

## Strategic Housing Land Availability Assessment Proforma

### General Site Information

Parish	<b>GLEN PARVA</b>		
As Ref	<b>GPA001</b>		
Related/Previous Site References		Grid Reference	X 456631
			Y 298726
Site Description		Site size	5.77 ha
Current Use	Mix of commercial and residential uses	Adjacent Uses	Residential with canal frontage to the south
Land Type	Brownfield		
Site Location	Land off Wharf Way, Glen Parva		
Character of surroundings	Sence and Soar Floodplain Character Area		

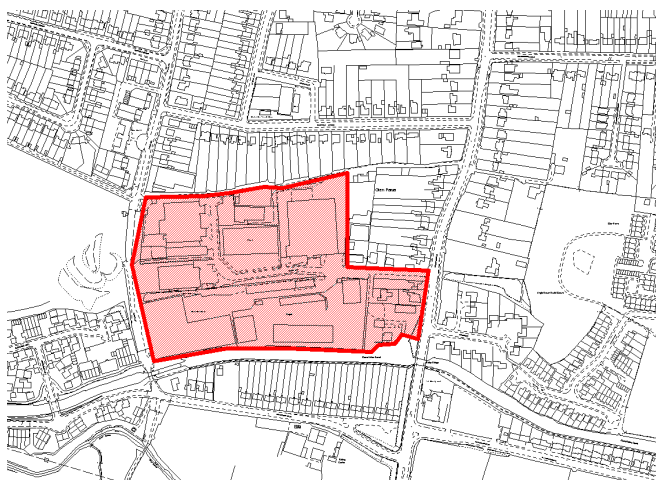
### Accessibility

Distance to Bus Stop from centre of site	Within 800m 439m	Distance to Bus Stop from site access	Within 400m 287m
Distance to Primary School from centre of site	Within 800m 435m Glen Hills Primary	Distance to Primary School from site access	Within 800m 563m Glen Hills Primary School
Distance to Local Centre from centre of site	Within 400m 283m	Distance to Local Centre from site access	Within 800m 419m
Distance to Post Office from centre of site	Within 800m 495m Glenhills Post Office	Distance to Post Office from site access	Within 800m 424m Glenhills Post Office
Distance to Health Centre from centre of site	Over 1000m 1625m Pasley Road Health Centre	Distance to Health Centre from site access	Over 1000m 1483m Pasley Road Health Centre
Distance to Secondary School from centre of site	Over 1500m 1950m S Wigston High Sch	Distance to Secondary School from site access	Over 1500m 1755m South Wigston High School
Distance to open space from centre of site	Within 400m 214m	Distance to open space from site access	Within 400m 400m
Additional Accessibility information			

### Constraints

Identified Red constraint	Resolvable	Comments
Contaminated Land		About 40% of this site on the eastern side is within 250m of an area of unstable or contaminated land under policies M2 and M3 in the Blaby District Local Plan.
Environmental		<p>There is a small area of Trees protected by Preservation Orders in the south eastern part of the site.</p> <p>According to information received from Leicestershire County Council, this site has ecological value.</p> <p>The Grand Union Canal Conservation Area runs immediately adjacent to the southern boundary of this site, and at some points would appear to overlap very slightly. The majority of this site falls outside the conservation area.</p> <p>Leicestershire County Council has classified this site as being of high heritage potential (Grade 1) as it is in very close proximity to a conservation area.</p>
Topographical		None known

Planning Policy	This site is designated as a Primarily Employment Area under policy E1 of the Blaby District Local Plan.
Accessibility	None known
Ownership	If this site were to be developed for residential, a longer timescale would potentially be required to allow those currently occupying the residential units to relocate. The involvement of third parties could lengthen the development timescale.
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 144 dwellings
Estimated Density	40 dph PUA
Estimated Build Rate	50-80 per annum
Suitable	No
Available	No (not at the current time if the units are occupied)
Achievable	Yes (but depends on any potential contamination problems from past uses)
Excluded from consideration	No
Comment	The site is currently designated as a Primarily Employment Area making it unsuitable. However the Employment Land and Premises Study showed the site to have a poor occupancy rate, poor quality of units and poorly performing. Following this, this particular site would be considered for other uses, such as residential development.
Overall assessment	Developable (subject to constraints)
Additional information	



