

## Strategic Housing Land Availability Assessment Proforma

### General Site Information

Parish	<b>ENDERBY</b>		
As Ref	<b>END001</b>		
Related/Previous Site References		Grid Reference	X 453522
			Y 299814
Site Description		Site size	2.17 ha
Current Use	Redundant nursery & adjacent agricultural land	Adjacent Uses	Public house, commercial and residential
Land Type	Greenfield		
Site Location	Former Harolds Lane Nurseries, Mill Hill, Enderby		
Character of surroundings	Site is by the Lubbesthorpe Agricultural Parkland Character Area. Some of the land surrounding this site (particularly to the west) is of a very industrial nature, whilst there is also residential and some areas of green space.		

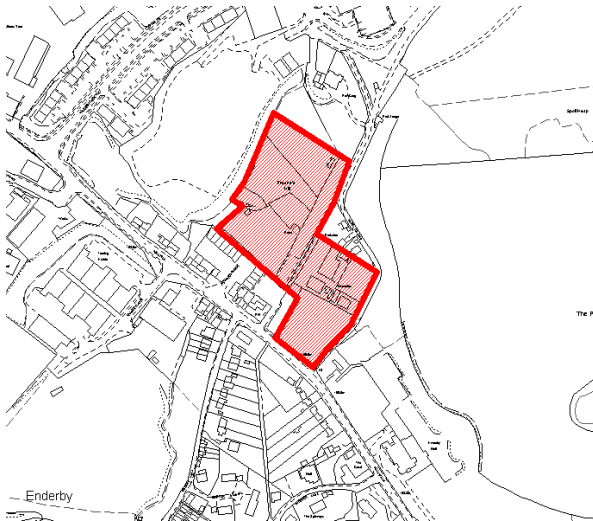
### Accessibility

Distance to Bus Stop from centre of site	Within 400m 118m	Distance to Bus Stop from site access	Within 400m 75m
Distance to Primary School from centre of site	Over 800m 947m End. Danemill Primary	Distance to Primary School from site access	Over 800m 806m Enderby Danemill Primary
Distance to Local Centre from centre of site	Within 800m 571m	Distance to Local Centre from site access	Within 800m 434m
Distance to Post Office from centre of site	Within 800m 730m Enderby Post Office	Distance to Post Office from site access	Within 800m 611m Enderby Post Office
Distance to Health Centre from centre of site	Within 800m 723m Enderby Medical Centre	Distance to Health Centre from site access	Within 800m 590m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 1075m Brockington College	Distance to Secondary School from site access	Within 1500m 948m Brockington College
Distance to open space from centre of site	Within 800m 434m	Distance to open space from site access	Within 400m 318m
Additional Accessibility information			

### Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	About 90% of this site is within 250m of unstable or contaminated land. And a small portion of the southeastern part of the site is within 250m of another unstable or contaminated land area. These could potentially provide constraints to residential development.		
Environmental	<p>The majority of this site is of limited ecological significance. However a very small area of the site along the eastern boundary is within an area designated as being of ecological significance by Leicestershire County Council ecologists.</p> <p>About 50% of this site, the southern / eastern area of the site, is designated as being in the Enderby Conservation Area.</p> <p>Leicestershire County Council has identified this site as being of high heritage potential (Grade 1) as it is partly within a conservation area and is within 100m of known archaeology.</p>		
Topographical	None known		

Planning Policy	This site is entirely within a designated Green Wedge under policy C3 in the Blaby District Local Plan.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	Land designated as Green Wedge will be reviewed as part of the Local Development Framework
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2017-2021
Estimated number of dwellings	A constrained yield of 40 dwellings
Estimated Density	30 dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	No (potential contamination issues)
Excluded from consideration	No
Comment	
Overall assessment	Developable (depending on assessment of contaminated land)
Additional information	



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>ENDERBY</b>		
As Ref	<b>END002</b>		
Related/Previous Site References	Planning application submitted: 11/0065/1/PX This planning application has been refused at Development Control Committee (02/06/2011)	Grid Reference	X 454926 Y 299011
Site Description		Site size	1.99ha
Current Use	Arable agriculture	Adjacent Uses	Housing to east and open land to north and west, agriculture
Land Type	Greenfield		
Site Location	Leicester Road, St Johns, Enderby		
Character of surroundings	Lubbesthorpe Agricultural Parkland Character Area		

