BARROW UPON SOAR

Strategic Housing Land Availability Assessment 2009

Site Ref: SH18 **Site name:** Sileby Road, Barrow upon Soar

Site size: 0.61 **Estimated No of Dwellings:** 14

Suitable: Suitable location for development on the edge of the settlement. Part of the site has been designated as a flood risk which would be excluded from consideration.

Available: The site has been put forward for planning permission which establishes the applicant's intention to release the site for housing

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH19 **Site name:** 136 Cotes Road, Barrow Upon Soar

Site size: 0.31 **Estimated No of Dwellings:** 20

Suitable: Outline permission granted on the site, site deemed suitable and no known irresolvable physical/environmental constraints affecting development

Available: Outline planning permission granted which confirmed the application desire to release the land for housing

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development:	6-10 year's	**Market interest:**	Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH20 **Site name:** 2a Warner Street, Barrow Upon Soar

Site size: 0.15 **Estimated No of Dwellings:** 14

Suitable: Site under construction

Available: Site under construction

Achievable: Site under construction

Time frame for development: Within 5 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH21 **Site name:** Cotes Road, Barrow Upon Soar (Allocation)

Site size: 12.00 **Estimated No of Dwellings:** 360

Suitable: Site under construction

Available: Site under construction

Achievable: Site under construction

Time frame for development: 6-10 year's **Market interest:** High

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH22 **Site name:** Land off Nottingham Road, Barrow Upon Soar (Allocation Remainder)

Site size: 0.60 **Estimated No of Dwellings:** 17

Suitable: The site is suitable for residential develop - it is the remainder of a Local Plan allocation

Available: The site has been submitted for planning permission (which was refused) confirming the landowner's willingness to develop

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH23 **Site name:** Land off Nottingham Road, Barrow Upon Soar (Allocation with PP)

Site size: 0.40 **Estimated No of Dwellings:** 14

Suitable: Outline Planning permission has been granted on the site

Available: The site has outline planning permission for development demonstrating the landowner's willingness to develop

Achievable: The site has been granted subjected to a legal agreement. It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH24 **Site name:** Steelcraft & Always premises, Sileby Road, Barrow Upon Soar

Site size: 0.70 **Estimated No of Dwellings:** 36

Suitable: Site has planning permission and site has been cleared for development

Available: Site has planning permission and site has been cleared for development

Achievable: Site has planning permission and site has been cleared for development

Time frame for development: Within 5 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH9 **Site name:** Land south of Cotes Road, Barrow Upon Soar

Site size: 3.47 **Estimated No of Dwellings:** 65 with facilities

Suitable: There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.

Available: Site no owned by a developer with the intention to develop

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: **Market interest:** Medium

Exclude from consideration?

Reason: This site is a duplicate of PSH177

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH89 **Site name:** Land adj. Strancliffe Hall, Cotes Road, Barrow Upon Soar

Site size: 4.82 **Estimated No of Dwellings:** 90 with facilities

Suitable: There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved. Strancliffe Hall is a Grade II Listed building which would need to be protected

Available: The site owner is unknown but they have put forward the site for development and the owners have received a number of approaches from developers and there is known developer interest in the site.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH103 **Site name:** Melton Road, Barrow Upon Soar

Site size: 15.20 **Estimated No of Dwellings:** 285 with facilities

Suitable: Adjacent to settlement boundary, no known irresolvable physical/environmental constraints preventing development and highways have not objected to the potential access

Available: The site is owned by a developer with the intention to develop.

Achievable: The developer has provided evidence that there are no cost factors, market factors or deliverability that would prevent the development from coming forward within 5years.

Time frame for development:	6-10 year's	**Market interest:**	Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH10 **Site name:** 95 Nottingham Road, Barrow upon Soar

Site size: 3 **Estimated No of Dwellings:** 56 with facilities

Suitable: The site is in a suitable location for development but the highway authority consider that access to the site would be off a rural road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration.

Available: The site is not available because it does not have planning permission and there is no developer interest

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: **Market interest:** Medium

Exclude from consideration?

Reason: The site does not meet any of the deliverability criteria and so have been excluded from any further consideration

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH177 **Site name:** Cotes Road, Barrow upon Soar

Site size: 6.53 **Estimated No of Dwellings:** 122 with facilities

Suitable: There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.

Available: The site has been submitted by a consortium of land owners who are willing to develop. The site does not have planning permission but there is known developer interest in the site which has been demonstrated by the land owner.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason: