

Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	COSBY		
As Ref	COS001		
Related/Previous Site References		Grid Reference	X 455123
			Y 295513
Site Description	Land off Cambridge Road, Cosby	Site size	3.92ha
Current Use	Occupied by Hewitt and Son Ltd (distribution and manufacture of high grade topsoil and maintenance of sports facilities around UK). Has planning permission to erect further buildings on site to expand business, but also examining whether to relocate the business.	Adjacent Uses	Agriculture and residential
Land Type	Brownfield		
Site Location	Land off Cambridge Road, Cosby		
Character of surroundings	Blaby, Countesthorpe and Whetstone Fringe Character Area		

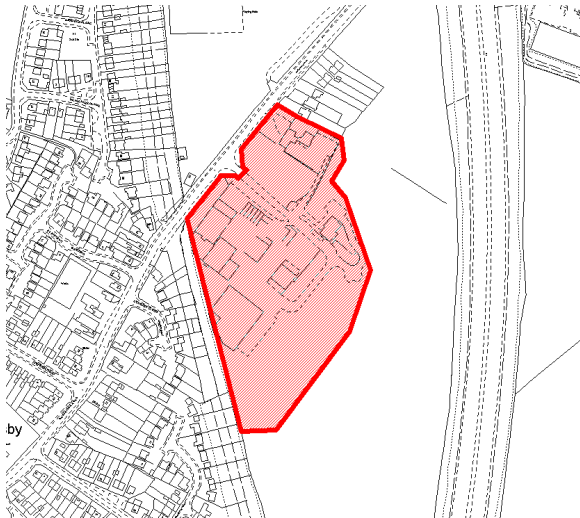
Accessibility

Distance to Bus Stop from centre of site	Within 400m 203m	Distance to Bus Stop from site access	Within 400m 116m
Distance to Primary School from centre of site	Within 800m 471m Cosby Primary School	Distance to Primary School from site access	Within 800m 408m Cosby Primary School
Distance to Local Centre from centre of site	Within 800m 451m	Distance to Local Centre from site access	Within 800m 510m
Distance to Post Office from centre of site	Over 800m 878m Cosby Post Office	Distance to Post Office from site access	Over 800m 922m Cosby Post Office
Distance to Health Centre from centre of site	Over 1000m 2287m Narborough Health Centre	Distance to Health Centre from site access	Over 1000m 2186m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 1973m Leyslands High School	Distance to Secondary School from site access	Over 1500m 2002m Leyslands High School
Distance to open space from centre of site	Within 400m 160m	Distance to open space from site access	Within 400m 44m
Additional Accessibility information			

Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	None known		
Environmental	This site is not far from the M1, and this relatively close proximity to the motorway network could raise noise and air quality issues for residential development. Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).		
Topographical	None known		
Planning Policy	This site is on land designated as the Whetstone and Cosby 'Area of Separation' under policy C4iii of the Blaby District Local Plan.		

	There is a recreation route proposal area running adjacent to the western boundary of the site (designated under policy L7 iv of the Blaby District Local Plan).
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	Designations such as the area of separation will be reviewed through the Local Development Framework process.
Availability/ Achievability	
Market Interest	High
Timeframe for development	2017-2021
Estimated number of dwellings	A constrained yield of 73 dwellings.
Estimated Density	30dph (non-PUA)
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	It is possible that development on this site would not undermine the Area of Separation provided that development did not extend beyond the existing and permitted development areas on this site.
Overall assessment	Developable (but with constraints as above)
Additional information	



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General Site Information

Parish	COSBY		
As Ref	COS002		
Related/Previous Site References		Grid Reference	X Y
			454348 295507
Site Description		Site size	16.4ha
Current Use	Arable agriculture	Adjacent Uses	Housing to south and east, open land to north and west, recreation
Land Type	Greenfield		
Site Location	Narborough Road, Cosby		
Character of surroundings	Blaby, Countesthorpe and Whetstone Fringe Character Area		