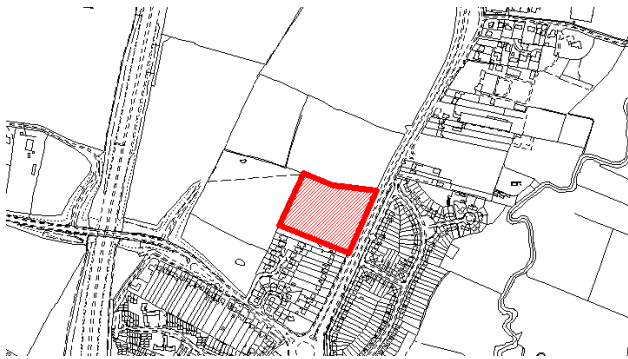
#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 124m	Distance to Bus Stop from site access	Within 400m 32m
Distance to Primary School from centre of site	Over 800m 1037m Enderby Danemill	Distance to Primary School from site access	Over 800m 1107m Enderby Danemill Primary Sch
Distance to Local Centre from centre of site	Over 800m 1181m	Distance to Local Centre from site access	Over 800m 1254m
Distance to Post Office from centre of site	Over 800m 1159m Enderby Post Office	Distance to Post Office from site access	Over 800m 1220m Enderby Post Office
Distance to Health Centre from centre of site	Over 1000m 1404m Enderby Medical Centre	Distance to Health Centre from site access	Over 1000m 1470m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 837m Brockington College	Distance to Secondary School from site access	Within 1500m 898m Brockington College
Distance to open space from centre of site	Within 400m 361m	Distance to open space from site access	Within 400m 244m
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	None known	
Planning Policy	This site lies entirely on land designated as Green Wedge under policy C3 in the Blaby District Local Plan.	
Accessibility	None known	
Ownership	None known	
Can the constraints be mitigated?	Land designated as Green Wedge will be reviewed as part of the Local Development Framework.	

Availability/ Achievability	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	A constrained yield of 49 dwellings
Estimated Density	30dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to constraints)
Additional information	<p>The applicants have lodged an appeal against the refusal of planning permission. The assessment in terms of development timeframe, site suitability, number of units and the overall assessment of developable may be subject to change pending the outcome of the appeal.</p> <p>This planning application was determined post 31<sup>st</sup> March 2011, however it was considered appropriate to provide the most up to date information at the time of publication to give as accurate a picture as possible .</p>



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>ENDERBY</b>		
As Ref	<b>END003</b>		
Related/Previous Site References		Grid Reference	X 454261
			Y 299920
Site Description		Site size	94.6ha
Current Use	Agriculture	Adjacent Uses	M1, M69 road network, residential, industrial, agriculture
Land Type	Greenfield		
Site Location	Land North of Enderby		
Character of surroundings	Lubbesthorpe Agricultural Parkland Character Area		

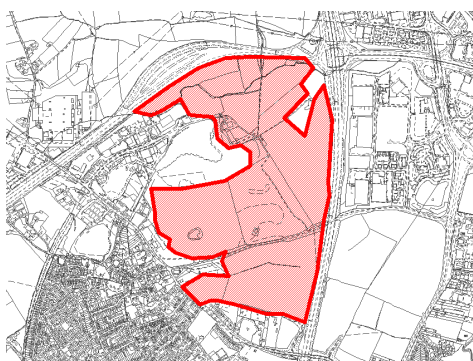
#### Accessibility

Distance to Bus Stop from centre of site	Within 800m 785m	Distance to Bus Stop from site access	Within 400m 227m
Distance to Primary School from centre of site	Over 800m 1011m End Danemill Primary	Distance to Primary School from site access	Within 400m 301m Enderby Danemill Primary
Distance to Local Centre from centre of site	Over 800m 870m	Distance to Local Centre from site access	Within 400m 136m
Distance to Post Office from centre of site	Over 800m 862m Enderby Post Office	Distance to Post Office from site access	Within 400m 183m Enderby Post Office
Distance to Health Centre from centre of site	Over 1000m 1080m Enderby Medical Centre	Distance to Health Centre from site access	Within 400m 385m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 1043m Brockington College	Distance to Secondary School from site access	Within 800m 403m Brockington College
Distance to open space from centre of site	Over 800m 843m	Distance to open space from site access	Within 800m 502m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land		A small portion (in the north western area of the site) is within 250m of an unstable or contaminated area of land. A small area within the southern boundary of the site is also within 250m of another area of unstable or contaminated land. These could potentially pose a constraint to development in these parts of the site.
Environmental		<p>The only area of this site affected by Tree Preservation Orders is along the road cutting through the site towards the southern end, Leicester Lane, along which there are a number of TPOs.</p> <p>A small area of this site (on the western boundary) overlaps with a Site of Special Scientific Interest (policy CE18 in the Blaby District Local Plan). However, this only accounts for a very small area of land in relation to the size of the site as a whole.</p> <p>About a third of the area of this site is identified as being of ecological significance</p>

