

Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	ELMESTHORPE		
As Ref	ELM001		
Related/Previous Site References		Grid Reference	X 447368
			Y 296047
Site Description		Site size	26.25ha
Current Use	Agriculture	Adjacent Uses	Agriculture, residential, motorway and railway line
Land Type	Greenfield (and a little bit of brownfield where the existing residential property is on the farm)		
Site Location	Land north of The Home Farm		
Character of surroundings	Elmesthorpe Floodplain Character Area (mixed farmland, often scrubby and rough grazing areas along Elmesthorpe fringe)		

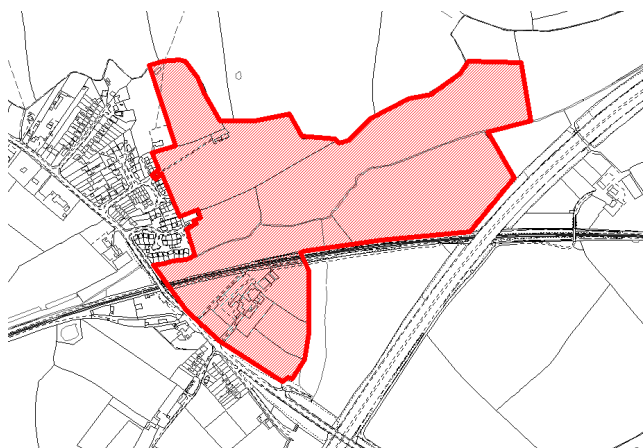
Accessibility

Distance to Bus Stop from centre of site	Within 800m 459m	Distance to Bus Stop from site access	Within 400m 259m
Distance to Primary School from centre of site	Over 800m 1877m Manorfield C of E	Distance to Primary School from site access	Over 800m 1698m Manorfield C of E Primary
Distance to Local Centre from centre of site	Over 800m 2105m	Distance to Local Centre from site access	Over 800m 2234m
Distance to Post Office from centre of site	Over 800m 2202m Stoney Stanton Post Office	Distance to Post Office from site access	Over 800m 2309m Stoney Stanton Post Office
Distance to Health Centre from centre of site	Over 1000m 2133m Dr. S.J. Morgan, Earl Shilton	Distance to Health Centre from site access	Over 1000m 2107m Dr. S.J. Morgan, Earl Shilton
Distance to Secondary School from centre of site	Over 1500m 2327m Heathfield High Sch	Distance to Secondary School from site access	Over 1500m 2223m Heathfield High School
Distance to open space from centre of site	Within 400m 327m	Distance to open space from site access	Within 400m 243m
Additional Accessibility information			

Constraints

Identified Red constraint	
	Resolvable Comments
Contaminated Land	None known
Environmental	<p>According to the Strategic Flood Risk Assessment 2007, a significant central area of this site (about 25%) is at risk from flooding as it is classified as flood zone 3a. However, there are other parts of this site not at risk from flooding according to the map.</p> <p>About 50% of this site is identified as being ecologically significant by Leicestershire County Council. This area makes up the central / northern parts of the site.</p> <p>There is a listed building (Home Farmhouse and adjacent) within this site towards the south. This only accounts for a very small proportion of the whole site area.</p>

	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).
Topographical	This site does have an undulating topography, and the M69 is higher up than the site, and so clearly visible from the site, this also raises concerns of noise and air quality issues for a residential development on this site.
Planning Policy	This site is in an area designated as Countryside under policy C2 of the Blaby District Local Plan. A small part of the southern site boundary lies adjacent to or could overlap slightly land safeguarded for the provision of a new railway station, Station Road, Elmesthorpe, under Local Plan policy T13iii. Consideration may need to be given to this.
Accessibility	Access would need to be taken from the south of the site.
Ownership	None known
Can the constraints be mitigated?	
Availability/ Achievability	
Market Interest	High
Timeframe for development	n/a
Estimated number of dwellings	A constrained yield of 369 dwellings
Estimated Density	Based on 30dph (non-PUA site)
Estimated Build Rate	50-80 per annum
Suitable	No (not the entire site)
Available	Yes
Achievable	No (not all parts of it)
Excluded from consideration	No
Comment	There is a lack of facilities and services in Elmesthorpe capable of serving such an extensive development. However, based on demonstrable housing need, small scale housing development could be justified in the form of a rural exception scheme.
Overall assessment	Non-developable (for the whole site). Please see comments above.
Additional information	Access comments from LCC transport team- "There are no apparent fundamental reasons for the South of this site (south of the railway line) to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. There appears to be no adequate access to the North of the site". Estimated number of dwellings takes account of the reduced yield through flood risk.



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Parish	ELMESTHORPE		
As Ref	ELM002		
Related/Previous Site References	Planning application submitted and subsequently withdrawn: 10/0996/1/OX Another planning application is expected imminently.	Grid Reference	X 445990
			Y 296751
Site Description		Site size	6.83ha
Current Use	Grazing	Adjacent Uses	Residential to the north and west. Warehouse/depot to the south and low density residential to the east with open countryside beyond. The site is bisected by the Earl Shilton bypass.
Land Type	Greenfield		
Site Location	Land at Elmesthorpe Lane		
Character of surroundings	Elmesthorpe Floodplain Character Area (mixed farmland, often scrubby and rough grazing areas along Elmesthorpe fringe)		

