



Borough of Oadby & Wigston

Directorate of Community Services

Planning Services
Annual Monitoring
2008/2009

Strategic Housing Land Availability Assessment (SHLAA) Proformas



Site Information					
Site Address	7 Wye Dean Drive, Wigston	Application Reference	08/00110/FUL	Source of Site	Site Refusal
Previous Site Reference	-	Site Description	The site is small in size and is located adjacent to 7 Wye Dean Drive. The site is proposed to accommodate a single bungalow and would constitute infill development.		
Character of Surroundings	Mostly residential, consisting of single and two storey dwellings.	Brownfield	✓	Greenfield	
Site Size	0.05 hectares	Proposed Use	Single storey dormer style bungalow		
Existing Use	Vacant and Undeveloped	Adjacent Use	Residential and gardens		
Site Location within the Borough	The site is located close by to Wigston town centre, just off Welford Road.	Easting	461004	Northing	298609

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental		Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within all 7 when measured as the crow flies and 6 of 7 when measured as pedestrian route. Access to the site will be directly from Wye Dean Drive and is located close by to the town centre		
Relevant Policy		Flooding	None		
Mitigation of Constraints		Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	20 Queens Drive, Wigston	Application Reference	08/00268/FUL	Source of Site	Site Refusal
Previous Site Reference	-	Site Description	The site is adjacent to 20 Queens Drive which occupies a reasonably large corner, rectangular plot, directly opposite Manor Street.		
Character of Surroundings	The area is characterised by residential development of similar scale and type, in particular, semi detached and terraced properties. Also light industrial is present along Pullman Road, to the west of the plot.		Brownfield	✓	Greenfield
Site Size	0.024 hectares	Proposed Use	Erection of one 2 storey detached dwelling		
Existing Use	Garden, garages, outbuildings	Adjacent Use	Residential		
Site Location within the Borough	The site is located within Wigston, just east of the railway line and close by to Aylestone Park.		Easting	459794	Northing 298934

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental		Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within 6 of 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route. Access to the proposed dwelling will be via existing property access which is directly opposite Manor Street.		
Relevant Policy		Flooding	None		
Mitigation of Constraints		Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	69 Leicester Road, Oadby	Application Reference	08/00240/COU	Source of Site	Site Refusal
Previous Site Reference	-	Site Description	The site is located within Oadby's town centre boundary and is one of nine terraced properties fronting onto Leicester Road, adjacent to Oadby Swimming Baths.		
Character of Surroundings	A mix of highway, light industrial, openspace and residential.	Brownfield	✓	Greenfield	
Site Size	0.02 hectares	Proposed Use	Conversion to 3 self contained flats		
Existing Use	Residential	Adjacent Use	Residential		
Site Location within the Borough	Located within Oadby and adjacent to A6 (Leicester Road).	Easting	462024	Northing	300811

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental		Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within 6 of 7 when measured as the crow flies and 6 of 7 when measured as pedestrian route. Access to the proposed dwellings will be via existing main front door. Proposal retains the two existing allocated parking spaces.		
Relevant Policy		Flooding	None		
Mitigation of Constraints		Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	3	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	89 Harcourt Road, Wigston	Application Reference	08/00260/FUL	Source of Site	Site Refusal
Previous Site Reference	-	Site Description	Large site located on a former light industrial works, close by to Welford Road. Is a proposed site for 23 new build apartments with offsite parking.		
Character of Surroundings	The area is characterised by a mix of residential types, in particular semi detached and terraced properties.		Brownfield	✓	Greenfield
Site Size	1.6 hectares	Proposed Use	Residential		
Existing Use	Openspace with many trees with preservation orders	Adjacent Use	Residential and gardens		
Site Location within the Borough	The site is located on the western edge of the Borough in South Wigston. It is also just to the north of the railway line and station.		Easting	458182	Northing 299035

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Outside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental		Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route. Access to the proposed bungalows would be via the existing site entrance.		
Relevant Policy		Flooding	None		
Mitigation of Constraints		Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	53	Estimated Density	14dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	Hindoostan Avenue, South Wigston	Application Reference	08/00329/FUL	Source of Site	Site Refusal
Previous Site Reference	-	Site Description	The site is large in size and located on the corner of Ladysmith Road and Hindoostan Avenue.		
Character of Surroundings	The area is characterised by a mixture of large detached and semi detached dwellings many of which have retained original features. The area is suggested to have an open plan feel.		Brownfield	✓	Greenfield
Site Size	0.16 hectares	Proposed Use	Erection of a semi detached bungalow		
Existing Use	Openspace with many trees with preservation orders	Adjacent Use	Residential and gardens		
Site Location within the Borough	The site is located on the western edge of the Borough in South Wigston. It is also just to the north of the railway line and station.		Easting	458182	Northing 299035

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Outside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental		Contaminated Land	None
Topographical	None	Accessibility		In terms of Sustainable Distances the site is within 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route. Access to the proposed bungalows would be via the existing site entrance.	
Relevant Policy		Flooding		None	
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	2	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	26 Uplands Road, Oadby	Application Reference	08/00432/FUL	Source of Site	Site Withdrawals
Previous Site Reference	-	Site Description	The site small in size and currently occupied by a garage, driveway and a section of garden area from the adjacent property. The development would constitute small infill development positioned between 2 two storey dwellings.		
Character of Surroundings	Mostly residential in nature, although Launde Primary School is only a few metres away and across the way over the A6 there is a smattering of light industrial.		Brownfield	✓	Greenfield
Site Size	0.023 hectares	Proposed Use	Two storey detached dwelling		
Existing Use	Vacant garden land and undeveloped	Adjacent Use	Residential		
Site Location within the Borough	The site is located not too far away from Oadby centre and has good access to the A6 (Harborough Road) and most essential services.		Easting	462706	Northing 300527

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within all 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route. There are no fundamental reasons for the site to be excluded from consideration at this stage.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	47 Beaumont Street, Oadby	Application Reference	08/00287/FUL	Source of Site	Site Withdrawals
Previous Site Reference	-	Site Description	The site is small in size and vacant and abuts both residential and light industrial units. Adjacent to the north of the site is an area of Identified Employment Land. The development would constitute small scale infill between a terraced property and the Barrington Smith factory.		
Character of Surroundings	The locality is characterised by bungalow and two storey properties as well as light industrial on Identified Employment Land.		Brownfield	✓	Greenfield
Site Size	0.009 hectares	Proposed Use	1 bedroom townhouse		
Existing Use	Vacant site	Adjacent Use	Residential and industrial		
Site Location within the Borough	The site is located just off the A6 around 400 metres from the centre of Oadby.		Easting	462219	Northing 301054