	<p>by Leicestershire County Council including a large area in the centre of the site, and a smaller area in the north west part of the site.</p> <p>About 30-35% of this site (central / western area) is designated as being within the Enderby Conservation Area under policies CE8 &amp; CE14 in the Blaby District Local Plan.</p> <p>Leicestershire County Council has classified this site as being of high potential (Grade 1) because part of this site is designated as a conservation area and there is known archaeology in the area.</p>
Topographical	None known
Planning Policy	<p>A large proportion of this site (about 65%) is within an area designated as Green Wedge under policy C3 in the Blaby District Local Plan.</p> <p>The northern part of this site is on land designated as Countryside under policy C2 of the Blaby District Local Plan.</p> <p>19ha of land adjacent to the M69 is proposed for a Strategic Employment Site in the submission version of the Core Strategy (July 2009). The majority of this proposed employment site falls within this site boundary.</p>
Accessibility	The views of the Leicestershire County Council Transport Team are as follows: "This site needs to be subject to specific consideration in terms of masterplanning for housing growth in the area (SUE)."
Ownership	None known
Can the constraints be mitigated?	Green Wedge and Countryside Local Plan designations will be reviewed through the Local Development Framework process.
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2026 onwards (for residential development)
Estimated number of dwellings	<p>About 19ha of land (of which about 16ha lies within the site boundary towards the north of the site) is promoted through the Core Strategy Submission Version as a Strategic Employment Site, so this area will not be included when working out the number of potential residential units for the site as a whole.</p> <p>A constrained yield of 1,162 dwellings based on development of the site (excluding the area that is being promoted as an employment site)</p>
Estimated Density	30dph (non-PUA site)
Estimated Build Rate	50-80 per annum
Suitable	No
Available	Yes
Achievable	Yes (although there are many constraints that would need to be mitigated)
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to the above constraints)
Additional information	A planning application has now been submitted, 11/0100/1/OX, which is currently under consideration, and part of the planning application site covers some of this SHLAA site. However, the planning application intends part of this area to be used for employment uses, and this SHLAA site has been assessed in terms of its capability to accommodate housing.



**Strategic Housing Land Availability Assessment Proforma**

**General Site Information**

Parish	<b>ENDERBY</b>		
As Ref	<b>END004</b>		
Related/Previous Site References		Grid Reference	X 454868
			Y 299376
Site Description		Site size	39.6ha
Current Use	Agriculture	Adjacent Uses	Commercial, office uses (employment) and some industrial, residential and agriculture
Land Type	Greenfield (apart from the Park and Ride site which is now brownfield)		
Site Location	Land South of Grove Park		
Character of surroundings	Lubbesthorpe Agricultural Parkland Character Area and employment land at Grove Park.		

