

COTES

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH158

Site name: The Old Grain Store, Back Lane, Cotes
(Prestwold)

Site size: 1.06

Estimated No of Dwellings: 26 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities and is not well connected to the village.

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 fulfil any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH15

Site name: Land at Manor Farm and adjacent to Back Lane,
Cotes

Site size: 3.87

Estimated No of Dwellings: 62 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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH123

Site name: Land at Cotes (Prestwold Estate), Cotes

Site size: 241.76

Estimated No of Dwellings: 3626 with facilities

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:** Medium

Exclude from consideration?

Reason: The site has been excluded from consideration because MVA's Transport Assessments (2009) suggest a multi modal transport solution can be found for a comprehensive development area east of Loughborough but this is likely to require a full outer eastern distributor road between the A6 north and south of town which may not be feasible or deliverable.

CROPSTON

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH16

Site name: Land off Cropston Road, Cropston

Site size: 1.26

Estimated No of Dwellings: 31 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 previously 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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH121 **Site name:** Land off Sandham Bridge Road, Cropston

Site size: 0.68 **Estimated No of Dwellings:** 17

Suitable: This site does not have good access to services and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been previously sent to the Housing Department at Charnwood Borough Council.

Available: The site does not have planning permission and is not totally owned by a developer.

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:** Low

Exclude from consideration?

Reason: Site in multiple ownerships and the developer needs to prove it has control of the site.

EAST
GOSCOTE

Strategic Housing Land Availability Assessment 2010

Site Ref: SH31

Site name: West of Railway Line, ex Sewage Works, off Broome Lane, East Goscote

Site size: 2.91

Estimated No of Dwellings: 54 minus services

Suitable: There are no known irresolvable physical/environmental constraints preventing development. However, there is no suitable access and the site is not well connected to settlement

Available: Site not under construction, is not a local plan allocation, has no planning permission and there is no known developer interest

Achievable: No known ownership information to assess this

Time frame for development:

Market interest: Medium

Exclude from consideration?

Reason: Not developable as does not fulfill any of the PPS3 deliverability criteria

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH17 **Site name:** Land at Melton Road, East Goscote

Site size: 3.21 **Estimated No of Dwellings:** 60 with services

Suitable: No irresolvable physical/environmental constraints preventing development, suitable location

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

Achievable: No known factors affecting achievability

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

Exclude from consideration?

Reason: This is a duplicate site with PSH176 and PSH176 was submitted more recently.