

**HATHERN**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH32

**Site name:** Brunsleigh Croft & Land to r/o 71 Loughborough Road, Hathern

**Site size:** 0.54

**Estimated No of Dwellings:** 13 with facilities

**Suitable:** There are no known 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 land owner has expressed the desire to develop the site through a planning application and a developer has submitted the planning application

**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:** SH33

**Site name:** J R Walton, The Leys, Hathern

**Site size:** 0.21

**Estimated No of Dwellings:** 6

**Suitable:** There are no known 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 planning permission for housing and was put forward by a developer. However, the developer no longer has an interest in the site.

**Achievable:** Possible issues with the leasehold on the site. 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:** PSH95

**Site name:** Land at Loughborough Road, Hathern

**Site size:** 2.38

**Estimated No of Dwellings:** 44 with facilities

**Suitable:** There are no known 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 developer so it assumed that they intend to develop 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:** PSH109      **Site name:** Land west of Hathern, Hathern

**Site size:** 88.49      **Estimated No of Dwellings:** 1327 with facilities

**Suitable:**

**Available:**

**Achievable:**

**Time frame for  
development:**

**Market  
interest:**

**Exclude from consideration?**

**Reason:** The site has been excluded from consideration at this stage because it is being assessed as a potential Sustainable Urban Extension (SUE) through the Borough Councils Core Strategy. Once the Core Strategy is published and if this site is not taken forward as an SUE, we will then consider it for a smaller scale housing allocation. Therefore, the site will remain in the 'housing pot' until this stage.

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH152      **Site name:** Shepshed Road Allotment & Building Site,  
Shepshed Road, Hathern

**Site size:** 4.62      **Estimated No of Dwellings:** 87 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre. However, the highway authority consider access to the site would be off a rural road with generally fast moving traffic which would be unacceptable. Therefore the site is not appropriate for consideration.

**Available:** The site does not have planning permission and is not 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:** The site does not fulfill any of the deliverability criteria so has been deemed not developable

**HOTON**

## Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH180      **Site name:** Land at The Dutch Barn, 27A Wymeswold Road,  
Hoton

**Site size:** 0.32      **Estimated No of Dwellings:** 10

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

**Available:** The site does not have planning permission and is not 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:** 6-10 year's      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH159      **Site name:** 39 Pear Tree Farm, Old Parsonage Lane, Hoton

**Site size:** 0.57      **Estimated No of Dwellings:** 14 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

**Available:** The site does not have planning permission and is not 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:** 6-10 year's      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH18

**Site name:** Land off Old Parsonage Lane, Hoton

**Site size:** 2.37

**Estimated No of Dwellings:** 44 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

**Available:** The site does not have planning permission and is not 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:** 6-10 year's

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**