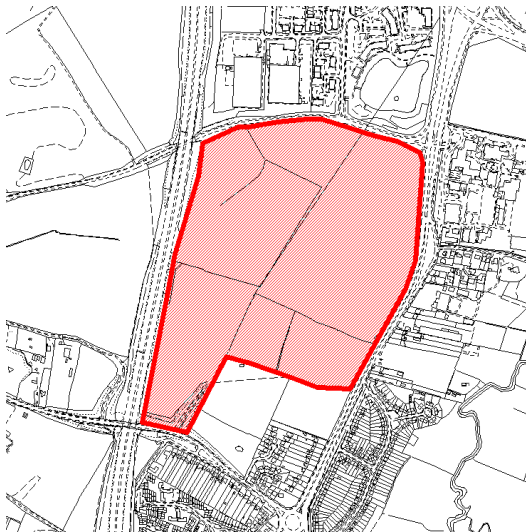
**Accessibility**

Distance to Bus Stop from centre of site	Within 800m 532m	Distance to Bus Stop from site access	Within 400m 209m
Distance to Primary School from centre of site	Over 800m 1057m Enderby Danemill	Distance to Primary School from site access	Within 800m 640m Enderby Danemill Primary
Distance to Local Centre from centre of site	Over 800m 1118m	Distance to Local Centre from site access	Within 800m 793m
Distance to Post Office from centre of site	Over 800m 1107m Enderby Post Office	Distance to Post Office from site access	Within 800m 775m Enderby Post Office
Distance to Health Centre from centre of site	Over 1000m 1345m Enderby Medical Centre	Distance to Health Centre from site access	Over 1000m 1034m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 875m Brockington College	Distance to Secondary School from site access	Within 800m 433m Brockington College
Distance to open space from centre of site	Over 800m 907m	Distance to open space from site access	Within 800m 478m
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	None known		
Planning Policy	This entire site lies on land designated as Green Wedge under policy C3 of the Blaby District Local Plan.  About 7ha of this site (in the northeast corner) has now been developed for a park and ride facility, so is not available for residential development.		
Accessibility	None known		

Ownership	None known
Can the constraints be mitigated?	Land designated as Green Wedge will be reviewed through the Local Development Framework.
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	The constrained yield of this area is 612 dwellings. (This discounts the 7ha in the north east corner of this site which has been developed for a park and ride facility.)
Estimated Density	30dph
Estimated Build Rate	50-80 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 section – “There are no apparent fundamental reasons for this site to be excluded from consideration at this stage providing access is off Blaby Road. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably”.



**Strategic Housing Land Availability Assessment Proforma**

**General Site Information**

Parish	<b>ENDERBY</b>		
As Ref	<b>END006</b>		
Related/Previous Site References		Grid Reference	X 453176
			Y 299618
Site Description	Land at Seine Lane	Site size	1.5ha
Current Use	Grassland and trees	Adjacent Uses	Residential, former railway line, former landfill, employment land
Land Type	Greenfield		
Site Location	Land at Seine Lane		
Character of surroundings	Lubbesthorpe Agricultural Parkland Character Area		

**Accessibility**

Distance to Bus Stop from centre of site	Within 400m 308m	Distance to Bus Stop from site access	Within 400m 373m
Distance to Primary School from centre of site	Over 800m 974m End Danemill Primary	Distance to Primary School from site access	Over 800m 920m Enderby Danemill Primary
Distance to Local Centre from centre of site	Within 800m 571m	Distance to Local Centre from site access	Within 800m 567m
Distance to Post Office from centre of site	Within 800m 787m Enderby Post office	Distance to Post Office from site access	Within 800m 763m Enderby Post Office
Distance to Health Centre from centre of site	Within 800m 620m Enderby Medical Centre	Distance to Health Centre from site access	Within 800m 548m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 1150m Brockington College	Distance to Secondary School from site access	Within 1500m 1101m Brockington College
Distance to open space from centre of site	Within 400m 139m	Distance to open space from site access	Within 400m 19m
Additional Accessibility information			