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within 6 of 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route. There are no fundamental reasons for the site to be excluded from consideration at this stage.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	Developable and Deliverable						
Any Other Relevant Comments							

Site Information					
Site Address	54-56 Ash Tree Road, Oadby	Application Reference	08/00177/FUL	Source of Site	Site Withdrawals
Previous Site Reference	-	Site Description	The site is relatively small in area and stems from a dividing of the rear gardens to the relevant properties. The site would constitute infill development and a small scale corner plot development.		
Character of Surroundings	The site is located in a mostly residential area. The surroundings are a mixture of detached and semi detached properties, topographically on flat land. There is currently a number of vegetation types on the proposed site although none have Tree Preservation Orders.		Brownfield	✓	Greenfield
Site Size	0.032 hectares	Proposed Use	One detached two storey dwelling		
Existing Use	Rear gardens	Adjacent Use	Residential		
Site Location within the Borough	The site is located within a fairly dense residential area which is within close proximity to Glen Road (A6) and is located closeby to educational facilities.		Easting	462943	Northing 299705

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is been recognised as having an uncertain archaeological potential and is within 100 metres of a known archaeological site.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within all 7 when measured as the crow flies and all 7 when measured as pedestrian route. There are no fundamental reasons for the site to be excluded from consideration at this stage.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment							

Any Other Relevant Comments

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Site Information						
Site Address	99 Countesthorpe Road, South Wigston	Application Reference	08/00158/FUL	Source of Site	Site Withdrawals	
Previous Site Reference	-	Site Description	The site is proposed to accommodate 3 attached townhouse style properties, each with off street parking and rear gardens.			
Character of Surroundings	The site is located in a predominately high density neighbourhood. The majority of housing type is townhouse in style and 2 to 3 storey. There is some light industrial works closeby, as well as the new South Leicestershire College site and Blaby Road park.		Brownfield	✓	Greenfield	
Site Size	0.057 hectares	Proposed Use	Three attached dwellings			
Existing Use	Vacant car park	Adjacent Use	Residential and gardens			
Site Location within the Borough	The site is located towards the south west of the Borough in South Wigston, to the south of South Wigstons Railway Station.		Easting	458748	Northing	297903

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within all 7 when measured as the crow flies and all 7 when measured as pedestrian route. There are no fundamental reasons for the site to be excluded from consideration at this stage.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	3	Estimated Density	52dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment							
Any Other Relevant Comments							

Site Information					
Site Address	98 Stoughton Road, Oadby	Application Reference	-	Source of Site	Planning Inquiry
Previous Site Reference	-	Site Description	The site is proposed to accommodate 5 new dwellings to the rear of 98 Stoughton Road.		
Character of Surroundings	The area in which 98 Stoughton Road is located is mainly residential. Most properties are high in value and are at very low densities. Detached dwellings make up the majority of the local housing type.		Brownfield	✓	Greenfield
Site Size	0.22 hectares	Proposed Use	5 detached dwellings		
Existing Use	Rear garden	Adjacent Use	Residential		
Site Location within the Borough	98 Stoughton Road is located towards the northern tip of the Borough, close to its boundary.		Easting	462842	Northing 301207

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route. Proposed access to the new properties will be via existing access to 98 Stoughton Road.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	5	Estimated Density	23dph
Estimated Build Rate	-	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment							
Any Other Relevant Comments							

Site Information							
Site Address	5 Gorse Lane, Oadby	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 3 new dwellings on an existing site.				
Character of Surroundings	The site lies close by to medium to low density residential and agricultural land. The site is situated just off the main A6.			Brownfield	✓	Greenfield	
Site Size	0.08 hectares	Proposed Use	Residential				
Existing Use	Existing garden to no 5 Gorse Lane.	Adjacent Use	Residential and agricultural land				
Site Location within the Borough	The site is located to the south of Oadbys urban area, adjacent to the Borough boundary, along the A6.			Easting	463886	Northing	299158

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to have an uncertain archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	3	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	6 Woodside Road, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site is proposed to accommodate a potential 4 new dwellings.				
Character of Surroundings	The proposed site is encased by medium density residential dwellings and associated gardens.			Brownfield	✓	Greenfield	
Site Size	0.09 hectares	Proposed Use	Residential				
Existing Use	Existing gardens	Adjacent Use	Residential and associated gardens.				
Site Location within the Borough	The site is located just off the A6, towards the south eastern boundary. The site is also away from Oadby town centre.			Easting	463810	Northing	299217

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to have an uncertain archaeological potential as the site lies within 100 metres of a site of archaeological interest.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	4	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information					
Site Address	11a Southmeads Road, Oadby	Application Reference	-	Source of Site	Refusal
Previous Site Reference	-	Site Description	The site has the potential capacity to accommodate 8 residential units.		
Character of Surroundings	The site is within prime Oadby and is surrounded by low density large housing, as well as openspace.	Brownfield	✓	Greenfield	
Site Size	0.22 hectares	Proposed Use	8 residential units		
Existing Use	Private gardens	Adjacent Use	Residential		
Site Location within the Borough	The site is located within the northern parts of Oadbys residential area. It is also located near by to Oadby town centre.	Easting	461925	Northing	301441

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset. And is also near by a designated SINC.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.		
Relevant Policy	Within a Conservation Area			Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	0-5 years	Estimated Number of Dwellings	8	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	33 Beaumont Street, Oadby	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate a single dwelling.				
Character of Surroundings	The site is located within a medium to high density residential area and is close by to an Identified Employment Zone.			Brownfield	✓	Greenfield	
Site Size	0.02 hectares	Proposed Use	Residential				
Existing Use	Private gardens	Adjacent Use	Identified Employment and residential				
Site Location within the Borough	The site is located just north of Oadby town centre, towards the north portion of the Borough.			Easting	462219	Northing	300994

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 6 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	44 Bankart Avenue, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site has the potential to accommodate 9 new dwellings.				
Character of Surroundings	The site surroundings are almost exclusively medium to low density residential.			Brownfield	✓	Greenfield	
Site Size	0.23 hectares	Proposed Use	Residential				
Existing Use	Existing garden	Adjacent Use	Residential				
Site Location within the Borough	The site is located along the northern tip of the Borough on the fringes of Oadby and Leicester City.			Easting	461309	Northing	302151