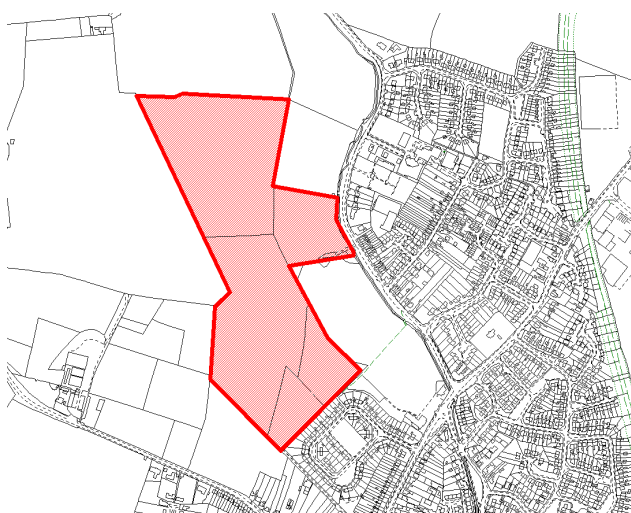
Accessibility

Distance to Bus Stop from centre of site	Within 400m 278m	Distance to Bus Stop from site access	Within 400m 101m
Distance to Primary School from centre of site	Within 400m 398m Cosby Primary School	Distance to Primary School from site access	Within 400m 222m Cosby Primary School
Distance to Local Centre from centre of site	Within 800m 636m	Distance to Local Centre from site access	Within 800m 523m
Distance to Post Office from centre of site	Over 800m 872m Cosby Post Office	Distance to Post Office from site access	Over 800m 845m Cosby Post Office
Distance to Health Centre from centre of site	Over 1000m 2112m Narborough Health Centre	Distance to Health Centre from site access	Over 1000m 2047m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 2738m Leyslands High School	Distance to Secondary School from site access	Over 1500m 2557m Leyslands High School
Distance to open space from centre of site	Within 400m 92m	Distance to open space from site access	Within 400m 73m
Additional Accessibility information			

Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land		About 20-25% of this site on the eastern side of it is within 250m of an unstable or contaminated land constraint.
Environmental		A small part of the eastern edge of the site is categorised as flood zone 3a, with a further part of the site classified as flood zone 2. However, the majority of this site (about 75%) is not at risk of flooding according to the Strategic Flood Risk Assessment 2007. According to information received from Leicestershire County Council, this site is of ecological importance. Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).
Topographical		There is a physical barrier (a stream) that completely separates this site from the settlement boundary.

Planning Policy	This site is on land designated as Countryside under policy C2 of the Blaby District Local Plan. About 25% of this site (on the eastern side) is identified as part of a floodplain protection area under policy CF5 in the Blaby District Local Plan.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	
Availability/ Achievability	
Market Interest	High
Timeframe for development	2022-2026
Estimated number of dwellings	Up to 230 dwellings
Estimated Density	30dph
Estimated Build Rate	50-80 per annum
Suitable	No
Available	Yes
Achievable	Yes (depending on mitigation of possible contamination on site and flood risk)
Excluded from consideration	No
Comment	
Overall assessment	Developable (but issues of scale need to be addressed)
Additional information	Access comments provided by Leicestershire County Council Transport team – “There are no apparent fundamental reasons for this site to be excluded from consideration at this stage providing access is taken from Narborough Road. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably”. Estimated number of dwellings takes account of the reduced yield through flood risk.



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General Site Information

Parish	COSBY		
As Ref	COS003		
Related/Previous Site References		Grid Reference	X 454721
			Y 294845
Site Description		Site size	0.94ha
Current Use	Employment land (haulage depot)	Adjacent Uses	Residential / places of worship
Land Type	Brownfield		
Site Location	Coates Depot, off Main Street, Cosby		
Character of surroundings	This site is within and surrounded by the primarily residential area of Cosby. Part of surroundings is the distinctive Cosby Conservation area.		

