

## Strategic Housing Land Availability Assessment Proforma

### General Site Information

Parish	<b>LUBBESTHORPE</b>		
As Ref	<b>LUB001</b>		
Related/Previous Site References	Planning application submitted and currently under consideration: 11/0100/1/OX. Covers this site broadly and more land to south of M69	Grid Reference	X 453422
			Y 301548
Site Description		Site size	329 ha
Current Use	Agriculture	Adjacent Uses	Residential/Retail Employment/Agriculture
Land Type	Greenfield		
Site Location	Land west of Leicester, South of L.F.E. (please also see LUB002)		
Character of surroundings	Lubbesthorpe Agricultural Parkland Character Area		

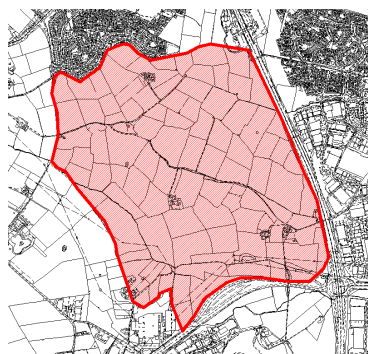
### Accessibility

Distance to Bus Stop from centre of site	Over 800m 1461m	Distance to Bus Stop from site access	Within 800m 429m
Distance to Primary School from centre of site	Over 800m 1343m Stafford Leys Primary	Distance to Primary School from site access	Within 800m 528m Stafford Leys Comm. Primary
Distance to Local Centre from centre of site	Over 800m 1731m	Distance to Local Centre from site access	Over 800m 1119m
Distance to Post Office from centre of site	Over 800m 2023m LFE Post Office	Distance to Post Office from site access	Over 800m 1373m LFE Post Office
Distance to Health Centre from centre of site	Over 1000m 1447m Hunters Lodge Medical Centre	Distance to Health Centre from site access	Within 1000m 809m Hunters Lodge Medical Centre
Distance to Secondary School from centre of site	Over 1500m 2165m Winstanley Com Coll	Distance to Secondary School from site access	Over 1500m 1547m Winstanley Community College
Distance to open space from centre of site	Over 800m 892m	Distance to open space from site access	Within 400m 0m
Additional Accessibility information			

### Constraints

Identified Red constraint	
	Resolvable      Comments
Contaminated Land	None known
Environmental	<p>According to the Strategic Flood Risk Assessment 2007, an area to the southern edge of this site is within flood zone 3a area (approximately 5%).</p> <p>There is a Scheduled Ancient Monument Within this site (the Lubbesthorpe medieval settlement remains at Abbey Farm).</p> <p>Leicestershire County Council indicated parts of the site as ecologically important.</p> <p>Electricity pylons and overhead power lines are a potential constraint, particularly to the south and southwest of the site.</p> <p>The eastern site boundary runs adjacent to the M1, and the northeast of the site</p>

	<p>borders the LFE motorway service station. Both contribute to potential issues of noise and light disturbance and air quality particularly for the east of the site.</p> <p>Proposals for the widening of the M1, although uncertain at the moment, should also be considered in line with the potential residential development of this site.</p> <p>Leicestershire County Council classified this site as being of high heritage potential (Grade 1) due to the presence of a scheduled monument and known archaeology.</p>
Topographical	None known
Planning Policy	This site lies entirely within Countryside under Blaby District Local Plan policy C2.
Accessibility	Comments received from Leicestershire County Council transport: 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?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	In line with the housing trajectory in the Core Strategy Submission Version (July 2009), the timeframe for development is broken down into the 5 year bands in the following way: 2011-2016: 800 dwellings 2017-2021: 2000 dwellings 2022-2026: 1700 dwellings 2026 onwards: 0 dwellings
Estimated number of dwellings	The developer originally identified this land as being developed for around 4,500 houses, in line with the needs of the emerging Core Strategy.
Estimated Density	40dph (PUA site)
Estimated Build Rate	300-400 per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Deliverable (in terms of some of the early units being delivered within the first five years) and developable (as much of the site is expected to be delivered in the period to 2026)
Additional information	<p>A planning application has been submitted for an area of land that encompasses broadly (although there are a few slight boundary amendments) the site indicated below for 4,250 dwellings and supporting infrastructure and facilities, and land to the south of the M69 for employment uses (application number 11/0100/1/OX).</p> <p>The timeframe for development above is based on the housing trajectory in the emerging Core Strategy as this site is allocated as a SUE for 4,500 dwellings in the Core Strategy Submission Version (July 2009), but the housing trajectory provided by the applicant as part of the planning application does differ slightly. This assessment does not in any way pre-determine the decision to be made on this planning application, it simply reflects the policies and housing trajectory in the emerging Core Strategy.</p>