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Outside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 1 of 7 when measured as the crow flies and 0 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	A small proportion of the site lies within a Flood Risk Zone 3.	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	9	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	49 Hidcote Road, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site has the capacity for a single dwelling.				
Character of Surroundings	The site is located within the western residential area of Oadby close by to a country park.			Brownfield	✓	Greenfield	
Site Size	0.03 hectares	Proposed Use	Residential				
Existing Use	Private amenity space	Adjacent Use	Residential				
Site Location within the Borough	The site is located on the corner Sibton Lane and Hidcote Road within west Oadby. In terms of location within the Borough, the site is very central.			Easting	462362	Northing	299723

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 6 of 7 when measured as the crow flies and 6 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information						
Site Address	Petrol Station, Harborough Road, Oadby	Application Reference	-	Source of Site	Refusal	
Previous Site Reference	-	Site Description	The site has the potential to accommodate 6 new dwellings.			
Character of Surroundings	The site is surrounded by high to medium density residential development and A1 uses.		Brownfield	✓	Greenfield	
Site Size	0.14 hectares	Proposed Use	Residential			
Existing Use	Former filling station	Adjacent Use	Residential			
Site Location within the Borough	The site is located towards the centre of Oadby along the A6.		Easting	463070	Northing	300101

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	6	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	This site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	Pipistrelle Way, Oadby	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate just fewer than 40 new dwellings. The site would be described as infill development.				
Character of Surroundings	The site is located adjacent to the urban residential area of east Oadby and close by to the proposed Country park.			Brownfield	Greenfield	✓	
Site Size	1.12 hectares	Proposed Use	Residential				
Existing Use	Informal openspace	Adjacent Use	Residential				
Site Location within the Borough	The site is encased by residential development and is located close to the Boroughs south eastern boundary, nearby to the A6.			Easting	464315	Northing	299802

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 3 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	37	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information						
Site Address	23 Church Street, Oadby	Application Reference	-	Source of Site	Submission	
Previous Site Reference	-	Site Description	The site is proposed to accommodate 9 new dwellings.			
Character of Surroundings	The site is located within Oadby town centre, thus is close by to most amenities, and a mix of residential, retail and light industrial uses.		Brownfield	✓	Greenfield	
Site Size	0.23 hectares	Proposed Use	Residential			
Existing Use	Commercial	Adjacent Use	Residential, commercial and light industrial.			
Site Location within the Borough	The site is located towards the centre of the Borough, within Oadbys town centre boundary.		Easting	462344	Northing	300569

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 6 of 7 when measured as pedestrian route.		
Relevant Policy	Lies within the London Road/ St Peters Conservation Area.			Flooding	None	
Mitigation of Constraints				Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	9	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The land is likely to be developed within 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	113 Saffron Road, South Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate a single dwelling.				
Character of Surroundings	The site is located within a mixed area consisting of residential and employment land.			Brownfield	✓	Greenfield	
Site Size	0.01 hectares	Proposed Use	Residential				
Existing Use	Private gardens	Adjacent Use	Employment and residential				
Site Location within the Borough	The site is located towards the western boundary of the Borough, along the main Saffron Road. It is adjacent to Identified Employment Land and South Wigston railway station.			Easting	458405	Northing	298852

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	*
Overall Assessment	The site is likely to be developed in the next 5 years.						
Any Other Relevant Comments							

Site Information					
Site Address	Britford Avenue, Wigston	Application Reference	-	Source of Site	Allocations
Previous Site Reference	-	Site Description	The site is proposed to accommodate 20 dwellings.		
Character of Surroundings	The site is located adjacent to a school, residential area and the railway line. Across from the railway line is Greenfield agricultural land also.		Brownfield	Greenfield	✓
Site Size	0.61 hectares	Proposed Use	Residential		
Existing Use	Playing field scrub	Adjacent Use	School playing fields, residential and agricultural.		
Site Location within the Borough	The site is located along the outskirts of Wigstons urban area, adjacent to the Leicester to London railway line.		Easting	459984	Northing 297962

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to have an uncertain archaeological potential as the site lies within 100 metres of a site of archaeological interest.		Contaminated Land None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 6 of 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route.		
Relevant Policy	The site is currently the only housing allocation within the Saved Local Plan.		Flooding	None	
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	20	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years						
Any Other Relevant Comments							

Site Information							
Site Address	Land at Long Street, Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 4 new dwellings.				
Character of Surroundings	The site is located close by to a mix of residential, light industrial, commercial and retail development.			Brownfield	✓	Greenfield	
Site Size	0.10 hectares	Proposed Use	Residential				
Existing Use	Light Industrial	Adjacent Use	Residential, Light Industrial, Commercial and Retail.				
Site Location within the Borough	The site is located within the town centre of Wigston, along the main shopping parade. In terms of location within the Borough the site is very central and has good transport links/networks.			Easting	460438	Northing	298739

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy	The site is located within a Conservation Area			Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information							
Site Address	St Georges House, Moat Street, Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 28 new residential units.				
Character of Surroundings	The site is located within a predominately residential area of Wigston, a few metres outside of the town centre boundary.			Brownfield	✓	Greenfield	
Site Size	0.86 hectares	Proposed Use	Residential				
Existing Use	Light Industrial	Adjacent Use	Residential				
Site Location within the Borough	The site is located just outside Wigstons town centre boundary, along Moat Street. It is also close by to the main artery road of A5199, Welford Road.			Easting	460691	Northing	298520

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to have an uncertain archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	0-5 years	Estimated Number of Dwellings	28	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 5 years.						
Any Other Relevant Comments							

Site Information					
Site Address	8 Stoughton Drive South, Oadby	Application Reference	08/00256/OUT	Source of Site	Site Withdrawals
Previous Site Reference	-	Site Description	The site is proposed to accommodate one new dwelling on land currently forming part of the rear garden area of 8 Stoughton Drive South.		
Character of Surroundings	The site is located to the west of the existing dwelling and fronts onto St Andrews Drive. The local area is predominately substantial detached dwellings on generous plots.		Brownfield	✓	Greenfield
Site Size	0.06 hectares	Proposed Use	One detached dwelling		
Existing Use	Rear garden	Adjacent Use	Residential and formal openspace		
Site Location within the Borough	The site is located towards the northern tip of the Borough in Oadby and has good transport links to the A6, Gartree Road and Leicester.		Easting	461594	Northing 302275