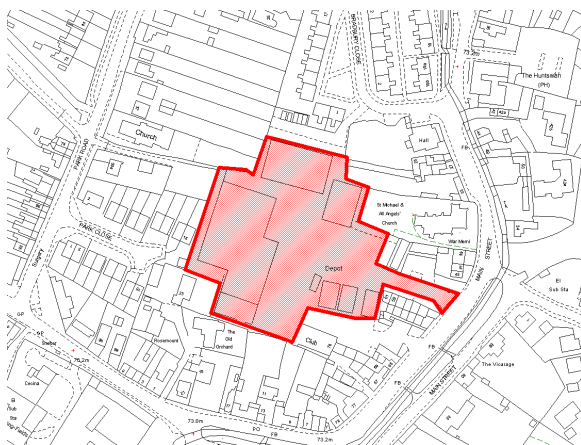
Accessibility

Distance to Bus Stop from centre of site	Within 400m 130m	Distance to Bus Stop from site access	Within 400m 166m
Distance to Primary School from centre of site	Over 800m 862m Cosby Primary Sch	Distance to Primary School from site access	Over 800m 901m Cosby Primary School
Distance to Local Centre from centre of site	Within 400m 97m	Distance to Local Centre from site access	Within 400m 60m
Distance to Post Office from centre of site	Within 400m 104m Cosby Post Office	Distance to Post Office from site access	Within 400m 128m Cosby Post Office
Distance to Health Centre from centre of site	Over 1000m 2797m Narborough Health Centre	Distance to Health Centre from site access	Over 1000m 2850m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 2515m Leyslands High Sch	Distance to Secondary School from site access	Over 1500m 2448m Leyslands High School
Distance to open space from centre of site	Within 400m 251m	Distance to open space from site access	Within 400m 196m
Additional Accessibility information			

Constraints

Identified Red constraint	
	Resolvable Comments
Contaminated Land	None known
Environmental	<p>The Strategic Flood Risk Assessment 2007 identifies about 50% of this site as being at risk from flooding, classifying it as being in flood zone 2.</p> <p>There is one Tree Preservation Order along the eastern edge of the site.</p> <p>The access point to this site is on the eastern side, and although this only accounts for a small part of the total site area, this part of the site does fall within the Cosby Conservation Area.</p> <p>There are no listed buildings within this site. However, there is a listed building (Coates Barn) next to the potential access route on to the site, which would need to be taken into account.</p> <p>Leicestershire County Council has classified this site as being of high heritage</p>

	potential because of the close proximity of the conservation area and it being within 100m of known archaeology.
Topographical	None known
Planning Policy	None known
Accessibility	None known
Ownership	None known (although the site is currently in employment use, so the current occupants would need time to relocate)
Can the constraints be mitigated?	
Availability/ Achievability	
Market Interest	High
Timeframe for development	2017-2021
Estimated number of dwellings	A constrained yield of 11 dwellings
Estimated Density	30dph (non-PUA site)
Estimated Build Rate	10-20 per annum
Suitable	Yes
Available	No (it is currently in operational use)
Achievable	Yes (as long as there are no significant decontamination needs resulting from past uses on site)
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.



Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	COSBY		
As Ref	COS004		
Related/Previous Site References		Grid Reference	X 454473
			Y 294972
Site Description		Site size	1.48ha
Current Use	Land to the rear of a number of dwellings, one of which is used for a medium sized car repair business.	Adjacent Uses	Residential
Land Type	Greenfield		
Site Location	Rear of Croft Road, Cosby		
Character of surroundings	Site is within the primarily residential area of Cosby, and so surrounded by residential properties.		

