

Strategic Housing Land Availability Assessment Proforma

General Site Information

| | | | |
|----------------------------------|--|----------------|-------------------------|
| Parish | SAPCOTE | | |
| As Ref | SAP001 | | |
| Related/Previous Site References | | Grid Reference | X 448453 |
| | | | Y 293686 |
| Site Description | | Site size | Approx 4.82 ha |
| Current Use | Agriculture | Adjacent Uses | Agriculture and housing |
| Land Type | Greenfield | | |
| Site Location | Land at Hinckley Road, Sapcote | | |
| Character of surroundings | Stoney Stanton Rolling Farmland Character Area | | |

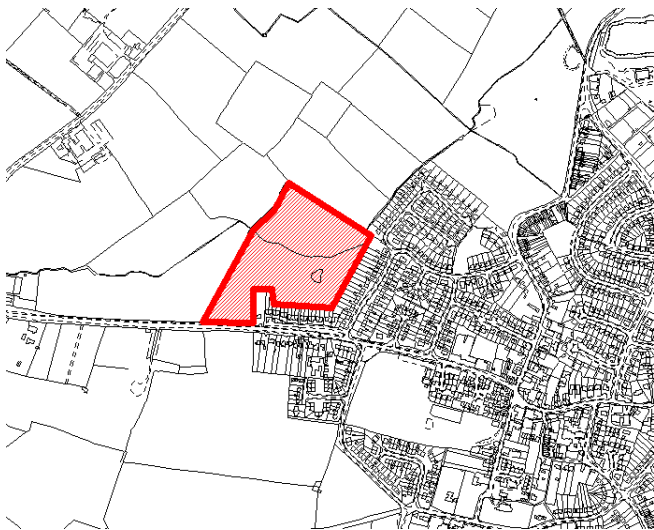
Accessibility

| | | | |
|--|--|---|--|
| Distance to Bus Stop from centre of site | Within 800m 518m | Distance to Bus Stop from site access | Within 800m 568m |
| Distance to Primary School from centre of site | Within 800m 633m All Saints CofE Prima | Distance to Primary School from site access | Within 800m 577m All Saints CofE Primary Sch |
| Distance to Local Centre from centre of site | Within 800m 500m | Distance to Local Centre from site access | Within 800m 543m |
| Distance to Post Office from centre of site | Within 800m 522m Sapcote Post Office | Distance to Post Office from site access | Within 800m 599m Sapcote Post Office |
| Distance to Health Centre from centre of site | Over 1000m 1049m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Over 1000m 1197m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 4495m Thomas Estley Coll. | Distance to Secondary School from site access | Over 1500m 4565m Thomas Estley Com. Coll. |
| Distance to open space from centre of site | Within 400m 252m | Distance to open space from site access | Within 400m 249m |
| Additional Accessibility information | | | |

Constraints

| | | | | | |
|----------------------------------|--|------------|--|----------|--|
| Identified Red constraint | | Resolvable | | Comments | |
| Contaminated Land | None known | | | | |
| Environmental | A river runs through this site and the areas along the banks of the river have been identified by Leicestershire County Council as being of ecological significance. Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2). | | | | |
| Topographical | None known | | | | |
| Planning Policy | This site is on land designated as Countryside under policy C2 of the Blaby District Local Plan. Sapcote has a relatively limited service and facilities offer. | | | | |
| Accessibility | None known | | | | |
| Ownership | None known | | | | |
| Can the constraints be mitigated | | | | | |

| Availability/ Achievability | |
|-------------------------------|--------------------------------------|
| Market Interest | High |
| Timeframe for development | 2017-2021 |
| Estimated number of dwellings | A constrained yield of 90 dwellings |
| Estimated Density | 30dph (non-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 | SAPCOTE | | |
| As Ref | SAP002 | | |
| Related/Previous Site References | | Grid Reference | X 449310 |
| | | | Y 293698 |
| Site Description | | Site size | 9.81ha |
| Current Use | Agriculture | Adjacent Uses | Residential, Stoney Cove to North |
| Land Type | Greenfield | | |
| Site Location | Land at Grace Road, Sapcote | | |
| Character of surroundings | Stoney Stanton Rolling Farmland Character Area | | |