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Outside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is within 5 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route. There are no fundamental reasons for the site to be excluded from consideration at this stage.	
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	5-10 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	x	Available	✓	Achievable	✓
Overall Assessment							
Any Other Relevant Comments							

Site Information					
Site Address	64 Manor Road, Oadby	Application Reference	08/00201/FUL	Source of Site	Site Withdrawals
Previous Site Reference	-	Site Description	The site is proposed for the erection of one dwelling in the rear garden of 64 Manor Road.		
Character of Surroundings	The site is located in a mostly low density residential area with plots of a large size. The majority of properties are large detached dwellings with both front and rear gardens of ample size. The University of Leicester sports facilities are directly adjacent to the west, with other informal openspace close by.		Brownfield	✓	Greenfield
Site Size	0.086 hectares	Proposed Use	One detached bungalow		
Existing Use	Rear garden	Adjacent Use	Residential and formal openspace		
Site Location within the Borough	The site is located towards the northern tip of the Borough in Oadby and has good transport links to the A6, Gartree Road and Leicester.		Easting	462629	Northing 301477

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is within 3 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route. There are no fundamental reasons for the site to be excluded from consideration on access grounds.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	5-10 years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	*	Available	✓	Achievable	✓
Overall Assessment							
Any Other Relevant Comments							

Site Information							
Site Address	Bennett Way, South Wigston	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 6 new dwellings.				
Character of Surroundings	The site is adjacent to a SINC, and both Sui generis and A1 uses, as well as dense residential.			Brownfield	✓	Greenfield	
Site Size	0.14 hectares	Proposed Use	Residential				
Existing Use	Hard standing and car park.	Adjacent Use	Sui generis, A1 and residential				
Site Location within the Borough	The site is located within South Wigston, adjacent to the railway triangle and a national food store.			Easting	459141	Northing	298613

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Adjacent to a designated SINC and is considered to have an uncertain archaeological potential as the site lies within 100 metres of a site of archaeological interest.		Contaminated Land	None	
Topographical	None	Accessibility		In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	5-10 years	Estimated Number of Dwellings	6	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is likely to be developed within the next 10 years.						
Any Other Relevant Comments							

Site Information							
Site Address	Cottage Farm, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 320 new dwellings.				
Character of Surroundings	The site is located adjacent to Glen Gorse Golf Club, Coombe Park, the A6 and residential dwellings. The area is green in nature and with large areas of openspace within close proximity.			Brownfield	Greenfield	✓	
Site Size	12.78 hectares	Proposed Use	Residential				
Existing Use	Agricultural land	Adjacent Use	Agricultural, openspace and residential				
Site Location within the Borough	The site is located adjacent to the Borough's boundary towards the south east of Oadby.			Easting	463449	Northing	299065

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	The site is adjacent to a designated SINC and is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical/ Geological	Soils are low in permeability, therefore could be susceptible to increased surface flooding.		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	Potential Surface Water	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	320	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is unlikely to be developed within the next 10 years.						
Any Other Relevant Comments							

Site Information							
Site Address	Newton Lane and Welford Road, Wigston	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate nearly 200 new dwellings.				
Character of Surroundings	The site is located on the fringes of an existing housing development in Wigston, to the south of the Borough. The site is also adjacent to Kilby Bridge, the Grand Union Canal and agricultural land.			Brownfield		Greenfield	✓
Site Size	89.32 hectares	Proposed Use	Residential				
Existing Use	Agricultural	Adjacent Use	Residential and agricultural				
Site Location within the Borough	The site is located along the B5199 (Welford Road) to the south of Wigston, adjacent to Kilby Bridge.			Easting	461622	Northing	297684

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Part of the site lies within the designated Barn Pool Meadow SINC. The site is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None	Accessibility		In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route. In terms of site access the most viable option according to the Assessment for Highways and Transportation Implications report would be off Welford Road.			
Relevant Policy				Flooding	A small part of the southern area of the site is located within Flood Risk Zone 3, and has a potential flooding risk of 1 in 100 years.		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for	10+	Estimated	1786	Estimated	40dph

		<i>Development</i>	years	<i>Number of Dwellings</i>		<i>Density</i>	
<i>Estimated Build Rate</i>	50-80pa	<i>Suitable</i>	✓	<i>Available</i>	✓	<i>Achievable</i>	✓
<i>Overall Assessment</i>	<i>The site is unlikely to be developed within the next 10 years.</i>						
<i>Any Other Relevant Comments</i>							

Site Information							
Site Address	South Leicestershire Rugby Club, Wigston	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 167 dwellings.				
Character of Surroundings	The site is adjacent to medium density residential, as well as countryside and open space.	Brownfield		Greenfield	✓		
Site Size	6.66 hectares	Proposed Use	Residential				
Existing Use	Rugby Field and associated uses.	Adjacent Use	Agricultural, openspace and residential				
Site Location within the Borough	The site is located close by to the Boroughs southern boundary, on the outskirts of Wigston and is adjacent to the Welford Road.	Easting	460932	Northing	297666		

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical/ Geological	None	Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 5 of 7 when measured as pedestrian route.				
Relevant Policy	None	Flooding	None				
Mitigation of Constraints				Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	167	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	✓	Available	✓	Achievable	✓
Overall Assessment	The site is unlikely to be developed within the next 10 years.						
Any Other Relevant Comments							

Site Information					
Site Address	Glebe Farm, Newton Lane, Wigston	Application Reference	08/00398/OUT	Source of Site	Site Withdrawals
Previous Site Reference	-	Site Description	The site is proposed to accommodate 1 two storey residence.		
Character of Surroundings	The Glebe Farm site is located along the south eastern boundary of the Borough, outside of the Leicester Principal Urban Area and over two kilometres from a local or town centre.		Brownfield	✓	Greenfield
Site Size	0.17 hectares	Proposed Use	One detached two storey dwelling		
Existing Use	Bungalow and various farm buildings.	Adjacent Use	Agricultural and residential		
Site Location within the Borough	The site is located on the Boroughs south eastern boundary and is not in close proximity to essential services or amenities.		Easting	462642	Northing 297315

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Outside 800m	Openspace pedestrian route	Outside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility		In terms of Sustainable Distances the site is outside all 7 when measured as the crow flies and all 7 when measured as pedestrian route. Access to the site will be off a rural road, thus deeming it unacceptable and not appropriate for consideration.	
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	-	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information						
Site Address	1 Sibton Road, Oadby	Application Reference	-	Source of Site	Refusal	
Previous Site Reference	-	Site Description	The site has the potential to accommodate a single dwelling.			
Character of Surroundings	The site is located within the residential area of Oadby, which are of a medium to high density, and is also close by to public openspace.		Brownfield	✓	Greenfield	
Site Size	0.02 hectares	Proposed Use	Residential			
Existing Use	Rear gardens	Adjacent Use	Residential			
Site Location within the Borough	The site is located towards the western extremities of Oadby's urban area, near by to Brocks Hill Country park.		Easting	462361	Northing	299819