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>GLEN PARVA</b>		
As Ref	<b>GPA002</b>		
Related/Previous Site References		Grid Reference	X 457606
			Y 298221
Site Description		Site size	0.5 ha
Current Use	Agricultural land	Adjacent Uses	Residential and commercial
Land Type	Greenfield		
Site Location	Land off Little Glen Road, Glen Parva		
Character of surroundings	Sence and Soar Floodplain Character Area		

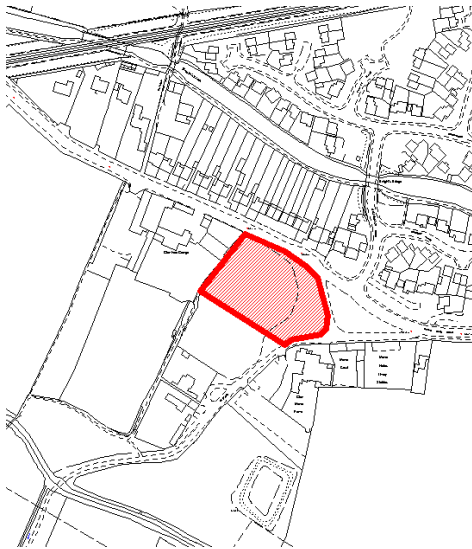
#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 44m	Distance to Bus Stop from site access	Within 400m 44m
Distance to Primary School from centre of site	Over 800m 990m Parkland Primary Sch	Distance to Primary School from site access	Over 800m 975m Parkland Primary School
Distance to Local Centre from centre of site	Over 800m 821m	Distance to Local Centre from site access	Over 800m 852m
Distance to Post Office from centre of site	Over 800m 868m Blaby Post Office	Distance to Post Office from site access	Over 800m 901m Blaby Post Office
Distance to Health Centre from centre of site	Over 1000m 1466m South Wigston Health Centre	Distance to Health Centre from site access	Over 1000m 1416m South Wigston Health Centre
Distance to Secondary School from centre of site	Within 1500m 918m S Wigston High Sch	Distance to Secondary School from site access	Within 1500m 902m South Wigston High School
Distance to open space from centre of site	Within 400m 95m	Distance to open space from site access	Within 400m 94m
Additional Accessibility information			

#### Constraints

Identified Red constraint	
	Resolvable      Comments
Contaminated Land	None known
Environmental	The Strategic Flood Risk Assessment 2007 map indicates that this site is not at risk, although it is immediately adjacent to a flood zone 3b along its southern boundary.  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.
Topographical	None known
Planning Policy	This site falls entirely within an area designated as Green Wedge under policy C3 of the Blaby District Local Plan.
Accessibility	None known
Ownership	None known
Can the constraints be	Land designated as Green Wedge will be reviewed through the Local

mitigated?	Development Framework.
Availability/ Achievability	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	16 dwellings
Estimated Density	40dph (PUA site)
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	



## Strategic Housing Land Availability Assessment Proforma

### General Site Information

Parish	<b>GLEN PARVA</b>		
As Ref	<b>GPA003</b>		
Related/Previous Site References		Grid Reference	X 457763
			Y 298053
Site Description		Site size	5.08 ha
Current Use	Agricultural land	Adjacent Uses	Housing / grazing land
Land Type	Greenfield		
Site Location	Land off Little Glen Road, Glen Parva		
Character of surroundings	Sence and Soar Floodplain Character Area		