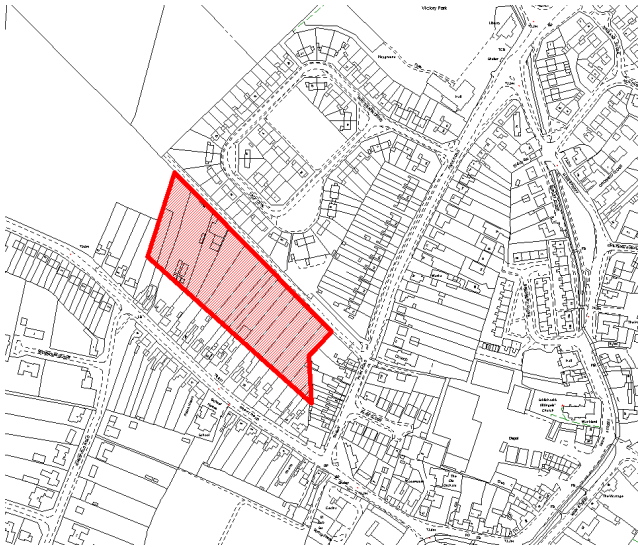
Accessibility

Distance to Bus Stop from centre of site	Within 400m 143m	Distance to Bus Stop from site access	Within 400m 69m
Distance to Primary School from centre of site	Within 800m 764m Cosby Primary Sch	Distance to Primary School from site access	Within 800m 777m Cosby Primary School
Distance to Local Centre from centre of site	Within 400m 293m	Distance to Local Centre from site access	Within 400m 218m
Distance to Post Office from centre of site	Within 400m 313m Cosby Post Office	Distance to Post Office from site access	Within 400m 242m Cosby Post Office
Distance to Health Centre from centre of site	Over 1000m 2632m Narborough Health Centre	Distance to Health Centre from site access	Over 1000m 2680m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 2702m Leyslands High Sch	Distance to Secondary School from site access	Over 1500m 2637m Leyslands High School
Distance to open space from centre of site	Within 400m 144m	Distance to open space from site access	Within 400m 158m
Additional Accessibility information			

Constraints

Identified Red constraint	
	Resolvable Comments
Contaminated Land	None known (however consideration should be given to any potential contamination impacts that the car repair business could have had on the land).
Environmental	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).
Topographical	None known
Planning Policy	None known
Accessibility	The site has no frontage to an adopted highway and there is no apparent route to provide access – therefore the site is not appropriate for consideration in isolation.
Ownership	Site is comprised of a large number of rear gardens to the dwellings fronting Croft Road, and so a considerable number of landowners will be involved, reducing the likelihood of developing this site.
Can the constraints be mitigated?	

Availability/ Achievability	
Market Interest	High
Timeframe for development	2022-2026
Estimated number of dwellings	A constrained yield of 36 dwellings
Estimated Density	30dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	No
Achievable	No
Excluded from consideration	No
Comment	
Overall assessment	Developable (but with ownership / delivery constraints)
Additional information	



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General Site Information

Parish	COSBY		
As Ref	COS005		
Related/Previous Site References		Grid Reference	X 454913
			Y 294851
Site Description		Site size	0.58ha
Current Use	A modern dormer style house occupying a large site	Adjacent Uses	Residential
Land Type	Greenfield (except for the footprint of the house which is brownfield)		
Site Location	The Ridges, Main Street, Cosby		
Character of surroundings	Site is within the primarily residential area of Cosby. Part of surroundings is the distinctive Cosby Conservation area.		

Accessibility

Distance to Bus Stop from centre of site	Within 400m 275m	Distance to Bus Stop from site access	Within 400m 201m
Distance to Primary School from centre of site	Over 800m 884m Cosby Primary Sch	Distance to Primary School from site access	Over 800m 874m Cosby Primary School
Distance to Local Centre from centre of site	Within 400m 167m	Distance to Local Centre from site access	Within 400m 97m
Distance to Post Office from centre of site	Within 400m 247m Cosby Post Office	Distance to Post Office from site access	Within 400m 166m Cosby Post Office
Distance to Health Centre from centre of site	Over 1000m 2843m Narborough Health Centre	Distance to Health Centre from site access	Over 1000m 2837m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 2332m Leyslands High Sch	Distance to Secondary School from site access	Over 1500m 2408m Leyslands High School
Distance to open space from centre of site	Within 400m 109m	Distance to open space from site access	Within 400m 157m
Additional Accessibility information			

Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	None known		
Environmental	<p>The Strategic Flood Risk Assessment 2007 shows this site as being partially within flood zone 3a in the south west part of it (5%), by a potential access route.</p> <p>About 5-10% of this site in the southwestern corner of it, falls within the Cosby Conservation Area as defined in policies CE8 & CE14 in the Blaby District Local Plan.</p> <p>Leicestershire County Council has identified this site as having a high heritage potential (Grade 1) because of its proximity to a conservation area and because it is within 100m of known archaeology.</p>		
Topographical	None known		