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to have an uncertain archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Stretton Hall, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site has the capacity for 123 new homes				
Character of Surroundings	To the east and south of the proposed site lies agricultural land and Stretton Hall. To the north of the site is the urban area of Oadby that is predominately residential in nature.			Brownfield		Greenfield	✓
Site Size	4.90 hectares	Proposed Use	Residential and associated mixed use				
Existing Use	Agricultural land	Adjacent Use	Agricultural, open space and residential				
Site Location within the Borough	The site is located to the south of Oadby and extends along the Boroughs boundary towards the A6. It is also outside of the Leicester Principal Urban Area.			Easting	464559	Northing	299797

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	123	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information						
Site Address	11 Southmeads, Oadby	Application Reference	-	Source of Site	Submission	
Previous Site Reference	-	Site Description	The site is proposed to accommodate 6 new dwellings on a previously developed site.			
Character of Surroundings	The site is within prime Oadby and is surrounded by low density large housing, as well as openspace.			Brownfield	✓	Greenfield
Site Size	0.16 hectares	Proposed Use	Residential			
Existing Use	Existing garden	Adjacent Use	Residential			
Site Location within the Borough	The site is located within the northern parts of Oadbys residential area. It is also located near by to Oadby town centre.			Easting	462115	Northing 301287

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset. And is also near by a designated SINC.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.		
Relevant Policy	Directly adjacent to a Conservation Area.			Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	6	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment		Undevelopable					
Any Other Relevant Comments							

Site Information						
Site Address	39 Harborough Road, Oadby	Application Reference	-	Source of Site	Refusal	
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 8 new dwellings.			
Character of Surroundings	The site is located within a residential area of Oadby, just off the main A1, Harborough Road.	Brownfield	✓	Greenfield		
Site Size	0.20 hectares	Proposed Use	Residential			
Existing Use	Private amenity space.	Adjacent Use	Residential			
Site Location within the Borough	The site is located towards the centre of Oadby's urban area and is within close proximity to the town centre.	Easting	462346	Northing	300766	

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.	Contaminated Land	None	
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 1 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None	
Mitigation of Constraints				Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	8	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	50 Stoughton Road, Oadby	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 7 new dwellings.				
Character of Surroundings	The site is located within prime Oadby, which is characterised by large scale, low density residential development.			Brownfield	✓	Greenfield	
Site Size	0.18 hectares	Proposed Use	Residential				
Existing Use	Private amenity space.	Adjacent Use	Residential				
Site Location within the Borough	The site is located towards the north eastern section of the Borough, within one of Oadby's more exclusive residential areas.			Easting	462530	Northing	300858

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	7	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	55 to 57 London Road, Oadby	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the potential to accommodate 28 new dwellings.				
Character of Surroundings	The surroundings to the proposed site are a mix of residential, light industrial and retail uses.			Brownfield	✓	Greenfield	
Site Size	0.85 hectares	Proposed Use	Residential				
Existing Use	Vacant land	Adjacent Use	Residential, light industrial and retail				
Site Location within the Borough	The site is located within Oadbys town centre boundary, along London Road.			Easting	462589	Northing	300341

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	28	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Land at Oadby Grange, Oadby	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 365 new dwellings.				
Character of Surroundings	The site lies on the urban fringe of Oadby's residential area, adjacent to the Boroughs proposed country park and Fludes Lane Washbrook.			Brownfield		Greenfield	✓
Site Size	14.60 hectares	Proposed Use	Residential				
Existing Use	Agricultural land and proposed Oadby Grange Country Park.	Adjacent Use	Residential, openspace and agriculture.				
Site Location within the Borough	The site is located in south eastern Oadby sandwiched between the urban area and Oadby Grange Country Park. The site is also outside of the Leicester Principal Urban Area.			Easting	463952	Northing	300344

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	The site is adjacent to two SINC's, a proposed country park and is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	Soils consist of limestone shales, clay and silt, and are low in permeability		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.			
Relevant Policy	Section 106 agreement stemming from development on Florence Wragg Way to provide the land as open space.			Flooding	The site is also located nearby Fludes Lane Washbrook which has the potential for surface flooding.		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	365	Estimated Density	40dph
Estimated Build	50-80pa	Suitable	*	Available	*	Achievable	*

<i>Rate</i>							
<i>Overall Assessment</i>	<i>Undevelopable</i>						
<i>Any Other Relevant Comments</i>							

Site Information					
Site Address	Land at Springhill Farm, Oadby	Application Reference	-	Source of Site	Allocations
Previous Site Reference	-	Site Description	The proposed site is part of a much larger cross district boundary site. The Oadby and Wigston Borough side would accommodate 68 new dwellings.		
Character of Surroundings	The site is located along the Borough boundary and is adjacent to both residential and open countryside.		Brownfield	Greenfield	✓
Site Size	2.06 hectares	Proposed Use	Residential		
Existing Use	Agricultural	Adjacent Use	Residential, agricultural and countryside.		
Site Location within the Borough	The site is situated on the boundary of the Borough and Harborough District, to the south of Oadby and has direct access onto the A6 Glen Road.		Easting	464079	Northing 299255

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route. The site can be directly accessed from the A6 (Glen Road).		
Relevant Policy				Flooding	None
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	68	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Stoughton Road, Oadby	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate just over 1200 new dwellings.				
Character of Surroundings	Mainly large low density residential in one of the more sought after locations of the Borough.			Brownfield	Greenfield	✓	
Site Size	48.12 hectares	Proposed Use	Residential and associated mixed use.				
Existing Use	University of Leicester sports fields.	Adjacent Use	Residential, agricultural, sports playing fields and health care centre uses.				
Site Location within the Borough	The site is located just off Gartree Road/Stoughton Road along the Boroughs northern Leicester boundary.			Easting	463352	Northing	301557

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Adjacent to a designated SINC. Land lies within the Oadby, Thurnby, Stoughton Green Wedge and is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical			Accessibility	In terms of Sustainable Distances the site is inside 3 of 7 when measured as the crow flies and 3 of 7 when measured as pedestrian route. Although the site does not meet at least 4 of the 7 distances, its size would necessitate on site service provisions.		
Relevant Policy	Lies within Oadby, Thurnby, Stoughton green Wedge.		Flooding	None		
Mitigation of Constraints				Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	1203	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*