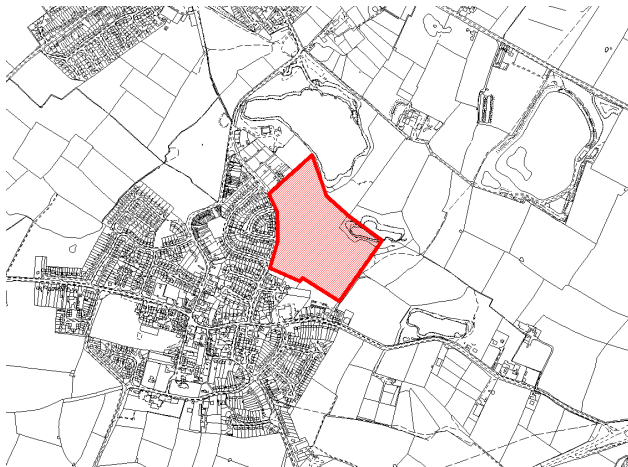
Accessibility

| | | | |
|--|--|---|---|
| Distance to Bus Stop from centre of site | Within 400m 173m | Distance to Bus Stop from site access | Within 400m 87m |
| Distance to Primary School from centre of site | Within 800m 757m Al Saints C of E | Distance to Primary School from site access | Within 800m 601m All Saints CofE Primary School |
| Distance to Local Centre from centre of site | Within 800m 477m | Distance to Local Centre from site access | Within 400m 376m |
| Distance to Post Office from centre of site | Within 400m 392m Sapcote Post Office | Distance to Post Office from site access | Within 400m 228m Sapcote Post Office |
| Distance to Health Centre from centre of site | Over 1000m 1094m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Within 1000m 939m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 3690m Thomas Estley Coll. | Distance to Secondary School from site access | Over 1500m 3792m Thomas Estley Community Coll |
| Distance to open space from centre of site | Within 400m 324m | Distance to open space from site access | Within 400m 183m |
| Additional Accessibility information | | | |

Constraints

| | | | |
|---------------------------|---|--|----------|
| Identified Red constraint | | | |
| | Resolvable | | Comments |
| Contaminated Land | None known | | |
| Environmental | <p>The majority of this site is of limited ecological significance. However, the eastern corner of the site overlaps with a disused quarry which is now filled with water, and this water (and the area around it) is identified by Leicestershire County Council as being of ecological importance. This only accounts for a relatively small part of the total site area.</p> <p>Granitethorpe Quarry is a disused quarry which is located at the eastern corner of this site, and is designated as a Regionally Important Geological Site (RIGS) (see policy CE19 of the Blaby District Local Plan).</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 on land designated as Countryside under policy C2 of the Blaby District Local Plan. Sapcote has a limited service and facilities offer. |
| Accessibility | None known |
| Ownership | None known |
| Can the constraints be mitigated | |
| Availability/ Achievability | |
| Market Interest | High |
| Timeframe for development | 2017-2021 |
| Estimated number of dwellings | A constrained yield of 183 dwellings * |
| Estimated Density | 30dph (non-PUA site) |
| Estimated Build Rate | 50-80 per annum |
| Suitable | No |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | No |
| Comment | *The scale of this development may not be appropriate given the limited services and facilities on offer in the settlement of Sapcote. |
| Overall assessment | Developable (subject to constraints) |
| Additional information | |



Strategic Housing Land Availability Assessment Proforma

General Site Information

| | | | |
|----------------------------------|---|----------------|--|
| Parish | SAPCOTE | | |
| As Ref | SAP003 | | |
| Related/Previous Site References | Planning application submitted and refused: 09/0759/1/OX A further planning application was submitted for the same site as that above, which makes up all of the SHLAA site, except the vey northern tip: 11/0272/1/OX. This was refused at Committee. | Grid Reference | X Y 448890 293924 |
| Site Description | | Site size | 6.41ha |
| Current Use | Grazing | Adjacent Uses | Housing to south, open to north and west |
| Land Type | Greenfield | | |
| Site Location | Sapcote Road, Sapcote | | |
| Character of surroundings | Stoney Stanton Rolling Farmland Character Area | | |