Accessibility

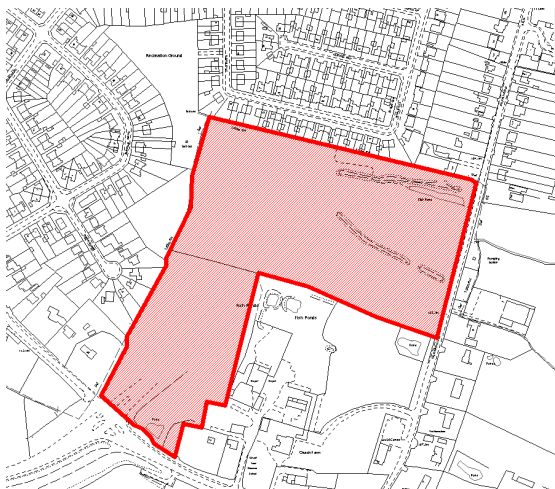
Distance to Bus Stop from centre of site	Within 800m 441m	Distance to Bus Stop from site access	Within 800m 449m
Distance to Primary School from centre of site	Over 800m 871m Townlands C of E	Distance to Primary School from site access	Within 800m 699m Townlands C of E Primary
Distance to Local Centre from centre of site	Over 800m 849m	Distance to Local Centre from site access	Over 800m 869m
Distance to Post Office from centre of site	Within 800m 641m Earl Shilton	Distance to Post Office from site access	Over 800m 805m Earl Shilton
Distance to Health Centre from centre of site	Within 1000m 933m Dr. S.J. Morgan, Earl Shilton	Distance to Health Centre from site access	Over 1000m 1146m Dr. S.J. Morgan, Earl Shilton
Distance to Secondary School from centre of site	Within 1500m 818m Heathfield High Sch	Distance to Secondary School from site access	Within 1500m 986m Heathfield High School
Distance to open space from centre of site	Over 800m 1117m	Distance to open space from site access	Over 800m 924m

Additional Accessibility information

Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land	None known	
Environmental	Leicestershire County Council has indicated this site is of ecological importance. Leicestershire County Council has classified this site as being of high heritage	

	potential (Grade 1) as it is within 100m of a scheduled monument and known archaeology.
Topographical	None known
Planning Policy	This site is situated on land designated as Countryside under policy C2 of the Blaby District Local Plan. About 40% of this land is designated as Land Safeguarded for Road Schemes and Improvements under policy T17i of the Blaby District Local Plan. The Earl Shilton bypass is now completed and this runs through the site, significantly reducing the amount of land which is available for development on site.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	All sites on land designated as Countryside will be reviewed in light of the housing requirements of the Regional Plan.
Availability/ Achievability	
Market Interest	High
Timeframe for development	2017-2021
Estimated number of dwellings	A constrained yield of 170 dwellings based on development of the whole site. However, if 60% of the site area is developed for housing (to take into account the land used for the Earl Shilton bypass), the site could potentially yield about 102 dwellings.
Estimated Density	40dph
Estimated Build Rate	50-80 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to the constraints above)
Additional information	Access comments from Leicestershire County Council Transport Officers – “There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. This site is affected by the Earl Shilton bypass”.



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General Site Information

Parish	ELMESTHORPE		
As Ref	ELM003		
Related/Previous Site References		Grid Reference	X 445584
			Y 296580
Site Description		Site size	2.57ha
Current Use	Agriculture	Adjacent Uses	Agriculture and Earl Shilton bypass
Land Type	Greenfield		
Site Location	Leicester Road		
Character of surroundings	Elmesthorpe Floodplain Character Area (mixed farmland, often scrubby and rough grazing areas along Elmesthorpe fringe)		

Accessibility

Distance to Bus Stop from centre of site	Within 800m 538m	Distance to Bus Stop from site access	Within 800m 420m
Distance to Primary School from centre of site	Over 800m 1322m Townlands C of E	Distance to Primary School from site access	Over 800m 1184m Townlands C of E
Distance to Local Centre from centre of site	Over 800m 1277m	Distance to Local Centre from site access	Over 800m 1237m
Distance to Post Office from centre of site	Within 800m 743m Earl Shilton	Distance to Post Office from site access	Over 800m 822m Earl Shilton
Distance to Health Centre from centre of site	Over 1000m 1177m Dr. S.J. Morgan, Earl Shilton	Distance to Health Centre from site access	Over 1000m 1139m Dr. S.J. Morgan, Earl Shilton
Distance to Secondary School from centre of site	Within 800m 799m Heathfield High Sch	Distance to Secondary School from site access	Within 1500m 874m Heathfield High School
Distance to open space from centre of site	Over 800m 1413m	Distance to open space from site access	Over 800m 1301m
Additional Accessibility information			

Constraints

Identified Red constraint	
	Resolvable Comments
Contaminated Land	None known
Environmental	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).
Topographical	This site slopes down toward the bypass and is clearly visible from the road.
Planning Policy	The vast majority of this site is situated within a designated Green Wedge under policy C3 of the Blaby District Local Plan. An area of land designated as 'Land Safeguarded for Road Schemes and Improvements' runs parallel to the south of the site, and overlaps slightly with the southeast corner. However, this was to accommodate the Earl Shilton Bypass, which is now completed.
Accessibility	None known
Ownership	None known

Can the constraints be mitigated?	Land designated as Green Wedge will be reviewed through the Local Development Framework.
Availability/ Achievability	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	A constrained yield of 64 dwellings
Estimated Density	Based on 40dph (Earl Shilton is part of the Sub Regional Centre of Hinckley)
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to the above constraints)
Additional information	Access comments from LCC transport officers- "There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Access only acceptable off Elmesthorpe Lane (or the section of Hinckley Road north of the 'new' roundabout being constructed as part of the ESBP if that section of road is 'urbanised' by lowering the speed limit/controlling vehicle speeds)".