<i>Overall Assessment</i>	<i>Undeliverable</i>
<i>Any Other Relevant Comments</i>	

Site Information							
Site Address	Land south of Sutton Close, Oadby	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 229 new dwellings.				
Character of Surroundings	To the north of the site is medium density residential. All other perimeters are adjacent to open space.			Brownfield		Greenfield	✓
Site Size	9.15 hectares	Proposed Use	Residential				
Existing Use	Agricultural	Adjacent Use	Residential and openspace				
Site Location within the Borough		Easting	462585	Northing	299041		

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.			
Relevant Policy	The site lies within Oadby and Wigston Green Wedge.			Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Low	Timeframe for Development	10+ years	Estimated Number of Dwellings	229	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Rear of Cottage Farm, Oadby	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate around 20 new dwellings.				
Character of Surroundings	The site is located adjacent to Glen Gorse Club and open countryside. The site is also close by to the A6 and associated residential properties.			Brownfield	Greenfield	✓	
Site Size	0.66 hectares	Proposed Use	Residential				
Existing Use	Agricultural land	Adjacent Use	Formal outdoor sport, residential, agriculture and open countryside.				
Site Location within the Borough	The site is located along the boundary of the Borough to the south of Oadby, directly off London Road (A6).			Easting	463785	Northing	298910

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to have an uncertain archaeological potential as the site lies within 100 metres of a site of archaeological interest.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	The site lies within a Flood Risk Zone 1.	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	22	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Oadby Lodge Farm, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site is proposed to accommodate over 1200 new homes.				
Character of Surroundings	To the west of the site lies part of Oadby's urban area, which is predominately residential in nature, and to the east of the site is open space and further agricultural land.			Brownfield	Greenfield	✓	
Site Size	62.85 hectares	Proposed Use	Residential and mixed use				
Existing Use	Agricultural farmland	Adjacent Use	Residential, openspace and agricultural.				
Site Location within the Borough	The site is located on the north eastern tip of the Borough, adjacent its boundary. Immediately to the west of the site are the urban areas of Oadby, and to the west, outside of the Borough, is open countryside.			Easting	464496	Northing	300400

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	The site is located adjacent to a designated SINC. Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical/ Geological	The site is susceptible to surface water flooding due to its low permeable soils.		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	The site is within a Flood Risk Zone 1.	
Mitigation of Constraints				Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	1257	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Oadby Town Football Club, Oadby	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate around 50 new dwellings.				
Character of Surroundings	The site is located predominately within an urban residential area of Oadby, but does back onto Brockhill Country Park.			Brownfield	✓	Greenfield	
Site Size	2.03 hectares	Proposed Use	Residential				
Existing Use	Football ground and associated buildings.	Adjacent Use	Residential, Brockhill Country park and Parklands Leisure Centre.				
Site Location within the Borough	The site is located pretty much in the centre of the Borough, within Oadby but closeby to Wigston. It is located along the main B582, Wigston Road. Is also located within the Leicester Principal Urban Area.			Easting	461942	Northing	299966

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is within the Oadby and Wigston Green Wedge. Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy	The site lies within Oadby and Wigston Green Wedge.			Flooding	The site lies within a Flood Risk Zone 3.		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Low	Timeframe for Development	10+ years	Estimated Number of Dwellings	51	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Gartree Road, Oadby	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 436 new dwellings.				
Character of Surroundings	Mainly large low density residential in one of the more sought after locations of the Borough.			Brownfield		Greenfield	✓
Site Size	17.43 hectares	Proposed Use	Residential and associated mixed use.				
Existing Use	Agricultural	Adjacent Use	Residential, agricultural, sports playing fields and health care centre.				
Site Location within the Borough	The site is located just off Gartree Road along the Boroughs northern Leicester boundary.			Easting	462819	Northing	301891

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Land lies within the Oadby, Thurnby, Stoughton Green Wedge and is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None	Accessibility		In terms of Sustainable Distances the site is inside 3 of 7 when measured as the crow flies and 3 of 7 when measured as pedestrian route. Although the site does not meet at least 4 of the 7 distances, its size would necessitate on site service provisions.			
Relevant Policy	Lies within Oadby, Thurnby, Stoughton Green Wedge.			Flooding	The site lies within a Flood Risk Zone 1 and the site has potential for ground and surface water flooding.		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	436	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*

<i>Overall Assessment</i>	<i>Undevelopable</i>
<i>Any Other Relevant Comments</i>	

Site Information							
Site Address	Stretton Hall, Oadby	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site has the capacity for 123 new homes				
Character of Surroundings	To the east and south of the proposed site lies agricultural land and Stretton Hall. To the north of the site is the urban area of Oadby that is predominately residential in nature.			Brownfield		Greenfield	✓
Site Size	4.90 hectares	Proposed Use	Residential and associated mixed use				
Existing Use	Agricultural land	Adjacent Use	Agricultural, open space and residential				
Site Location within the Borough	The site is located to the south of Oadby and extends along the Boroughs boundary towards the A6. It is also outside of the Leicester Principal Urban Area.			Easting	464559	Northing	299797

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	123	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	2 Jordan Avenue, South Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate a single dwelling.				
Character of Surroundings	The site is located within a high density residential area of South Wigston and is close by to an employment area of light industrial use.			Brownfield	✓	Greenfield	
Site Size	0.03 hectares	Proposed Use	Residential				
Existing Use	Private gardens	Adjacent Use	Residential				
Site Location within the Borough	The site is located within South Wigston, close by to Identified Employment Land, just off the main through route of Blaby Road.			Easting	459279	Northing	298379

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 1 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information					
Site Address	Elequip Factory, South Wigston	Application Reference	-	Source of Site	Submission
Previous Site Reference	-	Site Description	The site is proposed to accommodate 30 new dwellings		
Character of Surroundings	In close proximity to the site is the Leicester to London railway line, the northern residential area of South Wigston and B2 uses.		Brownfield	✓	Greenfield
Site Size	0.9 hectares	Proposed Use	Residential		
Existing Use	Light Industrial	Adjacent Use	Residential, light industrial uses and the railway line		
Site Location within the Borough	The site is located towards the north of South Wigston, off Gloucester Crescent and closeby to the railway line.		Easting	459212	Northing 299201

