

Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	KILBY		
As Ref	KIL001		
Related/Previous Site References		Grid Reference	X 461881
			Y 295530
Site Description		Site size	0.61 ha
Current Use	Agricultural buildings and dwellings	Adjacent Uses	Agricultural, housing and school
Land Type	Brownfield and greenfield		
Site Location	Various sites in Kilby - Land off Main Street (Site 1)		
Character of surroundings	Kilby Meadows Character Area		

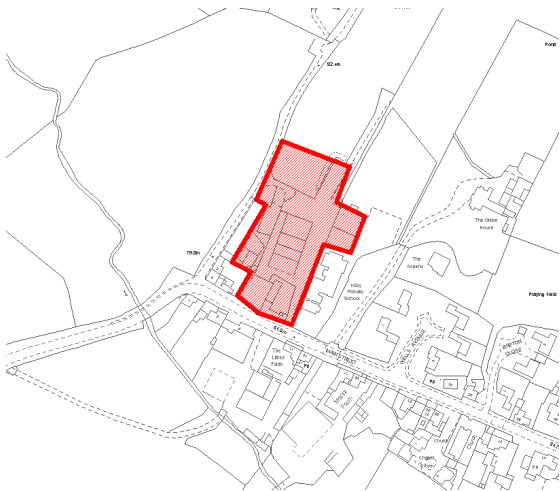
Accessibility

Distance to Bus Stop from centre of site	Within 400m 172m	Distance to Bus Stop from site access	Within 400m 147m
Distance to Primary School from centre of site	Within 400m 47m Kilby St Mary's C of E	Distance to Primary School from site access	Within 400m 17m Kilby St Mary's C of E Sch
Distance to Local Centre from centre of site	Over 800m 3191m	Distance to Local Centre from site access	Over 800m 3170m
Distance to Post Office from centre of site	Over 800m 3854m Countesthorpe Post Office	Distance to Post Office from site access	Over 800m 3835m Countesthorpe Post Office
Distance to Health Centre from centre of site	Over 1000m 3284m C'thorpe Health Centre	Distance to Health Centre from site access	Over 1000m 3268m Countesthorpe Health Centre
Distance to Secondary School from centre of site	Over 1500m 4684m C'thorpe Comm Coll	Distance to Secondary School from site access	Over 1500m 4694m Countesthorpe Comm Coll
Distance to open space from centre of site	Within 400m 141m	Distance to open space from site access	Within 400m 139m
Additional Accessibility information			

Constraints

Identified Red constraint	
	Resolvable Comments
Contaminated Land	None known
Environmental	Leicestershire County Council has classified this site as being of uncertain heritage / archaeological potential (Grade 3).
Topographical	The site slopes slightly from Main Street (northwards), but there are no topographical constraints.
Planning Policy	Only about 20% of this site (the southern end) is within an area designated as Primarily Residential under policy R1 of the Blaby District Local Plan. The remainder of the site is designated as Countryside under policy C2 of the Local Plan. The service offer in Kilby is very limited, and cannot support significant housing growth.
Accessibility	None known
Ownership	None known

Can the constraints be mitigated	
Availability/ Achievability	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	Constrained yield of 15 dwellings
Estimated Density	30dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	Kilby is not suitable for significant development due to insufficient services and facilities in the area. However, if there is demonstrable need for affordable housing, a small scale rural exception scheme could be considered in this settlement.
Overall assessment	Developable (dependant on scale of scheme and demonstrable housing need)
Additional information	



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General Site Information

Parish	KILBY		
As Ref	KIL002		
Related/Previous Site References		Grid Reference	X 462181
			Y 295420
Site Description		Site size	1.25 ha
Current Use	Agricultural	Adjacent Uses	Agricultural and housing
Land Type	Greenfield		
Site Location	Various sites in Kilby - Land off Main Street (Site 2)		
Character of surroundings	Kilby Meadows Character Area		

Accessibility

Distance to Bus Stop from centre of site	Within 400m 95m	Distance to Bus Stop from site access	Within 400m 9m
Distance to Primary School from centre of site	Within 400m 285m Kilby St Mary's C of E	Distance to Primary School from site access	Within 400m 225m Kilby St Mary's C of E School
Distance to Local Centre from centre of site	Over 800m 3411m	Distance to Local Centre from site access	Over 800m 3416m
Distance to Post Office from centre of site	Over 800m 4162m C'thorpe Post Office	Distance to Post Office from site access	Over 800m 4070m Countesthorpe Post Office
Distance to Health Centre from centre of site	Over 1000m 3593m C'thorpe Health Centre	Distance to Health Centre from site access	Over 1000m 3509m Countesthorpe Health Centre
Distance to Secondary School from centre of site	Over 1500m 5033m C'thorpe Comm Coll	Distance to Secondary School from site access	Over 1500m 4688m Countesthorpe Comm Coll
Distance to open space from centre of site	Within 400m 107m	Distance to open space from site access	Within 400m 86m
Additional Accessibility information			

