

BARKBY/

BARKBY

THORPE

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH178

Site name: Land off Hamilton Lane, Barkby Thorpe

Site size: 25 ha

Estimated No of Dwellings: 618 with facilities

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

Available: The site does not have planning permission but 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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH7

Site name: Land west of Barkby

Site size: 8.87

Estimated No of Dwellings: 111 with facilities

Suitable: 30% of the site is affected by SFRA flood 3a and so a flood risk assessment would be needed before development was deemed suitable (this part of the site has been excluded when calculating the estimated number of dwellings). There are no known irresolvable physical/environmental constraints preventing development on the rest of the site and a suitable access could be achieved. 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

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH8

Site name: Land east of Barkby

Site size: 46.09

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

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

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH125

Site name: Land east of Barkby Thorpe, south of Beeby Road, Barkby

Site size: 417.85

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

Time frame for development:

Market interest: Low

Exclude from consideration?

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

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH140

Site name: South of Barkby, North of Hamilton & East of Thurmaston, Barkby/Thurmaston/Hamilton

Site size: 657

Estimated No of Dwellings: 0

Suitable:

Available:

Achievable:

Time frame for development:

Market interest:

Exclude from consideration?

Reason: The western part of site is duplicated by PSH210 and the eastern part does not fulfil any of the deliverability criteria and so has been deemed not developable.