

Strategic Housing Land Availability Assessment Proforma

General Site Information

Parish	THURLASTON		
As Ref	THU001		
Related/Previous Site References		Grid Reference	X 450109
			Y 298838
Site Description		Site size	2.88ha
Current Use	Site comprises a plant nursery (most of site is cultivated, and there is an extensive area of built development situated adjacent to Croft Road, extending to about 0.6ha – dwelling, working and sales areas, catering facilities, with a variety of glasshouses and sheds, outside display and storage and hard standing for car parking and servicing)	Adjacent Uses	Agriculture and residential
Land Type	Greenfield (nursery)		
Site Location	Hill View Nurseries, Thurlaston		
Character of surroundings	Thurlaston Rolling Farmland Character Area and Normanton Agricultural Parkland Character Area		

Accessibility

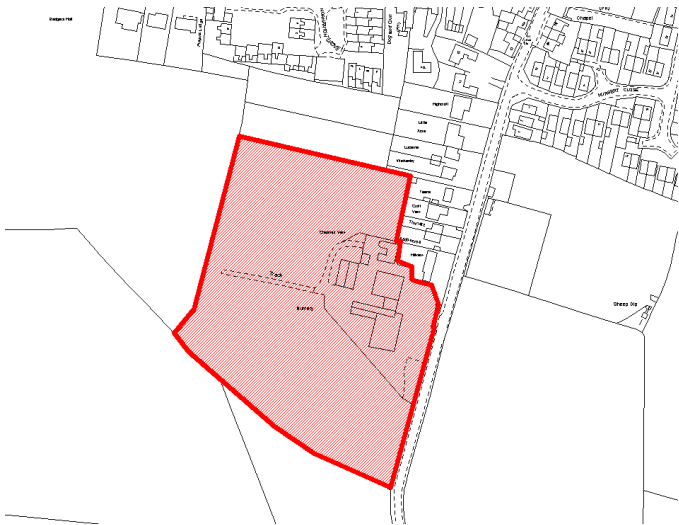
Distance to Bus Stop from centre of site	Within 400m 346m	Distance to Bus Stop from site access	Within 400m 318m
Distance to Primary School from centre of site	Within 400m 326m Thurlaston C of E	Distance to Primary School from site access	Within 400m 344m Thurlaston C of E Primary Sch
Distance to Local Centre from centre of site	Over 800m 2091m	Distance to Local Centre from site access	Over 800m 2019m
Distance to Post Office from centre of site	Over 800m 2114m Huncote Post Office	Distance to Post Office from site access	Over 800m 2043m Huncote Post Office
Distance to Health Centre from centre of site	Over 1000m 4210m Narborough Health Centre	Distance to Health Centre from site access	Over 1000m 4103m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 4902m Brockington College	Distance to Secondary School from site access	Over 1500m 5000m Brockington College
Distance to open space from centre of site	Within 400m 216m	Distance to open space from site access	Within 400m 243m

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	The majority of this site is on land designated as Countryside under policy C2 of the Blaby District Local Plan. Thurlaston is a small settlement with a very limited service offer, making it unable to

	support any significant housing development.
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	54 dwellings
Estimated Density	30dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	Thurlaston is not suitable for significant development due to insufficient 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	THURLASTON		
As Ref	THU002		
Related/Previous Site References		Grid Reference	X 449995
			Y 298936
Site Description		Site size	2.3ha
Current Use	Agriculture	Adjacent Uses	Agriculture, residential, plant nursery
Land Type	Greenfield		
Site Location	Land south of Earl Shilton Road, Thurlaston		
Character of surroundings			

Accessibility

Distance to Bus Stop from centre of site	Within 400m 362m	Distance to Bus Stop from site access	Within 400m 367m
Distance to Primary School from centre of site	Within 400m 286m Thurlaston C of E	Distance to Primary School from site access	Within 400m 249m Thurlaston C of E Primary Sch
Distance to Local Centre from centre of site	Over 800m 2245m (Huncote)	Distance to Local Centre from site access	Over 800m 2365m (Huncote)
Distance to Post Office from centre of site	Over 800m 2273m Huncote Post Office	Distance to Post Office from site access	Over 800m 2395m Huncote Post Office
Distance to Health Centre from centre of site	Over 1500m 4353m Narborough Health Centre	Distance to Health Centre from site access	Over 1500m 4436m Narborough Health Centre
Distance to Secondary School from centre of site	Over 1500m 4085m Brockington College	Distance to Secondary School from site access	Over 1500m 4157m Brockington College
Distance to open space from centre of site	Within 400m 155m	Distance to open space from site access	Within 400m 110m
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 / archaeological potential (Grade 2).
Topographical	None known, but landscape does undulate very gently.
Planning Policy	This site lies entirely within an area designated as Countryside under policy C2 of the Blaby District Local Plan. Thurlaston is a small settlement with a very limited service offer, making it unable to support any significant housing development.
Accessibility	Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration.
Ownership	None known

Can the constraints be mitigated	The Countryside policy designation will be reviewed through the Local Development Framework process.
Availability/ Achievability	
Market Interest	High
Timeframe for development	2026 onwards
Estimated number of dwellings	Constrained yield of 43 dwellings
Estimated Density	30dph
Estimated Build Rate	10-20 per annum
Suitable	No
Available	Yes
Achievable	Yes
Excluded from consideration	No
Comment	Thurlaston is not suitable for significant development due to insufficient 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 (subject to constraints)
Additional information	