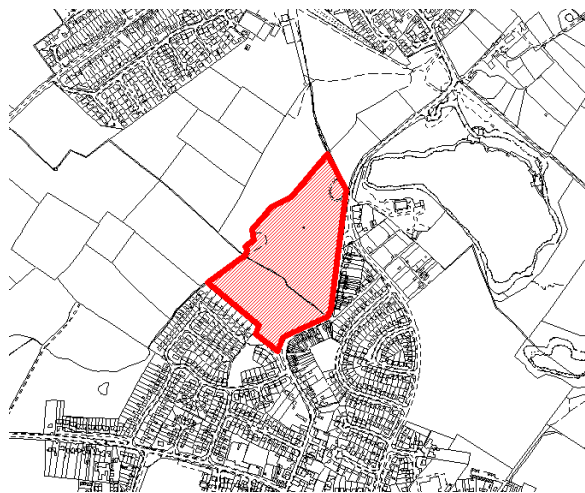
Accessibility

| | | | |
|--|--|---|--|
| Distance to Bus Stop from centre of site | Within 400m 108m | Distance to Bus Stop from site access | Within 400m 82m |
| Distance to Primary School from centre of site | Within 800m 790m All Saints C of E | Distance to Primary School from site access | Within 800m 674m All Saints CofE Primary |
| Distance to Local Centre from centre of site | Within 800m 481m | Distance to Local Centre from site access | Within 400m 346m |
| Distance to Post Office from centre of site | Within 800m 406m Sapcote Post Office | Distance to Post Office from site access | Within 400m 295m Sapcote Post Office |
| Distance to Health Centre from centre of site | Within 800m 756m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Within 800m 749m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 4132m Thomas Estley Coll | Distance to Secondary School from site access | Over 1500m 4017m Thomas Estley Com Coll |
| Distance to open space from centre of site | Within 400m 174m | Distance to open space from site access | Within 400m 59m |
| Additional Accessibility information | | | |

Constraints

| | | | |
|---------------------------|--|--|----------|
| Identified Red constraint | | | |
| | Resolvable | | Comments |
| Contaminated Land | None known | | |
| Environmental | A significant length of the northwestern site boundary contains an area identified as being of ecological significance by Leicestershire County Council. However, this is a narrow stretch, and only accounts for a relatively small area of the site. Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2). | | |
| Topographical | None known | | |

| | |
|------------------------------------|--|
| Planning Policy | This site lies entirely within the Area of Separation between Sapcote and Stoney Stanton (policy C4ii of the Blaby District Local Plan). Sapcote has a relatively limited service and facilities offer. |
| Accessibility | None known |
| Ownership | None known |
| Can the constraints be mitigated? | The Area of Separation policy will be reviewed as part of the Local Development Framework process. |
| Availability/ Achievability | |
| Market Interest | High |
| Timeframe for development | 2026 onwards |
| Estimated number of dwellings | A constrained yield of 120 dwellings * |
| Estimated Density | 30dph (non-PUA site) |
| Estimated Build Rate | 50-80 per annum |
| Suitable | No |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | No |
| Comment | * The scale of this development may not be appropriate given the limited services and facilities on offer in the settlement of Sapcote. |
| Overall assessment | Developable (subject to constraints) |
| Additional information | The recent planning application (11/0272/1/OX) was received and determined post 31 st March 2011. Even though the SHLAA is intended to portray the picture as at 31 st March 2011, the information on this planning application is provided to portray as accurate and up to date a picture as possible. |



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General Site Information

| | | | |
|----------------------------------|--|----------------|-------------------------|
| Parish | SAPCOTE | | |
| As Ref | SAP004 | | |
| Related/Previous Site References | | Grid Reference | X 449375 |
| | | | Y 293192 |
| Site Description | | Site size | Approx 6.14 ha |
| Current Use | Agricultural | Adjacent Uses | Agriculture and housing |
| Land Type | Greenfield | | |
| Site Location | Land at London Leys Farm, Sapcote | | |
| Character of surroundings | Stoney Stanton Rolling Farmland Character Area | | |