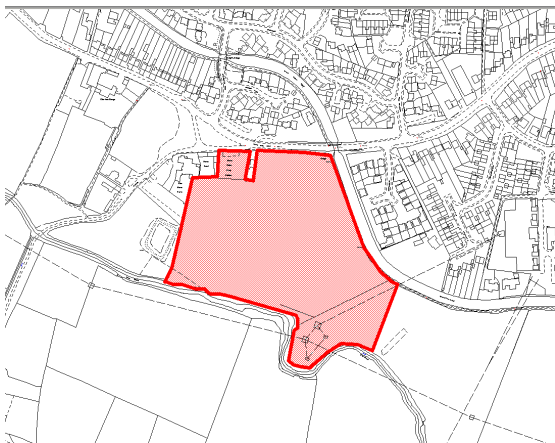
### Accessibility

Distance to Bus Stop from centre of site	Within 400m 241m	Distance to Bus Stop from site access	Within 400m 147m
Distance to Primary School from centre of site	Over 800m 854m Parkland Primary Sch	Distance to Primary School from site access	Within 800m 786m Parkland Primary School
Distance to Local Centre from centre of site	Over 800m 901m	Distance to Local Centre from site access	Over 800m 975m
Distance to Post Office from centre of site	Over 800m 972m Blaby Post office	Distance to Post Office from site access	Over 800m 1005m Blaby Post Office
Distance to Health Centre from centre of site	Over 1000m 1348m South Wigston Health Centre	Distance to Health Centre from site access	Over 1000m 1273m South Wigston Health Centre
Distance to Secondary School from centre of site	Within 800m 798m S Wigston High Sch	Distance to Secondary School from site access	Within 800m 708m South Wigston High School
Distance to open space from centre of site	Within 400m 136m	Distance to open space from site access	Within 400m 190m
Additional Accessibility information			

### Constraints

Identified Red constraint	Flooding		
	Resolvable	No	Comments
Contaminated Land	None known		
Environmental	<p>The Strategic Flood Risk Assessment 2007 map shows approximately 70% of this site as being within an area at risk of flooding, the majority of this classified as flood zone 2, but a small part at the very south of the site being within a flood zone 3b area.</p> <p>There is one Tree Preservation Order along the northern boundary of the site.</p> <p>There are no listed buildings within the site boundary. However, consideration would need to be given to the listed building (The Manor Restaurant) which lies to the immediate northwest of the site.</p> <p>Although there are no parts of a conservation area within this site, the Grand Union Canal Conservation Area does run immediately adjacent to the northeast boundary of this site.</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, known archaeology, a listed building and is within close proximity of a conservation area.
Topographical	None known
Planning Policy	About 85% of this site is within a designated Green Wedge. The area not designated as Green Wedge is designated as Countryside under policy C2 of the Blaby District Local Plan.  About 70% of this site is within an area designated as floodplain protection under policy CF5 of the Blaby District Local Plan.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	The flooding constraint on this site cannot be mitigated.
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	n/a
Estimated number of dwellings	Yield of 126 dwellings. However, when taking account of the flood risk, this yield is reduced to 37 dwellings.
Estimated Density	40dph
Estimated Build Rate	n/a
Suitable	No
Available	Yes
Achievable	No
Excluded from consideration	Yes
Comment	The constraints on this site preclude further consideration of residential development, it is therefore deemed non-developable (more than 60% of the site is affected by a red constraint).
Overall assessment	Non-developable
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	<b>GLEN PARVA</b>		
As Ref	<b>GPA004</b>		
Related/Previous Site References		Grid Reference	X 457030
			Y 298406
Site Description		Site size	1.5 ha
Current Use	Poor quality overgrown vegetation grazed by horses	Adjacent Uses	Housing / horse paddock
Land Type	Greenfield		
Site Location	Land off Little Glen Road, Glen Parva		
Character of surroundings	Sence and Soar Floodplain Character Area		

