number of dwellings	A constrained yield of 57 dwellings.
Estimated Density	Based on 40dph (PUA site)
Estimated Build Rate	10-20 per annum
Suitable	No (it is currently designated as employment land in the Local Plan)
Available	No
Achievable	Yes (as long as there are no significant contamination factors to overcome)
Excluded from consideration	No
Comment	
Overall assessment	Developable (but with constraints as above)
Additional information	Estimated number of dwellings takes account of the reduced yield through flood risk.