Accessibility

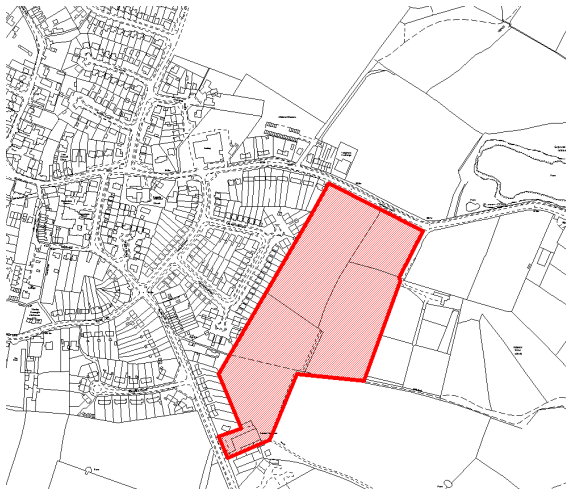
| | | | |
|--|--|---|--|
| Distance to Bus Stop from centre of site | Within 400m 221m | Distance to Bus Stop from site access | Within 400m 181m |
| Distance to Primary School from centre of site | Within 800m 621m All Saints C of E | Distance to Primary School from site access | Within 800m 487m All Saints C of E Primary Sch |
| Distance to Local Centre from centre of site | Within 800m 509m | Distance to Local Centre from site access | Within 800m 516m |
| Distance to Post Office from centre of site | Within 800m 530m Sapcote Post Office | Distance to Post Office from site access | Within 800m 477m Sapcote Post Office |
| Distance to Health Centre from centre of site | Over 1000m 1571m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Over 1000m 1407m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 3499m Thomas Estley Coll | Distance to Secondary School from site access | Over 1500m 3393m Thomas Estley Com College |
| Distance to open space from centre of site | Within 800m 448m | Distance to open space from site access | Within 400m 356m |
| Additional Accessibility information | | | |

Constraints

| Identified Red constraint | Resolvable | Comments |
|-----------------------------------|------------|--|
| Contaminated Land | | About 40% of the site (along the eastern boundary) is within 250m of areas designated as unstable and contaminated land under policies M2 and M3 of the Blaby District Local Plan. |
| Environmental | | Leicestershire County Council has identified this site as having a significant heritage potential (Grade 2). |
| Topographical | | None known |
| Planning Policy | | This site lies on land designated as Countryside under policy C2 of the Blaby District Local Plan. Sapcote has a limited service and facilities offer. |
| Accessibility | | None known |
| Ownership | | None known |
| Can the constraints be mitigated? | | |

Availability/ Achievability

| | |
|-------------------------------|--|
| Market Interest | High |
| Timeframe for development | 2017-2021 |
| Estimated number of dwellings | A constrained yield of 115 dwellings * |
| Estimated Density | 30dph (non-PUA site) |
| Estimated Build Rate | 50-80 per annum |
| Suitable | No |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | No |
| Comment | *The scale of this development may not be appropriate given the limited services and facilities on offer in the settlement of Sapcote. |
| Overall assessment | Developable (subject to constraints) |
| Additional information | |



Strategic Housing Land Availability Assessment Proforma

General Site Information

| | | | |
|----------------------------------|---|----------------|---|
| Parish | SAPCOTE | | |
| As Ref | SAP006 | | |
| Related/Previous Site References | Planning permission granted. Application: 09/0141/1/PX | Grid Reference | X 449209 |
| | | | Y 293457 |
| Site Description | | Site size | 0.74ha |
| Current Use | Site forms a factory unit that is occupied by two separate users. There is a large industrial building in the centre of the site with extensive car parking and landscaping surrounding it. | Adjacent Uses | Residential on three sides, with open countryside to the north. |
| Land Type | Brownfield | | |
| Site Location | Factory Premises, Leicester Rd | | |
| Character of surroundings | Within the primarily residential area of Sapcote | | |

Accessibility

| | | | |
|--|--|---|--|
| Distance to Bus Stop from centre of site | Within 400m 204m | Distance to Bus Stop from site access | Within 400m 204m |
| Distance to Primary School from centre of site | Within 800m 542m All Saints C of E | Distance to Primary School from site access | Within 800m 503m All Saints C of E Primary Sch |
| Distance to Local Centre from centre of site | Within 400m 309m | Distance to Local Centre from site access | Within 400m 294m |
| Distance to Post Office from centre of site | Within 400m 273m Sapcote Post Office | Distance to Post Office from site access | Within 400m 262m Sapcote Post Office |
| Distance to Health Centre from centre of site | Over 1000m 1280m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Over 1000m 1313m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 3705m Thomas Estley Coll | Distance to Secondary School from site access | Over 1500m 3701m Thomas Estley Comm College |
| Distance to open space from centre of site | Within 400m 392m | Distance to open space from site access | Within 400m 320m |
| Additional Accessibility information | | | |