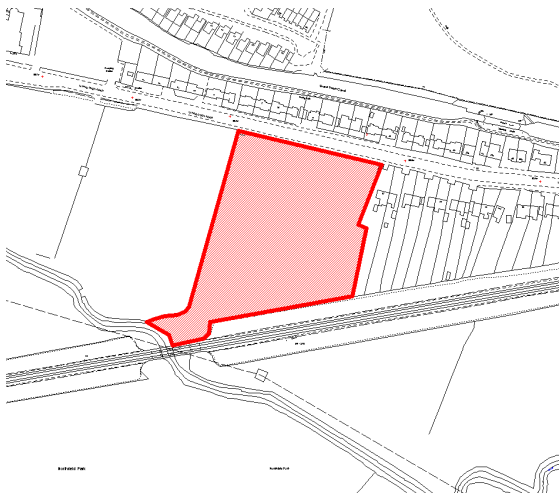
#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 85m	Distance to Bus Stop from site access	Within 400m 6m
Distance to Primary School from centre of site	Over 800m 929m Glen Hills Primary	Distance to Primary School from site access	Over 800m 892m Glen Hills Primary School
Distance to Local Centre from centre of site	Within 800m 463m	Distance to Local Centre from site access	Within 800m 531m
Distance to Post Office from centre of site	Within 800m 715m Glenhills Post Office	Distance to Post Office from site access	Within 800m 642m Glenhills Post Office
Distance to Health Centre from centre of site	Over 1000m 1550m Pasley Road Health Centre	Distance to Health Centre from site access	Over 1000m 1481m Pasley Road Health Centre
Distance to Secondary School from centre of site	Over 1500m 1501m S Wigston High Sch	Distance to Secondary School from site access	Within 1500m 1488m South Wigston High School
Distance to open space from centre of site	Within 800m 493m	Distance to open space from site access	Within 800m 496m
Additional Accessibility information			

#### Constraints

Identified Red constraint	Contamination		
	Resolvable	Possibly	Comments
Contaminated Land	This site is entirely within 250m of an area of unstable or contaminated land under policies M2 and M3 of the Blaby District Local Plan.		
Environmental	<p>The Strategic Flood Risk Assessment 2007 map indicates that the majority of this site is not at risk from flooding. However, the southern and western boundaries of this site do lie immediately adjacent to a flood zone 3b area, and the southwest corner of the site lies within the flood zone area (about 25% of the total site area). Concern should be given for the western boundary of the site as it may overlap slightly with the flood zone area.</p> <p>Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).</p>		
Topographical	None known		
Planning Policy	This site is entirely situated within an area designated as Green Wedge under policy C3 of the Blaby District Local Plan.		

	The western edge of the site and the southwest corner are adjacent and in some areas slightly overlapping with a floodplain designation area as in Blaby Local Plan policy CF5.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	Constrained yield of 37 dwellings
Estimated Density	40dph as this is a PUA site
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	No (contamination issues)
Excluded from consideration	No
Comment	Development of this site would require land remediation costs, pushing up development costs, and impacting on achievability.
Overall assessment	Developable (subject to constraints)
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	<b>GLEN PARVA</b>		
As Ref	<b>GPA007</b>		
Related/Previous Site References		Grid Reference	X 456641
			Y 298931
Site Description		Site size	0.32ha
Current Use	Site includes tennis courts and a small clubhouse.	Adjacent Uses	Residential
Land Type	Brownfield		
Site Location	Glenhills and Sports and Social Club, Glenville Avenue and Court Road		
Character of surroundings	The site is within the primarily residential area of Glen Parva.		

#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 239m	Distance to Bus Stop from site access	Within 400m 202m
Distance to Primary School from centre of site	Within 400m 284m Glen Hills Primary	Distance to Primary School from site access	Within 400m 244m Glen Hills Primary School
Distance to Local Centre from centre of site	Within 400m 154m	Distance to Local Centre from site access	Within 400m 156m
Distance to Post Office from centre of site	Within 400m 350m Glenhills Post Office	Distance to Post Office from site access	Within 400m 365m Glenhills Post Office
Distance to Health Centre from centre of site	Over 1000m 1503m Pasley Road Health Centre	Distance to Health Centre from site access	Over 1000m 1496m Pasley Road Health Centre
Distance to Secondary School from centre of site	Over 1500m 1987m S Wigston High Sch	Distance to Secondary School from site access	Over 1500m 2024m South Wigston High School
Distance to open space from centre of site	Within 400m 377m	Distance to open space from site access	Within 400m 352m
Additional Accessibility information			

#### Constraints

Identified Red constraint				
	Resolvable		Comments	
Contaminated Land	None known			
Environmental	Leicestershire County Council has classified this site as being of low heritage / archaeological potential (Grade 4).			
Topographical	None known			
Planning Policy	Residential development of this site could mean the loss of a recreational facility in the community.			
Accessibility	None known			
Ownership	This site was identified through the Urban Capacity Study, and there is currently no party promoting residential development on this site.			
Can the constraints be mitigated?				

