

HATHERN

Strategic Housing Land Availability Assessment 2010

Site Ref: SH32

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

Site size: 0.54

Estimated No of Dwellings: 10

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: Planning application approved and submitted by the 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: Within 5 years

Market interest: High

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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 years

Market interest: Medium

Exclude from consideration?

Reason: Site not capable of delivering 10 or more dwellings so not a strategic site that can be included in the SHLAA.

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH95

Site name: Land at Loughborough Road, Hathern

Site size: 2.38

Estimated No of Dwellings: 58 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: Planning Application 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 years

Market interest: High

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH109 **Site name:** Land west of Hathern, Hathern

Site size: 88.49 **Estimated No of Dwellings:** 1327 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 MVA's Transport Assessments (2009) suggest a multi modal transport solution can be found for a comprehensive development area west of Loughborough north of Garendon Park subject to provision of a new distributor road between the A6 north and Nanpantan Road.

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

Achievable:

Time frame for development: 6-10 years

Market interest:

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH214

Site name: Land off Shepshed Road

Site size: 0.22

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

Market interest: Low

Exclude from consideration?

Reason: No access and not capable of providing ten or more dwellings on their own but may come forward in the future as part of a larger scheme

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH215

Site name: Land off Shepshed Road, Hathern

Site size: 0.05

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

Market interest: Low

Exclude from consideration?

Reason: No access and not capable of providing ten or more dwellings on their own but may come forward in the future as part of a larger scheme

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH194

Site name: Zouch Road, Hathern

Site size: 7.3

Estimated No of Dwellings: 135

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 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:

HOTON

Strategic Housing Land Availability Assessment 2010

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 years **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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 years **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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 years

Market interest: Medium

Exclude from consideration?

Reason: