

**RATCLIFFE**

**ON THE**

**WREAKE**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH46

**Site name:** Main Street, Ratcliffe on the Wreake

**Site size:** 0.33

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# **REARSBY**

# Strategic Housing Land Availability Assessment 2010

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

**Site size:** 4.68 ha      **Estimated No of Dwellings:** 88

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH227      **Site name:** 27 Mill Road, Rearsby, Leicestershire, LE7 4YN

**Site size:** 1.3      **Estimated No of Dwellings:** 35

**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:** Site has Full Planning Permission.

**Achievable:**

**Time frame for development:** Within 5 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH228      **Site name:** Land Off New Avenue, Rearsby, Leicester, LE7 4YU

**Site size:** 0.33      **Estimated No of Dwellings:** 12

**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:** Site has Outline Planning Permission.

**Achievable:**

**Time frame for development:** Within 5 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

**ROTHLEY**

# Strategic Housing Land Availability Assessment 2010

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 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:** 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 2010

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 years      **Market interest:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH131      **Site name:** Land west of Loughborough Road, Rothley

**Site size:** 9.9      **Estimated No of Dwellings:** 149

**Suitable:** Under Construction

**Available:** Under Construction

**Achievable:** Under Construction

**Time frame for development:** Within 5 years      **Market interest:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**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 years

**Market interest:** High

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**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 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**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 2010

**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 2010

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

# Strategic Housing Land Availability Assessment 2010

**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 2010

**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 years      **Market interest:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH204      **Site name:** Library Store,  
931 Loughborough Road,

**Site size:** 0.71      **Estimated No of Dwellings:** 18

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

**Available:** The site still in use and does not have planning permission and there is no developer interest.

**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:** PSH209

**Site name:** 215-217 Mountsorrel Lane, Rothley

**Site size:** 0.42

**Estimated No of Dwellings:**

**Suitable:**

**Available:**

**Achievable:**

**Time frame for  
development:**

**Market  
interest:** High

**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:** PSH219

**Site name:** 131 Mountsorrel Lane Rothley

**Site size:** 0.16

**Estimated No of Dwellings:** 4

**Suitable:**

**Available:**

**Achievable:**

**Time frame for  
development:**

**Market  
interest:**

**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.