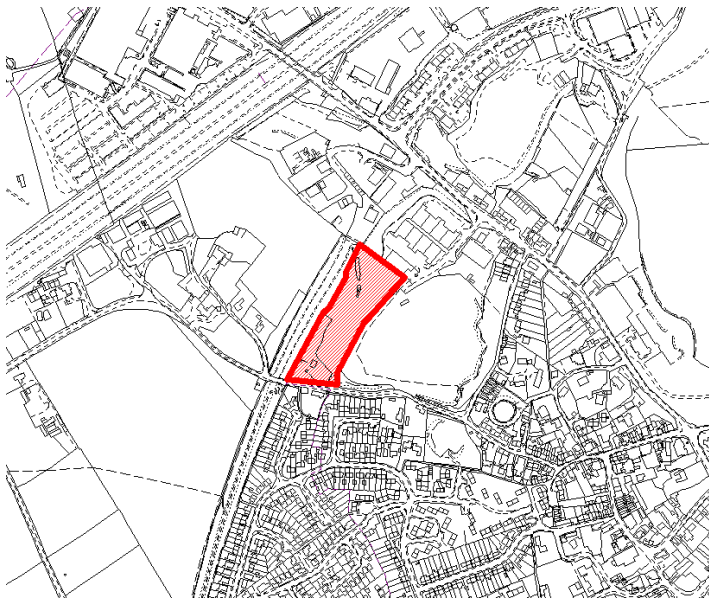
**Constraints**

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	This entire site is located within 250m of unstable or contaminated land.		
Environmental	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).		
Topographical	None known		
Planning Policy	This site lies within an area of Countryside as designated under policy C2 of the Blaby District Local Plan.		
Accessibility	None known		
Ownership	None known		
Can the constraints be mitigated?	Countryside designations 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 37 dwellings
Estimated Density	Based on 30dph (non-PUA) site
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes (in a long timeframe as there may be issues of contamination)
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to constraints)
Additional information	



**Strategic Housing Land Availability Assessment Proforma**

**General Site Information**

Parish	<b>ENDERBY</b>		
As Ref	<b>END008</b>		
Related/Previous Site References		Grid Reference	X 452878
			Y 299454
Site Description		Site size	8.4ha
Current Use	Grazing	Adjacent Uses	Commercial horticulture/residential/agriculture
Land Type	Greenfield		
Site Location	Land off Seine Lane, Enderby		
Character of surroundings	By the Lubbethorpe Agricultural Parkland Character Area.		

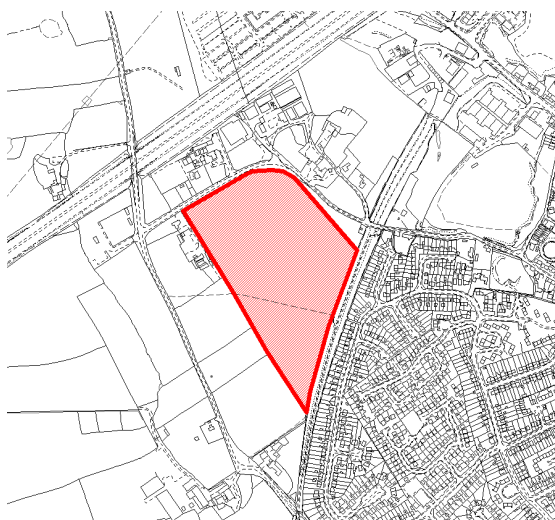
**Accessibility**

Distance to Bus Stop from centre of site	Within 800m 643m	Distance to Bus Stop from site access	Within 800m 656m
Distance to Primary School from centre of site	Within 800m 734m Narborough the Pastures	Distance to Primary School from site access	Over 800m 891m Narborough the Pastures Primary
Distance to Local Centre from centre of site	Within 800m 777m	Distance to Local Centre from site access	Over 800m 881m
Distance to Post Office from centre of site	Over 800m 970m Enderby Post Office	Distance to Post Office from site access	Over 800m 1134m Enderby Post Office
Distance to Health Centre from centre of site	Within 800m 737m Enderby Medical Centre	Distance to Health Centre from site access	Within 1000m 892m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 1321m Brockington College	Distance to Secondary School from site access	Within 1500m 1460m Brockington College
Distance to open space from centre of site	Within 400m 180m	Distance to open space from site access	Within 400m 330m
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	None given
Planning Policy	This site lies within an area designated as Countryside under policy C2 of the Blaby District Local Plan.  There is a dismantled railway line between the boundary of this site and the settlement boundary, which acts as a defensible boundary to the settlement.
Accessibility	None known
Ownership	None known
Can the constraints be	

mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2022-2026
Estimated number of dwellings	157 dwellings
Estimated Density	30dph
Estimated Build Rate	50-80 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	This site is currently outside a defensible boundary to the settlement and does not relate well to the existing settlement making it unsuitable for residential development.
Overall assessment	Developable (subject to constraints)
Additional information	Access comments from LCC transport section – “There are no apparent fundamental reasons for this site to be excluded from consideration at this stage providing access is from the north east of the site. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably”.



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>ENDERBY</b>		
As Ref	<b>END009</b>		
Related/Previous Site References		Grid Reference	X 453311
			Y 299581
Site Description		Site size	3.5ha
Current Use	Former landfill site	Adjacent Uses	Industry and residential
Land Type	Brownfield		
Site Location	Quarry Lane		
Character of surroundings	This site is near to the Lubbesthorpe Agricultural Parkland Character Area.		