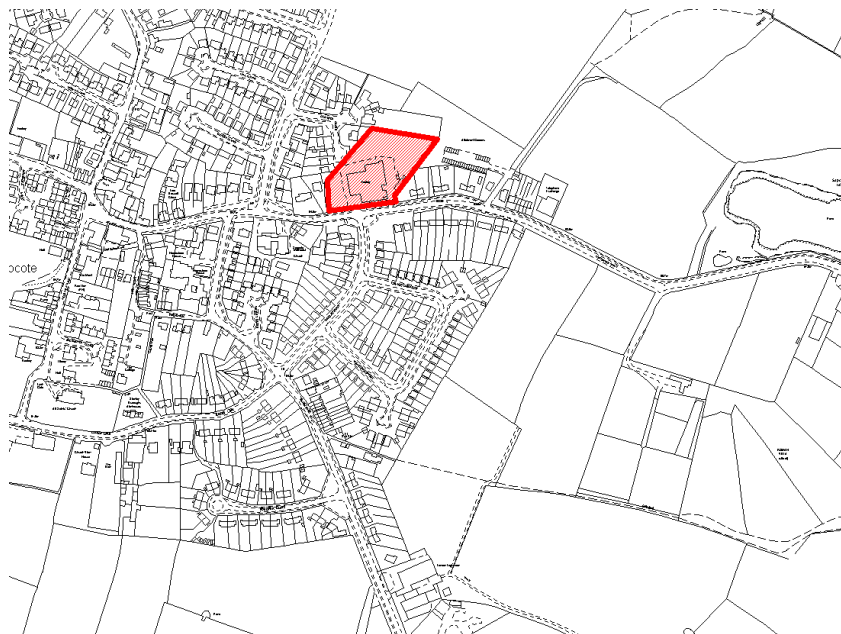
Constraints

| | | |
|-----------------------------------|---|----------|
| 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 | None known | |
| Can the constraints be mitigated? | | |

Availability/ Achievability

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

| | |
|-------------------------------|--|
| Timeframe for development | 2011-2016 |
| Estimated number of dwellings | 23 dwellings (4 with detailed planning permission and 19 under construction) |
| Estimated Density | As per planning consent |
| Estimated Build Rate | 10-20 per annum |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | No |
| Comment | The site is for a total of 37 units, but 14 are already completed, 19 are under construction and 4 have detailed permission. |
| Overall assessment | Deliverable |
| Additional information | |



Strategic Housing Land Availability Assessment Proforma

General Site Information

| | | | |
|----------------------------------|--|----------------|---|
| Parish | SAPCOTE | | |
| As Ref | SAP007 | | |
| Related/Previous Site References | | Grid Reference | X 448763 |
| | | | Y 293237 |
| Site Description | | Site size | 0.8ha |
| Current Use | Contains the Old Rectory and its accompanying curtilage , plus a small amount of adjoining gardens | Adjacent Uses | Residential dwellings lie to the east and west, with a school to the south, a church to the east and an area of open space to the north |
| Land Type | Brownfield (and greenfield for the curtilage) | | |
| Site Location | Land at Rectory, Bassett Lane | | |
| Character of surroundings | | | |