#### Availability/ Achievability

Market Interest	High
-----------------	------

Timeframe for development	2022-2026
Estimated number of dwellings	Constrained yield of 12 dwellings
Estimated Density	40 dph (PUA site)
Estimated Build Rate	10-20 per annum
Suitable	No (due to loss of recreation facilities)
Available	No (currently no party looking to promote the site)
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Developable (subject to constraints)
Additional information	



**Strategic Housing Land Availability Assessment Proforma**

**General Site Information**

Parish	<b>GLEN PARVA</b>		
As Ref	<b>GPA008</b>		
Related/Previous Site References	Planning application submitted: 08/0709/1/PX but then withdrawn  Site has since been purchased by McCarthy and Stone, and planning applications have been received: 11/0360/1/PX and 11/0362/1/HY, and are currently under consideration	Grid Reference	X Y 456860 298552
Site Description		Site size	0.54ha
Current Use	Site comprises a vacant 1930's style public house and a substantial car park	Adjacent Uses	Agriculture, residential and industrial
Land Type	Brownfield		
Site Location	Former County Arms, Little Glen Road		
Character of surroundings	Sence and Soar Floodplain Character Area. The site is within the Primarily Residential Area of Glen Parva.		

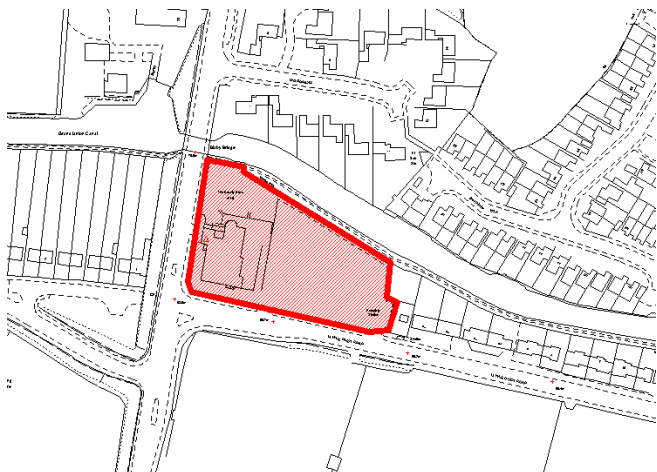
**Accessibility**

Distance to Bus Stop from centre of site	Within 400m 64m	Distance to Bus Stop from site access	Within 400m 66m
Distance to Primary School from centre of site	Within 800m 713m Glen Hills Primary	Distance to Primary School from site access	Within 800m 685m Glen Hills Primary School
Distance to Local Centre from centre of site	Within 800m 556m	Distance to Local Centre from site access	Within 800m 537m
Distance to Post Office from centre of site	Within 800m 569m Glenhills Post Office	Distance to Post Office from site access	Within 800m 539m Glenhills Post Office
Distance to Health Centre from centre of site	Over 1000m 1554m Pasley Road Health Centre	Distance to Health Centre from site access	Over 1000m 1608m Pasley Road Health Centre
Distance to Secondary School from centre of site	Over 1500m 1686m S Wigston High Sch	Distance to Secondary School from site access	Over 1500m 1737m South Wigston High School
Distance to open space from centre of site	Within 400m 298m	Distance to open space from site access	Within 400m 274m
Additional Accessibility information			

**Constraints**

Identified Red constraint	Flooding		
	Resolvable	Yes	Comments   This is previously developed land
Contaminated Land	This site lies entirely within 250m of an area of land designated as being unstable or contaminated under policies M2 and M3 of the Blaby District Local Plan.		
Environmental	According to the Strategic Flood Risk Assessment 2007, this site is entirely within a flood zone 2 area.  This entire sites lies within the Grand Union Canal Conservation Area.		

