

**SILEBY**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH129

**Site name:** 36 Charles Street, Sileby

**Site size:** 0.38

**Estimated No of Dwellings:** 23

**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 outline planning permission for residential development

**Achievable:** In the current climate, the site owner is not looking to relocate. 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:** SH130

**Site name:** 38 Cossington Road, Sileby

**Site size:** 0.18

**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 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:** Small site below 10 dwellings therefore exclude from consideration

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH131

**Site name:** 4a The Maltings, High Street, Sileby

**Site size:** 0.30

**Estimated No of Dwellings:** 33

**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:** Full planning permission for residential development has now lapsed.

**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:** SH132

**Site name:** 9 King Street, Sileby

**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.

**Available:** The occupiers of the site have currently signed a 10yr lease, indicating that this site could not therefore be developed before this time.

**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:** SH134      **Site name:** Council Waste Transfer Station, Cemetery Road,  
Sileby

**Site size:** 3.50      **Estimated No of Dwellings:** 66 with facilities

**Suitable:** Because of the previous use of the site there is a high risk of land contamination. Therefore the site is unsuitable unless evidence is given that would allow the contamination constraint to be overcome.

**Available:** The site does not have planning permission and is not owned by a developer with 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:** NOW PART OF SITE PSH 196.

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH135

**Site name:** Land r/o 107 Cossington Road, Sileby

**Site size:** 0.73

**Estimated No of Dwellings:** 18 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:** There is 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:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH136

**Site name:** Ratcliffe Road/The Oaks, Sileby

**Site size:** 0.38

**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 currently in business use and there is no development interest in the site

**Achievable:** The site is currently in business use and there is no development interest in 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:** 11-20 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH137

**Site name:** Ratcliffe Road/Cemetery Road, Sileby

**Site size:** 0.34

**Estimated No of Dwellings:** 14

**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 outline planning permission for residential development

**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:** PSH39      **Site name:** The Rectory & Land off Mountsorrel Lane, Sileby

**Site size:** 0.25      **Estimated No of Dwellings:** 4

**Suitable:** 50% 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).

**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:** 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:** PSH65

**Site name:** Land adjoining Sileby

**Site size:** 13.85

**Estimated No of Dwellings:** 260 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:** PSH66

**Site name:** Seagrave Road, Sileby

**Site size:** 14.5

**Estimated No of Dwellings:** 165 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:** PSH105      **Site name:** Ratcliffe Road, Sileby

**Site size:** 2.68      **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.

**Available:** The site does not have planning permission but it is owned by a developer with an intent to develop the site

**Achievable:** The developer has provided evidence that there are no cost factors, market factors or deliverability that would prevent the development from coming forward within 5years.

**Time frame for development:** 6-10 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH111      **Site name:** Factory at the corner of Park & Seagrave Road,  
Sileby

**Site size:** 0.32      **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:** 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:** PSH136      **Site name:** Land at Meadow View Farm, Cossington Road,  
Sileby

**Site size:** 1.84      **Estimated No of Dwellings:** 16

**Suitable:** 1.16 ha is affected by SFRA flood 3b and is therefore deemed unsuitable for residential development (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, 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:** SH138

**Site name:** Barrow Road, Sileby

**Site size:** 0.39

**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 is still in employment use. The site does not have planning permission and is not owned by a developer with the intention to develop.

**Achievable:** Still in use as an employment site and is within a mixed employment/residential area. The council would likely seek to protect the 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:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH148      **Site name:** Land off Cossington Road, Sileby

**Site size:** 4.42      **Estimated No of Dwellings:** 83 with facilities

**Suitable:** The site is completely affected by SFRA flood zone 3b and so is not suitable for residential development

**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 is completely affected by SFRA flood zone 3b and so is not suitable for residential development. 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:** PSH150      **Site name:** 245 Ratcliffe Road, Sileby

**Site size:** 0.88      **Estimated No of Dwellings:** 22 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre and a suitable access could potentially 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:** PSH64

**Site name:** Land off Kendal Road, Sileby (South of Butler Way & Gray Lane)

**Site size:** 1.34

**Estimated No of Dwellings:** 33 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre. However it is unclear whether a suitable access can be achieved; The site has no frontage to an adopted highway. If access rights are available from Kendal Road, there would be no apparent fundamental reasons for this site to be excluded from consideration at this stage.

**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:** PSH181      **Site name:** 45/43 Barrow Road, Sileby

**Site size:** 0.37      **Estimated No of Dwellings:** 4

**Suitable:** 60% of the site is affected by SFRA flood 3b and so is not suitable for residential (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, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved if it came forward with an adjacent site (PSH179)

**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:** PSH76

**Site name:** Land adjoining Seagrave Road, Sileby

**Site size:** 11.93

**Estimated No of Dwellings:** 149 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, 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:** PSH160

**Site name:** 96-97 Swan Street, Sileby

**Site size:** 0.11

**Estimated No of Dwellings:** 7

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development on the majority of the site, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved. Site not capable of delivering 10 or more dwellings so not a strategic site that should be included in the SHLAA but a scheme similar to the new completed adjacent flatted development may yield 10 or more flats and so it is considered appropriate to keep in the SHLAA.

**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:** PSH162      **Site name:** Land to the east of Seagrave Road & to the north of Heathcote Drive, Sileby

**Site size:** 9.46 ha      **Estimated No of Dwellings:** 118 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, 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:** PSH173      **Site name:** Land off Mountsorrel Lane, Sileby

**Site size:** 8.64 ha      **Estimated No of Dwellings:** 162 with facilities

**Suitable:** The site is completely affected by SFRA flood zone 3b and so is not suitable for residential development

**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 is completely affected by SFRA flood zone 3b and so is not suitable for residential development. 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:** PSH179

**Site name:** Rear of 41 Barrow Road, Sileby (North of Highbury)

**Site size:** 1.29

**Estimated No of Dwellings:** 16 with facilities

**Suitable:** 50% of the site is affected by SFRA flood 3b and so development would not be suitable on this part of the site (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, 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:** PSH196      **Site name:** Land on the South West side of Cemetery Road, Sileby

**Site size:** 4.73      **Estimated No of Dwellings:** 90

**Suitable:** Evidence provided suggests that it is possible to remediate the site in preparation for 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:** PSH201

**Site name:** Land off Holmefied Road, Sileby

**Site size:** 1.3

**Estimated No of Dwellings:** 32

**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

**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:** PSH218      **Site name:** Land off Greedon Rise

**Site size:** 0.11      **Estimated No of Dwellings:** 4

**Suitable:**

**Available:**

**Achievable:**

**Time frame for development:** 11-20 years      **Market interest:** Low

**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.