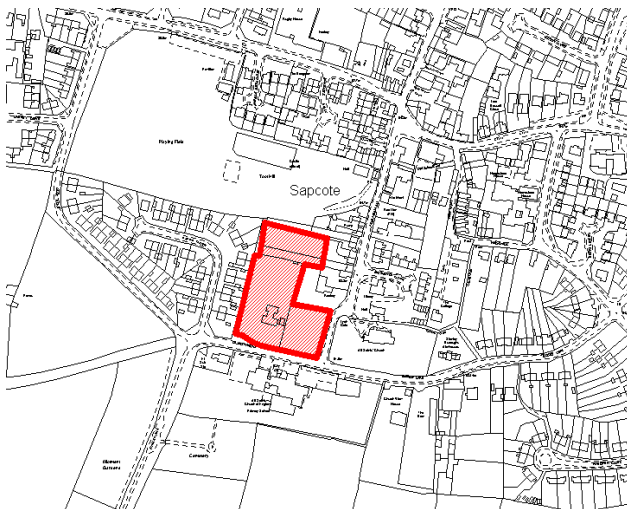
Accessibility

| | | | |
|--|--|---|--|
| Distance to Bus Stop from centre of site | Within 400m 211m | Distance to Bus Stop from site access | Within 400m 267m |
| Distance to Primary School from centre of site | Within 400m 95m All Saints C of E | Distance to Primary School from site access | Within 400m 30m All Saints C of E Primary Sch |
| Distance to Local Centre from centre of site | Within 400m 179m | Distance to Local Centre from site access | Within 400m 223m |
| Distance to Post Office from centre of site | Within 400m 338m Sapcote Post Office | Distance to Post Office from site access | Within 400m 354m Sapcote Post Office |
| Distance to Health Centre from centre of site | Over 1000m 1421m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Over 1000m 1490m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 4120m Thomas Estley Community College | Distance to Secondary School from site access | Over 1500m 4082m Thomas Estley Community College |
| Distance to open space from centre of site | Within 400m 67m | Distance to open space from site access | Within 400m 11m |
| Additional Accessibility information | | | |

Constraints

| | |
|---------------------------|---|
| Identified Red constraint | |
| | Resolvable Comments |
| Contaminated Land | None known |
| Environmental | About 75% of this site is protected by Tree Preservation Orders. Leicestershire County Council has identified 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 | None known |
| Accessibility | None known |
| Ownership | This site came forward through the Urban Capacity Study and no party is promoting it for development. |
| Can the constraints be mitigated? | |
| Availability/ Achievability | |
| Market Interest | High |
| Timeframe for development | 2022-2026 |
| Estimated number of dwellings | A constrained yield of 19 dwellings |
| Estimated Density | 30dph |
| Estimated Build Rate | 10-20 per annum |
| Suitable | Yes |
| Available | No |
| Achievable | No (ownership constraint) |
| Excluded from consideration | No |
| Comment | |
| Overall assessment | Developable (subject to constraints) |
| Additional information | |



Strategic Housing Land Availability Assessment Proforma

General Site Information

| | | | | |
|----------------------------------|--|----------------|-------------|--------|
| Parish | SAPCOTE | | | |
| As Ref | SAP008 | | | |
| Related/Previous Site References | Planning permission granted. Planning application: 08/0279/1/PXCS | Grid Reference | X | 448017 |
| | | | Y | 293418 |
| Site Description | | Site size | 5.8ha | |
| Current Use | Agriculture | Adjacent Uses | Agriculture | |
| Land Type | Greenfield | | | |
| Site Location | The Limes, Hinckley Road | | | |
| Character of surroundings | Stoney Stanton Rolling Farmland Character Area | | | |

Accessibility

| | | | |
|--|--|---|--|
| Distance to Bus Stop from centre of site | Over 800m 883m | Distance to Bus Stop from site access | Within 800m 732m |
| Distance to Primary School from centre of site | Within 800m 790m All Saints C of E | Distance to Primary School from site access | Within 800m 642m All Saints C of E Primary Sch |
| Distance to Local Centre from centre of site | Over 800m 864m | Distance to Local Centre from site access | Within 800m 640m |
| Distance to Post Office from centre of site | Over 800m 907m Sapcote Post Office | Distance to Post Office from site access | Within 800m 697m Sapcote Post Office |
| Distance to Health Centre from centre of site | Over 1000m 1478m Dr. K.J. Ball, Stoney Stanton | Distance to Health Centre from site access | Over 1000m 1244m Dr. K.J. Ball, Stoney Stanton |
| Distance to Secondary School from centre of site | Over 1500m 4871m Thomas Estley Coll | Distance to Secondary School from site access | Over 1500m 4677m Thomas Estley Com College |
| Distance to open space from centre of site | Within 800m 564m | Distance to open space from site access | Within 400m 355m |
| 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 is on land designated as Countryside under policy C2 of the Blaby District Local Plan. In the northeast corner of this site, there is land designated with Tourism Development Policy, L10 viii. This was associated with the Limes Equestrian Centre, which is now closed. | |
| Accessibility | None known | |
| Ownership | None known | |
| Can the constraints be mitigated? | | |

Availability/ Achievability

| | |
|-------------------------------|--|
| Market Interest | High |
| Timeframe for development | 2011-2016 |
| Estimated number of dwellings | 212 units |
| Estimated Density | As per planning consent |
| Estimated Build Rate | 50-80 per annum |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | No |
| Comment | Detailed planning permission granted for 212 units |
| Overall assessment | Deliverable |
| Additional information | |