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is close by to a SINC and is considered to have an uncertain archaeological potential and the site is less than 1 hectare in size.		Contaminated Land None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 6 of 7 when measured as the crow flies and 6 of 7 when measured as pedestrian route.		
Relevant Policy	Is currently Identified Employment Land		Flooding	None	
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	30	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information						
Site Address	Former Landfill Site, South Wigston	Application Reference	-	Source of Site	Allocations	
Previous Site Reference	-	Site Description	The site is proposed to accommodate 230 new dwellings.			
Character of Surroundings	The site is surrounded by agricultural land, residential development and light industrial.		Brownfield	✓	Greenfield	
Site Size	9.18 hectares	Proposed Use	Residential			
Existing Use	Scrubland	Adjacent Use	Residential, light industrial and agricultural			
Site Location within the Borough	The site is located towards the south of south Wigston, adjacent to the Leicester to London railway line.		Easting	459696	Northing	297916

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	The site lies within a designated SINC and is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.		
Relevant Policy	South Wigston Masterplan identifies the site as a proposed employment expansion.			Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	230	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Premier Drum, South Wigston	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 72 new dwellings.				
Character of Surroundings	The site is located towards the centre of the Borough, and lies adjacent to both residential, light industrial and A1 uses.			Brownfield	✓	Greenfield	
Site Size	2.17 hectares	Proposed Use	72 new dwellings				
Existing Use	Light industrial	Adjacent Use	Railway line, residential and retail uses				
Site Location within the Borough	The site is located along the B582, Blaby Road, adjacent to the Leicester to London railway line.			Easting	459393	Northing	298573

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	The site is located in close proximity to a SINC and is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy	Identified Employment Area within the Boroughs Saved Local Plan.			Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	72	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	The Vicarage, Bushloe End, Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 3 new dwellings.				
Character of Surroundings	The site is located within a medium to high density area of Wigston, surrounded by a mix of development.			Brownfield	✓	Greenfield	
Site Size	0.08 hectares	Proposed Use	Residential				
Existing Use	Private amenity space	Adjacent Use	Educational facilities, place of worship, light industrial, residential and retail.				
Site Location within the Borough	The site is located within the All Saints Conservation area in Wigston, close by the town centre and the main arterial route (B5199) into Leicester City.			Easting	460356	Northing	298667

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy	This site is located within the All Saints Conservation Area.			Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	4	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	9 Waverly Road, South Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate a single new dwelling.				
Character of Surroundings	The site is located within a predominately medium density residential area of south Wigston, close by to the railway station and territorial army offices.			Brownfield	✓	Greenfield	
Site Size	0.03 hectares	Proposed Use	Residential				
Existing Use	Private amenity space	Adjacent Use	Residential				
Site Location within the Borough	The site is located within the northern residential area of South Wigston, close by to Identified Employment Zones. In terms of location within the Borough, the site is along the western boundary edge.			Easting	458623	Northing	298769

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information						
Site Address	47 Granville Road, Wigston	Application Reference	-	Source of Site	Refusal	
Previous Site Reference	-	Site Description	The site has the capacity to accommodate a single dwelling.			
Character of Surroundings	The site is located in a predominately medium to low density residential area.		Brownfield	✓	Greenfield	
Site Size	0.03 hectares	Proposed Use	Residential			
Existing Use	Rear garden	Adjacent Use	Residential			
Site Location within the Borough	The site is located within north Wigston, close to the Boroughs boundary with Leicester City.		Easting	460077	Northing	300132

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 3 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	69	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	82 Moat Street, Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the potential to accommodate 2 new dwellings.				
Character of Surroundings	The site is within the town centre boundary of Wigston and is surrounded predominately by residential, A1 and openspace.			Brownfield	✓	Greenfield	
Site Size	0.06 hectares	Proposed Use	Residential				
Existing Use	Builders Yard	Adjacent Use	Residential, A1 uses an open space.				
Site Location within the Borough	The site is located within the central areas of the Borough and in the town centre of Wigston, along Moat Street.			Easting	460642	Northing	298639

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Inside 1500m
Doctors Surgery as the crow flies	Inside 1000m	Doctors Surgery pedestrian route	Inside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental		Contaminated Land	None		
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 7 of 7 when measured as the crow flies and 7 of 7 when measured as pedestrian route.			
Relevant Policy	Is located within the Lanes Conservation Area.			Flooding	None		
Mitigation of Constraints				Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	2	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information						
Site Address	92 Roehampton Drive, Wigston	Application Reference	-	Source of Site	Refusal	
Previous Site Reference	-	Site Description	Being only a small site, it has the potential to accommodate one new dwelling.			
Character of Surroundings	The site is surrounded on all sides by medium density residential development.		Brownfield	✓	Greenfield	
Site Size	0.02 hectares	Proposed Use	Residential			
Existing Use	Residential	Adjacent Use	Residential			
Site Location within the Borough	The site is located adjacent to the north boundary of the Borough, on the corner of Roehampton and Bradgate Drive.		Easting	459707	Northing	300242

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Inside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Inside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Outside 800m	Any additional information			

Site Constraints					
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.	Contaminated Land	None
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 6 of 7 when measured as the crow flies and 4 of 7 when measured as pedestrian route.		
Relevant Policy			Flooding	None	
Mitigation of Constraints				Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	1	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Kilby Bridge Farm, Wigston	Application Reference	-	Source of Site	Refusal		
Previous Site Reference	-	Site Description	The site has the capacity to accommodate 22 new dwellings.				
Character of Surroundings	The site is located within one of the few rural settings of Oadby and Wigston, surrounded by agricultural land.			Brownfield	✓	Greenfield	
Site Size	0.67 hectares	Proposed Use	Residential				
Existing Use	Agricultural development	Adjacent Use	Agricultural land				
Site Location within the Borough	The site is located outside of the urban areas of the Borough, close to the southern boundary. The closest road, the B5199 is a few hundreds metres away.			Easting	460303	Northing	297364

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Inside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be low in archaeological potential and the site is less than 1 hectare in size.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 1 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Medium	Timeframe for Development	10+ years	Estimated Number of Dwellings	22	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	Kilby bridge, Wigston	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 56 new dwellings.				
Character of Surroundings	The site is surrounded by agricultural land and is adjacent to the Grand Union Canal, as well as Sui Generis uses.			Brownfield		Greenfield	✓
Site Size	2.24 hectares	Proposed Use	Residential				
Existing Use	Canal based uses and openspace.	Adjacent Use	Car Sales, Public houses and the Grand Union Canal.				
Site Location within the Borough	The site is located close to the southern boundary of the Borough, along the B5199, Welford Road, and is outside of the Leicester Principal Area.			Easting	461034	Northing	297155