## Strategic Housing Land Availability Assessment Proforma

### General Site Information

Parish	<b>LUBBESTHORPE</b>		
As Ref	<b>LUB002</b>		
Related/Previous Site References	Planning application submitted: 11/0100/1/OX – covers some of this SHLAA site and additional land to the south of M69. Pending consideration.	Grid Reference	X 453222
			Y 301764
Site Description		Site size	301 ha
Current Use	Agriculture	Adjacent Uses	Residential to north, commercial to east (separated by M1), agriculture to west, commercial/residential to south
Land Type	Greenfield		
Site Location	Land north of M69 and west of M1, Lubbesthorpe (please also see LUB001)		
Character of surroundings	Lubbesthorpe Agricultural Parkland Character Area		

### Accessibility

Distance to Bus Stop from centre of site	Over 800m 1412m	Distance to Bus Stop from site access	Within 400m 396m
Distance to Primary School from centre of site	Over 800m 1343m Stafford Leys Primary	Distance to Primary School from site access	Within 800m 528m Stafford Leys Comm. Primary
Distance to Local Centre from centre of site	Over 800m 1731m	Distance to Local Centre from site access	Over 800m 1119m
Distance to Post Office from centre of site	Over 800m 2023m LFE Post Office	Distance to Post Office from site access	Over 800m 1373m LFE Post Office
Distance to Health Centre from centre of site	Over 1000m 1246m Hunters Lodge Medical Centre	Distance to Health Centre from site access	Within 1000m 807m Hunters Lodge Medical Centre
Distance to Secondary School from centre of site	Over 1500m 2165m Winstanley Com Coll	Distance to Secondary School from site access	Over 1500m 1547m Winstanley Community College
Distance to open space from centre of site	Over 800m 892m	Distance to open space from site access	Within 400m 0m
Additional Accessibility information			

### Constraints

Identified Red constraint			
	Resolvable		Comments
Contaminated Land	None known		
Environmental	<p>Leicestershire County Council classified this site as being of high heritage potential (Grade 1), due the presence of a scheduled monument and known archaeology. The Rabbit Warren, Lubbesthorpe, is a Scheduled Ancient Monument within this site boundary. The very northern tip of the 'medieval settlement remains' at Abbey Farm extends into this site and is also classified as a Scheduled Ancient Monument.</p> <p>There are small areas of ecological importance according to Leicestershire County</p>		

	<p>Council, however, these only account for very small site areas.</p> <p>The eastern part of this site runs adjacent to the M1 and so issues of noise, lighting and air quality would need to be considered.</p> <p>A proposal for widening the M1 has been discussed, and the future of this is still uncertain, however this could prove to constrain development at least along the eastern edge of the site.</p>
Topographical	None known
Planning Policy	This site is designated as Countryside - policy C2 of the Blaby District Local Plan.
Accessibility	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?	
<b>Availability/ Achievability</b>	
Market Interest	High
Timeframe for development	<p>In line with the housing trajectory in the Core Strategy Submission Version (July 2009), the timeframe for development is broken down into the 5 year bands in the following way:</p> <p>2011-2016: 800 dwellings  2017-2021: 2000 dwellings  2022-2026: 1700 dwellings  2026 onwards: 0 dwellings</p>
Estimated number of dwellings	The developer has identified this land as being developed for around 4,500 houses, in line with the needs of the emerging Core Strategy.
Estimated Density	40dph
Estimated Build Rate	300-400 per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	
Overall assessment	Deliverable (in terms of some of the early units being delivered within the first five years) and developable (as much of the site is expected to be delivered in the period to 2026)
Additional information	<p>TO AVOID DOUBLE COUNTING WITH LUB001 THE YIELD FROM THIS SITE WILL NOT BE ADDED TO THAT IDENTIFIED IN LUB001.</p> <p>A planning application has been submitted for an area of land that covers some of the site indicated below and down to the M69 for 4,250 dwellings and supporting infrastructure and facilities, and land to the south of the M69 for employment uses (application number 11/0100/1/OX). The timeframe for development above is based on the housing trajectory in the emerging Core Strategy as this site is allocated as a SUE for 4,250 dwellings in the Core Strategy Submission Version (July 2009). However, this assessment does not in any way pre-determine the decision to be made on this planning application, it simply reflects the policies and housing trajectory in the emerging Core Strategy.</p>

