

RATCLIFFE

ON THE

WREAKE

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH46

Site name: Main Street, Ratcliffe on the Wreake

Site size: 0.32

Estimated No of Dwellings: 8-10

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:

REARSBY

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH176 **Site name:** Land off Melton Road, Rearsby

Site size: 4.68 ha **Estimated No of Dwellings:** 3.33 ha x 30 dwellings/ha

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 does not have planning permission but the site is 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: PSH48

Site name: Land at Rearsby House Farm, Rearsby

Site size: 1.13

Estimated No of Dwellings: 28 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 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: 11-20 year's

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH88 **Site name:** Grange Avenue, Rearsby

Site size: 2.31 **Estimated No of Dwellings:** 43 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 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: 11-20 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH100 **Site name:** Land off Gaddesby Lane, Rearsby

Site size: 8.36 **Estimated No of Dwellings:** 157 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 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: 11-20 year's **Market interest:** Medium

Exclude from consideration?

Reason:

ROTHLEY

Strategic Housing Land Availability Assessment 2009

Site Ref: SH117 **Site name:** 21 Cossington Lane, Rothley

Site size: 0.34 **Estimated No of Dwellings:** 11

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 is 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: Within 5 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH118 **Site name:** Former Rothley Garage, Rothley

Site size: 0.32 **Estimated No of Dwellings:** 24

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: SH119 **Site name:** Office & Premises, r/o 74 Woodgate, Rothley

Site size: 0.29 **Estimated No of Dwellings:** 9

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 does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: The site is in use for employment and the Borough Council would like try to protect this site for employment. 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: 11-20 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: SH120 **Site name:** The Grange, Fowke Street, Rothley

Site size: 1.90 **Estimated No of Dwellings:** 41

Suitable: Site under construction

Available: Site under construction

Achievable: Site under construction

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

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH50 **Site name:** Land north of Cossington, Rothley

Site size: 1.14 **Estimated No of Dwellings:** 28 with facilities

Suitable: The site is in a suitable location for development, there are no irresolvable/environmental constraints preventing development and the highway authority hasn't raised any concerns with the access at this stage

Available: No evidence of any developer interest

Achievable: Unclear whether the site would be achievable now because of its policy designation in the Local Plan. This policy would need to be reviewed before development could take place. 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: Part of this site is a duplicate of PSH53

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH52 **Site name:** East of Mountsorrel Lane, Rothley

Site size: 8.84 **Estimated No of Dwellings:** 166 with facilities

Suitable: The site is a suitable location for development and there are no known irresolvable physical/environmental constraints

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

Achievable: It is essential that the developer 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 is a duplicate site of PSH135 and the developer would like to promote this site only

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH53 **Site name:** Land south of Rothley

Site size: 2.37 **Estimated No of Dwellings:** 44 with facilities

Suitable: The site is in a suitable location for development, there are no irresolvable/environmental constraints preventing development and the highway authority hasn't raised any concerns with the access at this stage

Available: No evidence of any developer interest

Achievable: Unclear whether the site would be achievable now because of its policy designation in the Local Plan. This policy would need to be reviewed before development could take place. 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: PSH54

Site name: North of Rothley adjacent to Wyevale Garden Centre, Rothley

Site size:

Estimated No of Dwellings: 0

Suitable:

Available:

Achievable:

Time frame for development:

Market interest:

Exclude from consideration?

Reason: NOT MAPPED - DISCOUNT????????????????????????????????

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH128 **Site name:** Land at Woodcock Farm, Rothley

Site size: 5.72 **Estimated No of Dwellings:** 107

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 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: PSH129 **Site name:** Land at Mountsorrel Lane, Rothley

Site size: 6.48 **Estimated No of Dwellings:** 122 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 is owned by a developer with the intention to develop

Achievable: It is essential that the developer 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: PSH131 **Site name:** Land west of Loughborough Road, Rothley

Site size: 10.96 **Estimated No of Dwellings:** 149

Suitable: The site adjoins the settlement boundary and is well related to the village's services and facilities and the 10 minute weekday, daytime service, the 127 service between Loughborough and Leicester, which travels along Hallfields Lane. If there are no irresolvable physical/environmental constraints and suitable access can be achieved; the evidence suggests that this site is suitable for housing.

Available: The site can also be identified as available as there is a developer interest in the site, with an agreement for the site to be developed between Rothley Temple Estate and the house builder Charles Church

Achievable: An agreement is in place between Rothley Temple Estate and Charles Church for the site to be developed at the earliest opportunity. This agreement was completed recently and reflects the current state of the housing market, so this is not a case (unlike many) where the agreement will need lengthy re-negotiation before development can begin

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

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH132 **Site name:** Land off Hallfields Lane, Rothley

Site size: 16.70 **Estimated No of Dwellings:** 300 with facilities

Suitable: The site adjoins the settlement boundary and is well related to the village's services and facilities and the 10 minute weekday, daytime service, the 127 service between Loughborough and Leicester, which travels along Hallfields Lane. Part of the site is affected by flood risk. This part of the site has not be included in the calculation for housing potential. An exceptions test would be needed on this part of the site.

Available: The site can also be identified as available as there is a 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: PSH135 **Site name:** Land east of Mountsorrel Lane, Rothley

Site size: 14.87 **Estimated No of Dwellings:** 279 with facilities

Suitable: The site is a suitable location for development and there are no known irresolvable physical/environmental constraints

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

Achievable: It is essential that the developer 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: PSH137 **Site name:** Land to the south of Town Green Street, Rothley

Site size: 0.67 **Estimated No of Dwellings:** 17 with facilities

Suitable: The site is completely affected by SFRA flood zone 3b and so is not suitable for residential development

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

Achievable: The site cannot achieve housing because of the high flood risk

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

Exclude from consideration?

Reason: The entire site is affected by flooding which prevents it from being developable

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH145 **Site name:** Land off The Ridings, Rothley

Site size: 2.80 **Estimated No of Dwellings:** 53 with facilities

Suitable: There are no known irresolvable physical/environmental constraints, the site is a suitable location for development but the highway authority do not consider that a suitable access could be achieved.

Available: The site has no planning permission however the owner has a development company so has the intent to develop the site.

Achievable: No evidence to determine is the site is achievable in terms of cost factors, delivery factors or market factors

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

Exclude from consideration?

Reason: Even though the site is available for development, the site is not suitable for residential development due to the access constraint and so is deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH55

Site name: Land between A6 (T) & River Soar, south of Wyevale Garden Centre, Rothley

Site size: 21.3

Estimated No of Dwellings: 266 with facilities (if

Suitable: The site is not within or adjoining a settlement boundary, it is in a remote location in terms of its access to Rothley and is not sustainable. 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 is controlled by Merlion Captial (Rothley) Ltd which is a property company undertaking a range of developments. They own/control all of the land interests in this area with specific intention to develop this 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:

Market interest: Medium

Exclude from consideration?

Reason: The site does not fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH145

Site name: Land at The Ridings/West Cross Lane, Rothley
Ridgeway

Site size: 2.9

Estimated No of Dwellings: 87

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: This is a duplicate site

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH161 **Site name:** Land adjacent to 171 Swithland Lane, Rothley

Site size: 1.17 ha **Estimated No of Dwellings:** 29 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 no planning permission but the landowners have advised that they intend to develop the site themselves

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:** High

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH51

Site name: Land off Hallfields Lane, Rothley

Site size: 7.46

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:** Medium

Exclude from consideration?

Reason: This site is a duplicate of PSH131