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	The site is located close by to a SSSI, the Grand Union Canal Conservation Area and is considered to have an uncertain archaeological potential as the site lies within 100 metres of a site of archaeological interest.		Contaminated Land	None	
Topographical	None	Accessibility	In terms of Sustainable Distances the site is inside 2 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.				
Relevant Policy				Flooding	The site is within Flood Zones 3 and 2, and has the potential for further flooding along the Grand Union Canal.		
Mitigation of Constraints				Ownership	None		

Suitability, Availability and Achievability of Site							
Market Interest	Low	Timeframe for Development	10+ years	Estimated Number of Dwellings	56	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	West Avenue and Aylestone Lane, Wigston	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 18 new dwellings.				
Character of Surroundings	The site is surrounded by light industrial works and medium density residential.			Brownfield	✓	Greenfield	
Site Size	0.46 hectares	Proposed Use	Residential				
Existing Use	Light industrial	Adjacent Use	Residential and light industrial.				
Site Location within the Borough	The site is located close to the northern boundary of the Borough within Wigston. The site is directly off Aylestone Lane.			Easting	459528	Northing	299650

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Inside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	Possible contamination from previous works.	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 5 of 7 when measured as the crow flies and 3 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	18	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	✓
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	North of Newton Lane, Wigston	Application Reference	-	Source of Site	Allocations		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 1393 new dwellings.				
Character of Surroundings	The site is located both adjacent to residential and agricultural land and has the Welford Road as its southern boundary.			Brownfield		Greenfield	✓
Site Size	69.66 hectares	Proposed Use	Residential				
Existing Use	Agriculture	Adjacent Use	Residential and agriculture				
Site Location within the Borough	The site is located to the east of Wigston bordering existing residential development. The site is located to the north of Newton Lane.			Easting	462099	Northing	298591

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 1 of 7 when measured as the crow flies and 1 of 7 when measured as pedestrian route.			
Relevant Policy	A proportion of the proposed site lies within the Oadby and Wigston Green Wedge.			Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Low	Timeframe for Development	10+ years	Estimated Number of Dwellings	1393	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information						
Site Address	Highfield Farm, Wigston	Application Reference	-	Source of Site	Submission	
Previous Site Reference	-	Site Description	The site is proposed to accommodate 230 new dwellings.			
Character of Surroundings	The site is encased by agricultural land and associated buildings.		Brownfield		Greenfield	✓
Site Size	9.21 hectares	Proposed Use	Residential			
Existing Use	Agriculture	Adjacent Use	Agriculture			
Site Location within the Borough	The site is located outside of the Leicester Principal Urban Area, to the south east of Wigston along Newton Lane.		Easting	462134	Northing	297879

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Outside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints						
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 1 of 7 when measured as the crow flies and 1 of 7 when measured as pedestrian route.		
Relevant Policy				Flooding	None	
Mitigation of Constraints					Ownership	None

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	230	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	North of Newton Lane and East of Wensleydale Road, Wigston	Application Reference	-	Source of Site	Allocation		
Previous Site Reference	-	Site Description	The site is proposed to accommodate around 1300 new dwellings.				
Character of Surroundings	The site is located both adjacent to residential and agricultural land and has the Welford Road as its southern boundary.			Brownfield		Greenfield	✓
Site Size	64.08 hectares	Proposed Use	Residential				
Existing Use	Agriculture	Adjacent Use	Residential and agriculture				
Site Location within the Borough	The site is located to the east of Wigston bordering existing residential development. The site is located to the north of Newton Lane.			Easting	461893	Northing	298406

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Outside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Outside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Inside 400m
Town or Local Centre as the crow flies	Inside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 3 of 7 when measured as the crow flies and 2 of 7 when measured as pedestrian route.			
Relevant Policy	A proportion of the proposed site lies within the Oadby and Wigston Green Wedge.			Flooding	None		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	Low	Timeframe for Development	10+ years	Estimated Number of Dwellings	1282	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	*	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							

Site Information							
Site Address	West of Welford Avenue, Wigston	Application Reference	-	Source of Site	Submission		
Previous Site Reference	-	Site Description	The site is proposed to accommodate 69 new dwellings.				
Character of Surroundings	The site lies close by to Kilby Bridge, and is nearby medium density residential, Sui generis uses and agricultural holdings.			Brownfield	✓	Greenfield	
Site Size	2.09 hectares	Proposed Use	Residential				
Existing Use	Agricultural	Adjacent Use	Educational facilities, residential, agriculture and open space.				
Site Location within the Borough	The site is located towards the south of the Borough, close by to Kilby Bridge. The site lies on the urban fringes of Wigston along the B5199, Welford Road.			Easting	460995	Northing	297415

Sustainable Distances from Service/Amenities							
Primary School as the crow flies	Inside 800m	Primary School pedestrian route	Outside 800m	Secondary School as the crow flies	Inside 1500m	Secondary School pedestrian route	Outside 1500m
Doctors Surgery as the crow flies	Outside 1000m	Doctors Surgery pedestrian route	Outside 1000m	Bus Stop as the crow flies	Inside 400m	Bus Stop pedestrian route	Outside 400m
Town or Local Centre as the crow flies	Outside 800m	Town or Local Centre pedestrian route	Outside 800m	Post Office as the crow flies	Outside 800m	Post Office pedestrian route	Outside 800m
Openspace as the crow flies	Inside 800m	Openspace pedestrian route	Inside 800m	Any additional information			

Site Constraints							
Identified Red Constraints	None	Environmental	Is considered to be high in archaeological potential and is located within 100 metres of a statutorily designated heritage asset.		Contaminated Land	None	
Topographical	None		Accessibility	In terms of Sustainable Distances the site is inside 4 of 7 when measured as the crow flies and 1 of 7 when measured as pedestrian route.			
Relevant Policy				Flooding	A proportion of the site lies within a Flood Risk Zone 3 area.		
Mitigation of Constraints					Ownership	None	

Suitability, Availability and Achievability of Site							
Market Interest	High	Timeframe for Development	10+ years	Estimated Number of Dwellings	69	Estimated Density	40dph
Estimated Build Rate	50-80pa	Suitable	*	Available	✓	Achievable	*
Overall Assessment	Undevelopable						
Any Other Relevant Comments							