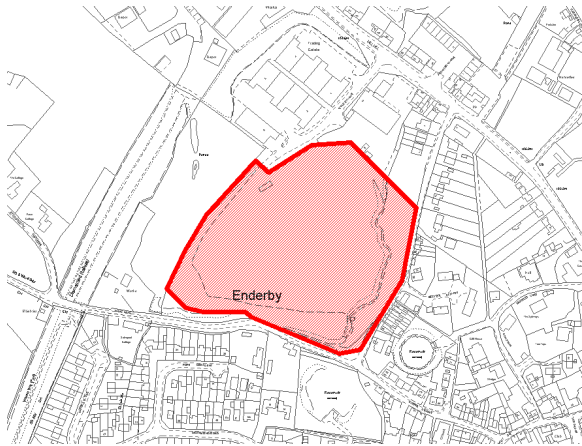
#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 211m	Distance to Bus Stop from site access	Within 400m 98m
Distance to Primary School from centre of site	Over 800m 852m Enderby Danemill Primary	Distance to Primary School from site access	Within 800m 751m Enderby Danemill Primary
Distance to Local Centre from centre of site	Within 800m 445m	Distance to Local Centre from site access	Within 400m 355m
Distance to Post Office from centre of site	Within 800m 659m Enderby Post office	Distance to Post Office from site access	Within 800m 608m Enderby Post Office
Distance to Health Centre from centre of site	Within 800m 528m Enderby Medical Centre	Distance to Health Centre from site access	Within 800m 433m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 1025m Brockington College	Distance to Secondary School from site access	Within 1500m 930m Brockington College
Distance to open space from centre of site	Within 400m 237m	Distance to open space from site access	Within 400m 177m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Landfill site		
	Resolvable	Possibly	Comments
Contaminated Land	There is unstable or contaminated land within this site and no part of the site is over 250m away from this. This could potentially prove to be a significant constraint to residential development.		
Environmental	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).		
Topographical	None known		
Planning Policy	This site is within a Primarily Employment Area (Policy E1 of the Blaby District Local Plan).  It is also in an area designated as Employment Development Proposals under policies E7ii in the Local Plan.		
Accessibility	None known		
Ownership	None known		
Can the constraints be	Possibly in a much longer timeframe when the site is no longer gassing.		

mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	n/a
Estimated number of dwellings	n/a
Estimated Density	30dph
Estimated Build Rate	n/a
Suitable	No
Available	No
Achievable	No (not currently as this site still has significant contamination concerns)
Excluded from consideration	Yes
Comment	
Overall assessment	Non-developable (within the timeframes of the SHLAA, although possibly developable over a longer timeframe)
Additional information	



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>ENDERBY</b>			
As Ref	<b>END010</b>			
Related/Previous Site References	Planning permission granted. Planning application: 08/0142/1/PX	Grid Reference	X	455203
			Y	299115
Site Description		Site size	1.2ha	
Current Use	Vacant site (ready for construction)	Adjacent Uses	Residential and agriculture	
Land Type	Brownfield			
Site Location	Former Clarks Garage, St Johns			
Character of surroundings	This site is within the primarily residential area of St. Johns, with an urban feel, although there is a large open feeling rural area bounded by relatively low hedges opposite the site.			

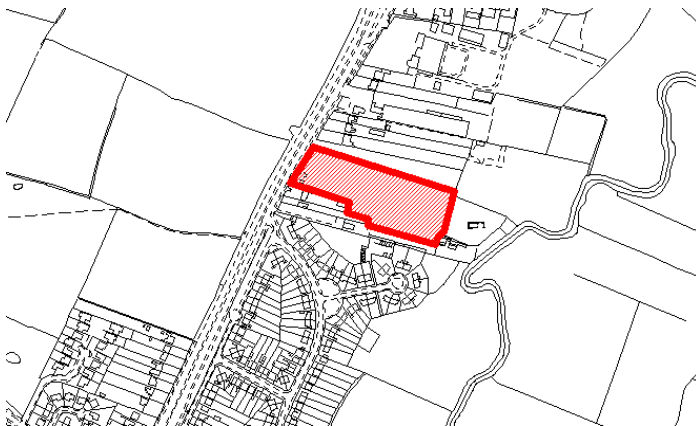
#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 152m	Distance to Bus Stop from site access	Within 400m 87m
Distance to Primary School from centre of site	Over 800m 1330m End Danemill Primary	Distance to Primary School from site access	Over 800m 1228m Enderby Danemill Primary
Distance to Local Centre from centre of site	Over 800m 1462m	Distance to Local Centre from site access	Over 800m 1354m
Distance to Post Office from centre of site	Over 800m 1431m Enderby Post Office	Distance to Post Office from site access	Over 800m 1311m Enderby Post Office
Distance to Health Centre from centre of site	Over 1000m 1682m Enderby Medical Centre	Distance to Health Centre from site access	Over 1000m 1583m Enderby Medical Centre
Distance to Secondary School from centre of site	Within 1500m 1149m Brockington College	Distance to Secondary School from site access	Within 1500m 1049m Brockington College
Distance to open space from centre of site	Within 400m 99m	Distance to open space from site access	Within 400m 203m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land	None known	
Environmental	<p>The Strategic Flood Risk Assessment shows that the site is not at risk of flooding, although the eastern boundary of it does adjoin a flood zone 3b area.</p> <p>There are no Scheduled Ancient Monuments within the boundary of this site, although the eastern boundary of the site is immediately adjacent to the site of St John's Church (SAM).</p> <p>Leicestershire County Council has classified this site as being of high heritage potential (Grade 1), because it is within 100m of a scheduled monument and known archaeology.</p>	
Topographical	None known	

Planning Policy	None known
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2011-2016
Estimated number of dwellings	2 dwellings (with detailed planning permission)
Estimated Density	33dph
Estimated Build Rate	10-20 per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Deliverable
Additional information	<p>This site was awarded kick start funding in October 2009 subject to a contract between the developers and the Homes and Communities Agency.</p> <p>The site is for a total of 53 units net, but the rest are completed.</p>



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>ENDERBY</b>		
As Ref	<b>END013</b>		
Related/Previous Site References		Grid Reference	X 456150
			Y 300582
Site Description		Site size	12.58ha
Current Use	Agricultural	Adjacent Uses	Countryside, Fosse Park (retail), employment, leisure
Land Type	Greenfield		
Site Location	Land to the east of ASDA, Motorways Retail Area		
Character of surroundings	Sence and Soar Floodplain Character Area. To the west, the area feels urban with a large retail outlet. However, other land surrounding the area has a rural feel and is wetland meadow.		

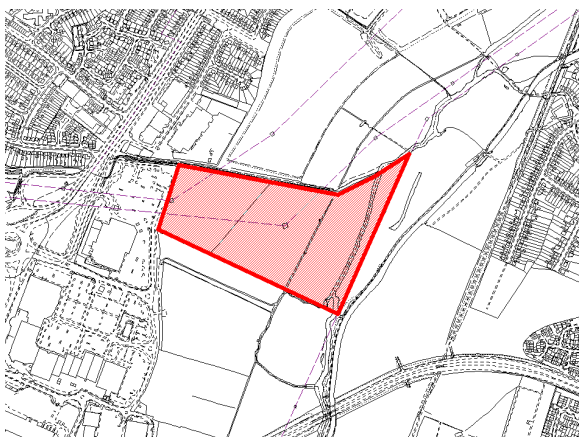
#### Accessibility

Distance to Bus Stop from centre of site	Within 800m 442m	Distance to Bus Stop from site access	Within 400m 268m
Distance to Primary School from centre of site	Over 800m 1215m Millfield Community School	Distance to Primary School from site access	Over 800m 1047m Millfield Community School
Distance to Local Centre from centre of site	Within 800m 761m	Distance to Local Centre from site access	Within 800m 548m
Distance to Post Office from centre of site	Within 800m 787m Millfield Post Office	Distance to Post Office from site access	Within 800m 543m Millfield Post Office
Distance to Health Centre from centre of site	Within 800m 748m Kingsway Surgery	Distance to Health Centre from site access	Within 800m 586m Kingsway Surgery
Distance to Secondary School from centre of site	Over 1500m 2135m Winstanley Community Coll	Distance to Secondary School from site access	Over 1500m 2018m Winstanley Community Coll
Distance to open space from centre of site	Within 400m 137m	Distance to open space from site access	Within 400m 169m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Flooding		
	Resolvable	No	Comments
Contaminated Land	None known		
Environmental	<p>This site is within flood zone 3b according to the Strategic Flood Risk Assessment 2007.</p> <p>The majority of this site is of no particular ecological significance. However an area of land within the site running along the eastern site boundary (probably accounting for about 10% of the site area) is an area of ecological significance according to the County Council. There is also a very small area running along part of the southern site boundary that is designated as being of ecological significance.</p> <p>There are two electricity pylons on site and overhead power lines across the site.</p>		

	Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).
Topographical	None known
Planning Policy	This site is situated within an area designated as green wedge in the Blaby District Local Plan under policy C3.  This site lies within an area designated as a floodplain protection area within the Blaby District Local Plan under policy CF5.  Site falls within an area under policy L3 – Soar Valley South, in the Blaby District Local Plan.  Within the southern edge of the site, there is an area designated as the safeguarding of areas of known mineral reserves, policy M4 iii in the Blaby District Local Plan.
Accessibility	The site has no frontage to an adopted highway and there is no apparent adequate route to provide access - therefore the site is not appropriate for consideration in isolation.
Ownership	None known
Can the constraints be mitigated?	The flooding on this site cannot be mitigated
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	n/a
Estimated number of dwellings	A constrained yield of 314 dwellings, however the yield is reduced to 0 dwellings when area at flood risk is taken into account.
Estimated Density	Based on 40dph (PUA site)
Estimated Build Rate	n/a
Suitable	No
Available	Yes
Achievable	No
Excluded from consideration	Yes
Comment	Flood risk prevents this site from being developable.
Overall assessment	Non-developable
Additional information	



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>ENDERBY</b>		
As Ref	<b>END014</b>		
Related/Previous Site References		Grid Reference	X 456022
			Y 300337
Site Description		Site size	5.02ha
Current Use	Agricultural	Adjacent Uses	Countryside, Fosse Park (retail), leisure, employment
Land Type	Greenfield		
Site Location	Land to the east of ASDA, Motorways Retail Area		
Character of surroundings	Sence and Soar Floodplain Character Area. To the west, the area feels more urban with large retail outlets and car parking. However, other land surrounding the area has a rural feel and is wetland meadow.		

#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 300m	Distance to Bus Stop from site access	Within 400m 162m
Distance to Primary School from centre of site	Over 800m 1349m Millfield Community Sch	Distance to Primary School from site access	Over 800m 1229m Millfield Community School
Distance to Local Centre from centre of site	Over 800m 851m	Distance to Local Centre from site access	Within 800m 733m
Distance to Post Office from centre of site	Over 800m 867m Millfield Post Office	Distance to Post Office from site access	Within 800m 754m Millfield Post Office
Distance to Health Centre from centre of site	Over 800m 940m Kingsway Surgery	Distance to Health Centre from site access	Over 800m 871m Kingsway Surgery
Distance to Secondary School from centre of site	Over 1500m 2284m Winstanley Community Coll	Distance to Secondary School from site access	Over 1500m 2184m Winstanley Community Coll
Distance to open space from centre of site	Within 400m 396m	Distance to open space from site access	Within 400m 343m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Flooding		
	Resolvable	No	Comments
Contaminated Land	None known		
Environmental	<p>This site is entirely within flood zone 3b according to the Strategic Flood Risk Assessment 2007.</p> <p>A small area (in the southeastern part of the site) is of ecological significance according to Leicestershire County Council. However, the remainder of the site is of limited ecological significance.</p> <p>Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).</p>		
Topographical	None known		

Planning Policy	<p>This site is designated as green wedge in the Blaby District Local Plan under policy C3.</p> <p>This site lies within a floodplain protection area under policy CF5 of the Blaby District Local Plan.</p> <p>This site is designated as a tourism development area under policy L10 iv within the Blaby District Local Plan.</p> <p>This site is within the Soar Valley South policy area (L3 of the Blaby District Local Plan).</p>
Accessibility	The site has no frontage to an adopted highway and there is no apparent adequate route to provide access – therefore the site is not appropriate for consideration in isolation.
Ownership	None known
Can the constraints be mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	n/a
Estimated number of dwellings	A constrained yield of 125 dwellings, however the yield is reduced to 0 dwellings when the area at risk of flooding is taken into account.
Estimated Density	40dph
Estimated Build Rate	n/a
Suitable	No
Available	Yes
Achievable	No
Excluded from consideration	Yes
Comment	Flood risk prevents this site from being developable.
Overall assessment	Non-developable
Additional information	