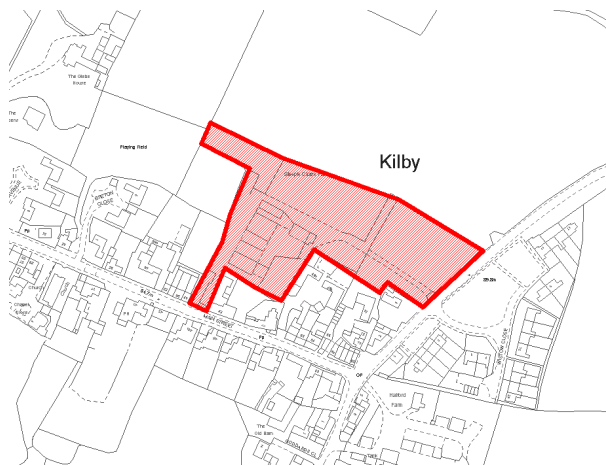
Constraints

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	Only a very small area of the site (where access can be gained to the main road) is within the area designated as Primarily Residential under policy R1 of the Blaby District Local Plan. The rest of the site is on land designated as Countryside under policy C2 of the Local Plan.		
Accessibility	None known		
Ownership	None known		
Can the constraints be mitigated			

Availability/ Achievability

Market Interest	High
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Timeframe for development	2026 onwards
Estimated number of dwellings	Constrained yield of 30 dwellings
Estimated Density	30dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	Kilby is not suitable for significant development due to insufficient services and facilities in the area. However, if there is demonstrable need for affordable housing, a small scale rural exception scheme could be considered in this settlement.
Overall assessment	Developable (dependant on scale of scheme and demonstrable housing need)
Additional information	



Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	KILBY		
As Ref	KIL003		
Related/Previous Site References		Grid Reference	X 461887
			Y 295398
Site Description		Site size	1 ha
Current Use	Agricultural	Adjacent Uses	Agricultural and housing
Land Type	Greenfield		
Site Location	Various sites in Kilby - Land off Main Street (Site 3)		
Character of surroundings	Kilby Rural Rolling Farmland Character Area		

Accessibility

Distance to Bus Stop from centre of site	Within 400m 113m	Distance to Bus Stop from site access	Within 400m 108m
Distance to Primary School from centre of site	Within 400m 75m Kilby St Mary's C of E	Distance to Primary School from site access	Within 400m 26m Kilby St Mary's C of E School
Distance to Local Centre from centre of site	Over 800m 3207m	Distance to Local Centre from site access	Over 800m 3225m
Distance to Post Office from centre of site	Over 800m 3854m Countesthorpe Post Office	Distance to Post Office from site access	Over 800m 3878m Countesthorpe Post Office
Distance to Health Centre from centre of site	Over 1000m 3299m C'thorpe Health Centre	Distance to Health Centre from site access	Over 1000m 3313m Countesthorpe Health Centre
Distance to Secondary School from centre of site	Over 1500m 4737m C'thorpe Comm Coll	Distance to Secondary School from site access	Over 1500m 4711m Countesthorpe Comm College
Distance to open space from centre of site	Within 400m 145m	Distance to open space from site access	Within 400m 93m
Additional Accessibility information			

Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	None known		
Environmental	<p>According to the Strategic Flood Risk Assessment 2007 map, the southwesterly edge of this site is at risk of flooding. This accounts for some 25% of the site area.</p> <p>There are a couple of listed buildings (11 (Limes Farmhouse) and 15 Main Street, and Nos 2 and 4 Main Street) which front onto Main Street from within the site.</p> <p>Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2).</p>		
Topographical	None known (the landscape in this area is gently undulating).		
Planning Policy	Only about 30% of this site is within the area designated as Primarily Residential under policy R1 of the Blaby District Local Plan. The remainder of this site is on land designated as Countryside under policy C2 of the Local Plan.		

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General Site Information

Parish	KILBY		
As Ref	KIL004		
Related/Previous Site References		Grid Reference	X 462253
			Y 295274
Site Description		Site size	0.88 ha
Current Use	Agricultural	Adjacent Uses	Agricultural and housing
Land Type	Greenfield		
Site Location	Various sites in Kilby – Land at Halford Farm (Site 4)		
Character of surroundings	Kilby Rural Rolling Farmland		

Accessibility

Distance to Bus Stop from centre of site	Within 400m 171m	Distance to Bus Stop from site access	Within 400m 119m
Distance to Primary School from centre of site	Within 800m 414m Kilby St Mary's C of E	Distance to Primary School from site access	Within 400m 360m Kilby St Mary's C of E School
Distance to Local Centre from centre of site	Over 800m 3577m	Distance to Local Centre from site access	Over 800m 3541m
Distance to Post Office from centre of site	Over 800m 4219m Countesthorpe Post Office	Distance to Post Office from site access	Over 800m 4182m Countesthorpe Post Office
Distance to Health Centre from centre of site	Over 1000m 3672m C'thorpe Health Centre	Distance to Health Centre from site access	Over 1000m 3632m Countesthorpe Health Centre
Distance to Secondary School from centre of site	Over 1500m 5095m C'thorpe Comm Coll	Distance to Secondary School from site access	Over 1500m 5049m Countesthorpe Comm College
Distance to open space from centre of site	Within 400m 99m	Distance to open space from site access	Within 400m 78m
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	This land rises from Fleckney Road to form access to the site, but the majority of the site is level, and topography should not provide a constraint to development.		
Planning Policy	The vast majority of this site is on land outside (although adjacent to) the Primarily Residential area under policy R1 of the Local Plan. The majority of the site is on land designated as Countryside under policy C2 of the Blaby District Local Plan.		
Accessibility	None known		
Ownership	None known		
Can the constraints be mitigated			

Availability/ Achievability

Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	Constrained yield of 21 dwellings
Estimated Density	30 dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	Kilby is not suitable for significant development due to insufficient services and facilities in the area. However, if there is demonstrable need for affordable housing, a small scale rural exception scheme could be considered in this settlement.
Overall assessment	Developable (dependant on scale of scheme and demonstrable housing need)
Additional information	