	Leicestershire County Council has identified this site as having a high heritage potential (Grade 1) because it is within a conservation area and within 100m of known archaeology.
Topographical	None known
Planning Policy	The northern boundary of this site runs immediately adjacent to land designated under Tourism Development Policy L10 vi of the Blaby Local Plan. This site boundary is immediately adjacent the Grand Union Canal.
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	18 dwellings
Estimated Density	40dph
Estimated Build Rate	10-20 per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	<p>Planning applications have now been submitted for this site for 65 units (11/0362/1/HY for conservation area consent for the part demolition of existing building and 11/0360/1/PX for detailed planning consent for the scheme).</p> <p>The timeframe for development, number of dwellings etc could be subject to change pending the determination of the planning application. The timeframe for development as provided above should not be considered in any way as pre-determining the application. The application is subject to the usual development control processes.</p>
Overall assessment	Deliverable
Additional information	<p>The estimated number of dwellings has not been reduced to take account of the flood risk as this site is previously developed land. The estimated number of dwellings is currently an indicative figure based on the size of the site and a development density of 40dph.</p> <p>The SHLAA intends to portray the picture as of 31<sup>st</sup> March 2011, however this planning application was submitted in May 2011 (post the 31<sup>st</sup> March 2011 date). The information regarding the receipt of this planning application has been provided in this site assessment to present the most accurate and up to date picture.</p>



### Strategic Housing Land Availability Assessment Proforma

#### General Site Information

Parish	<b>GLEN PARVA</b>		
As Ref	<b>GPA009</b>		
Related/Previous Site References		Grid Reference	X 456586
			Y 299545
Site Description		Site size	0.48ha
Current Use	Site comprises the rear gardens of a number of properties fronting Glen Rise. (and is dissected by a bridleway)	Adjacent Uses	Residential, fields
Land Type	Greenfield		
Site Location	Rear of 5-23 Glen Rise		
Character of surroundings	Sence and Soar Floodplain Character Area. The site is within the primarily residential area of Glen Parva		

#### Accessibility

Distance to Bus Stop from centre of site	Within 400m 199m	Distance to Bus Stop from site access	Within 400m 140m
Distance to Primary School from centre of site	Within 800m 459m Glen Hills Primary	Distance to Primary School from site access	Within 800m 478m Glen Hills Primary School
Distance to Local Centre from centre of site	Within 800m 547m	Distance to Local Centre from site access	Within 800m 514m
Distance to Post Office from centre of site	Within 800m 554m Glenhills Post Office	Distance to Post Office from site access	Within 800m 521m Glenhills Post Office
Distance to Health Centre from centre of site	Over 1000m 1384m Pasley Road Health Centre	Distance to Health Centre from site access	Over 1000m 1319m Pasley Road Health Centre
Distance to Secondary School from centre of site	Over 1500m 2316m S Wigston High Sch	Distance to Secondary School from site access	Over 1500m 2268m South Wigston High School
Distance to open space from centre of site	Within 400m 61m	Distance to open space from site access	Within 400m 62m
Additional Accessibility information			

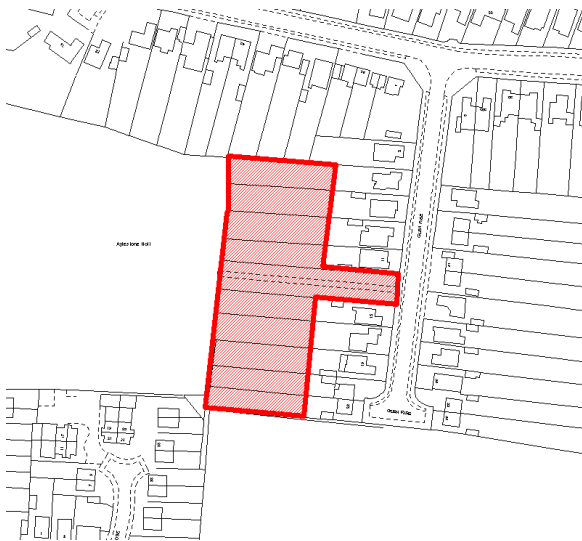
#### Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	None known		
Environmental	Leicestershire County Council has classified this site as being of low heritage / archaeological potential (Grade 4).		
Topographical	None known		
Planning Policy	None known		
Accessibility	None known		
Ownership	This site comprises a number of rear gardens to properties. There is an issue of multiple ownership involved in bringing this site forward.		
Can the constraints be mitigated?			

