

**SEAGRAVE**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH151      **Site name:** Big Lane, Seagrave

**Site size:** Approx. 1ha    **Estimated No of Dwellings:** 30

**Suitable:** This site does not have good access to service and facilities and the road network in Seagrave is inadequate to cater satisfactorily for additional traffic and any development likely to result in a material increase in traffic to those roads should be considered inappropriate.

**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:** PSH58

**Site name:** Hawley Fields Farm, Seagrave

**Site size:** 1

**Estimated No of Dwellings:** 25 with facilities

**Suitable:** This site does not have good access to service and facilities and the road network in Seagrave is inadequate to cater satisfactorily for additional traffic and any development likely to result in a material increase in traffic to those roads should be considered inappropriate.

**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:** 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:** PSH59

**Site name:** Mucklegate Lane, Seagrave

**Site size:** 2.28

**Estimated No of Dwellings:** 43 with facilities

**Suitable:** This site does not have good access to service and facilities and the road network in Seagrave is inadequate to cater satisfactorily for additional traffic and any development likely to result in a material increase in traffic to those roads should be considered inappropriate.

**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.

**SHEPSHED**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH121

**Site name:** 32 Charnwood Road, Shepshed

**Site size:** 0.23

**Estimated No of Dwellings:** 21

**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. The applicant has sought to demonstrate that employment use is no longer viable on the site through a planning application

**Available:** The applicant has submitted the site for planning permission which demonstrates the desire 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:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH124      **Site name:** North of Spring Close, Shepshed

**Site size:** 0.50      **Estimated No of Dwellings:** 12 with facilities

**Suitable:** The site is in complex multiple ownerships but 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:** Low

## Exclude from consideration?

**Reason:** Site in multiple ownerships and any developer would need to prove it has control of the site.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH126

**Site name:** Opposite 124 Anson Road, Shepshed

**Site size:** 0.56

**Estimated No of Dwellings:** 14 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. Evidence would have to be given to conclude that the land and buildings are unfit for employment purposes in accordance with the criteria set out in Policy E/8 and there would be no shortage of employment land in this locality before it is concluded that it is appropriate to redevelop the site for housing.

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

**Achievable:** Evidence would have to be given to conclude that the land and buildings are unfit for employment purposes in accordance with the criteria set out in Policy E/8 and there would be no shortage of employment land in this locality before it is concluded that it is appropriate to redevelop the site for housing. 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:** Low

**Exclude from consideration?**

**Reason:** Unit is in use.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH127

**Site name:** The Foresters Arms, Charnwood Road, Shepshed

**Site size:** 0.22

**Estimated No of Dwellings:** 21

**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 detailed planning permission submitted by landowner/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:** PSH60

**Site name:** Land off Brick Kiln Lane, Shepshed

**Site size:** 0.68

**Estimated No of Dwellings:** 17 with facilities

**Suitable:** There are no 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:** PSH61

**Site name:** South East of Tickow Lane, Shepshed

**Site size:** 28.28

**Estimated No of Dwellings:** 530 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. MVA's Transport Assessments (2008) suggest a multi modal transport solution can be found for a significant housing area west of Shepshed subject to provision of a new distributor road to the A512.

**Available:** The site does not have planning permission but is under option with 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:** 6-10 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH62

**Site name:** Land at Tickow Lane, Shepshed (West of Loughborough)

**Site size:** 40.37

**Estimated No of Dwellings:** 605 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. MVA's Transport Assessments (2008) suggest a multi modal transport solution can be found for a significant housing area west of Shepshed subject to provision of a new distributor road to the A512

**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:** PSH63

**Site name:** Land at 61 Oakley Road, Shepshed

**Site size:** 0.12

**Estimated No of Dwellings:** 3

**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 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:** PSH138      **Site name:** Land fronting Ashby Road & Ingleberry Road,  
Shepshed

**Site size:** 13.61      **Estimated No of Dwellings:** 255 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:** 6-10 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH142

**Site name:** Land at Oakley Road & Hallamford Road,  
Shepshed

**Site size:** 2.09

**Estimated No of Dwellings:** 41 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. 20% of the site is affected by SFRA flood risk 3b and so has been excluded when calculating the housing potential

**Available:** The site has no 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:** PSH143

**Site name:** Land at 5 Jolly Farmers Lane, Shepshed

**Site size:** 0.40

**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:** 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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH149      **Site name:** 20 Moscow Lane, Shepshed

**Site size:** 1.98      **Estimated No of Dwellings:** 49 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 the site has no frontage to an adopted highway and there is no adequate route to provide access. Therefore the site is not appropriate for consideration in isolation. It may be possible to access via site PSH60.

**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 so has been classed as not developable

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH155      **Site name:** Plot Nos. 1717, 1714, 1811, Ingleberry Road, Shepshed

**Site size:** 2 ha      **Estimated No of Dwellings:** 50 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 if combined with another SHLAA site (PSH138).

**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:** PSH156      **Site name:** 197 Ashby Road, Shepshed

**Site size:** 0.23      **Estimated No of Dwellings:** 8

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development, but the site is not a suitable location for development as it is not within or connected to a service centre and a suitable access can not 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:**      **Market interest:** Medium

**Exclude from consideration?**

**Reason:** The site does not fulfill any of the deliverability criteria

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH157      **Site name:** Carr Brook House, Leicester Road, Shepshed

**Site size:** 2.69      **Estimated No of Dwellings:** 44 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. However the site is defined as a 'good' employment site in the employment land study. Evidence would be needed to demonstrate why this site should no longer be demonstrated as this. A third of the site is affected by pylons so couldn't be developed

**Available:** The site has been put forward by the site owner but there are currently lease problems which may prevent the site from coming forward within 5 years. Evidence would be needed to demonstrate that the leasehold would not prevent the site from coming forward.

**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 so has been designated as not developable

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH141

**Site name:** Former Redland Roofing Systems Site -  
Ingelberry Road/Ashby Road, Shepshed

**Site size:** 5.6

**Estimated No of Dwellings:** 105 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:** 6-10 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH166      **Site name:** Iveshead Lane, Shepshed

**Site size:** 1.17      **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 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:** PSH174      **Site name:** Land north west of Oakley Road, Shepshed

**Site size:** 10.9 ha      **Estimated No of Dwellings:** 130 (6.95ha assessed as 3.95ha affected by flood risk)

**Suitable:** The site is affected by SFRA flood zone 3a and 3b and an exceptions test would be needed before 1.1ha of the SFRA flood zone 3a land could be developed. There are no known irresolvable physical/environmental constraints preventing development on 6.95ha of the site and it 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 will shortly be 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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH234      **Site name:** Land West of Shepshed

**Site size:** 249      **Estimated No of Dwellings:** 3735

**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 (2008) suggest a multi modal transport solution can be found for a significant housing area west of Shepshed subject to provision of a new distributor road to the A512.

**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 evidence is provided 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:** Low

**Exclude from consideration?**

**Reason:**