#### Availability/ Achievability

Market Interest	High
Timeframe for development	2022-2026

Estimated number of dwellings	Constrained yield of 16 dwellings
Estimated Density	40dph
Estimated Build Rate	10-20 per annum
Suitable	Yes
Available	No
Achievable	No
Excluded from consideration	No (ownership constraint)
Comment	
Overall assessment	Developable (subject to ownership constraints)
Additional information	



**Strategic Housing Land Availability Assessment Proforma**

**General Site Information**

Parish	<b>GLEN PARVA</b>			
As Ref	<b>GPA010</b>			
Related/Previous Site References	Planning application previously submitted and refused: 10/0101/1/OX  A further planning application has been submitted and is pending a decision to be made at Committee 11/0225/1/OX	Grid Reference	X	457524
			Y	298262
Site Description		Site size	0.48ha	
Current Use	Commercial – car repairs, vehicle sales, kitchen manufacturing, storage etc	Adjacent Uses		
Land Type	Brownfield			
Site Location	Glen Ford Grange, Little Glen Road, Glen Parva			
Character of surroundings	Sence and Soar Floodplain Character Area.			

**Accessibility**

Distance to Bus Stop from centre of site	Within 400m 44m	Distance to Bus Stop from site access	Within 400m 6m
Distance to Primary School from centre of site	Over 800m 1120m Parkland Primary School	Distance to Primary School from site access	Over 800m 1133m Parkland Primary School
Distance to Local Centre from centre of site	Over 800m 1040m	Distance to Local Centre from site access	Over 800m 994m
Distance to Post Office from centre of site	Over 800m 1031m Glenhill Post Office	Distance to Post Office from site access	Over 800m 988m Glenhill Post Office
Distance to Health Centre from centre of site	Over 1000m 1538m South Wigston Health Centre	Distance to Health Centre from site access	Over 1000m 1548m South Wigston Health Centre
Distance to Secondary School from centre of site	Within 1500m 938m South Wigston High School	Distance to Secondary School from site access	Within 1500m 948m South Wigston High School
Distance to open space from centre of site	Within 400m 188m	Distance to open space from site access	Within 400m 234m
Additional Accessibility information			

**Constraints**

Identified Red constraint	Resolvable	Comments
Contaminated Land	Given the industrial / commercial uses on the site currently, there is a possibility of some contamination of the ground, this will need to be explored.	
Environmental	A very small proportion of this site in the southwestern corner is within Flood Zone 2 according to the Strategic Flood Risk Assessment (2007), perhaps about 5%  There is a Scheduled Ancient Monument and a Listed Building within relatively close proximity of this site, so consideration needs to be given to this and any	

	potential negative impacts of redeveloping this site will need to be given consideration and mitigated where necessary.
Topographical	None known
Planning Policy	The very southwestern corner of this site (that accounts for about 5% of the site area) is identified as being within an area of floodplain protection as defined by Policy CF5 – Floodplain Protection in the Blaby District Local Plan.  The entire sites lies within the Green Wedge as designated in Policy C3 of the Blaby District Local Plan.
Accessibility	None known
Ownership	None known
Can the constraints be mitigated?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	Constrained yield of 14 dwellings
Estimated Density	40 dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes (dependant on any contamination issues)
Excluded from consideration	No
Comment	
Overall assessment	Developable
Additional information	Estimated dwelling yield takes account of the flood risk affecting a small part of the site.  The timeframe for development, number of dwellings, assessment of suitability and deliverability / developability etc are subject to change pending the determination of the current planning application.  The SHLAA intends to portray the picture as of 31 <sup>st</sup> March 2011, however this planning application was submitted in April 2011 (post the 31 <sup>st</sup> March 2011 date). The information regarding the receipt of this planning application has been provided in this site assessment to present the most accurate and up to date picture.

