

**SYSTEM**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH139

**Site name:** 1142 Melton Road, Syston

**Site size:** 0.19

**Estimated No of Dwellings:** 24

**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

**Achievable:** Lease problems. Tenant still on site not going until lease runs out. Unclear when lease runs out. 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:** SH141      **Site name:** Brook Street, Syston

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

**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:** 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.

**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:** SH144

**Site name:** Factory and Premises, 7 Brook Street, Syston

**Site size:** 0.23

**Estimated No of Dwellings:** 7

**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:** 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.

**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:** SH146

**Site name:** H/2h Barkby Road, Syston

**Site size:** 8.30

**Estimated No of Dwellings:** 60

**Suitable:** Site Under Construction

**Available:** Site Under Construction

**Achievable:** Site Under Construction

**Time frame for development:** Within 5 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH147

**Site name:** H/2h Barkby Road, Syston (Phase 1)

**Site size:** 6.86

**Estimated No of Dwellings:** 151

**Suitable:** Site under construction

**Available:** Site under construction

**Achievable:** Site under construction

**Time frame for development:** Within 5 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH148

**Site name:** Land off Victoria Street, Syston

**Site size:** 1.73

**Estimated No of Dwellings:** 40 with facilities

**Suitable:** 20% 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:** 11-20 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH151      **Site name:** 70,70A, 72 High Street, Syston, Leicestershire,  
LE7 1GQ

**Site size:** 0.19      **Estimated No of Dwellings:** 8

**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 permission has been granted on 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:** Within 5 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:** SH152

**Site name:** Warehouse and Premises, Unit 5, Wanlip Road,  
Syston

**Site size:** 0.55

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

**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:** PSH69

**Site name:** Land at Syston

**Site size:** 110.35

**Estimated No of Dwellings:** 930 with facilities

**Suitable:** The site is affected by SFRA flood zone 3a and an exceptions test would be needed before 48ha of the land could be developed. There are no known irresolvable physical/environmental constraints preventing development on 62ha 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 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:** PSH70

**Site name:** Barkby Road, Syston

**Site size:** 32.71

**Estimated No of Dwellings:** 613 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 being promoted by a developer but do not control whole 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:** PSH93

**Site name:** Ridgemere Centre, Barkby Road, Syston

**Site size:** 1.26

**Estimated No of Dwellings:** 59

**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 and 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:** PSH102      **Site name:** A607, Syston

**Site size:** 2.07      **Estimated No of Dwellings:** Unsure due to flood risk

**Suitable:** Half of the site is completely affected by SFRA flood zone 3b and so is not suitable for residential development. The other half 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). The site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved (even though no access would be acceptable from the bypass)

**Available:** The site is being promoted 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:** Medium

**Exclude from consideration?**

**Reason:** The flood risk constraint would need to be overcome before the site is considered deliverable.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH117      **Site name:** Land at Brookside, Syston

**Site size:** 0.36      **Estimated No of Dwellings:** 14

**Suitable:** Site cleared ready for construction to start.

**Available:** Site cleared ready for construction to start.

**Achievable:** Site cleared ready for construction to start.

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

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH124      **Site name:** Land at Melton Road, Syston

**Site size:** 1.39      **Estimated No of Dwellings:** 34 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:** SH150

**Site name:** St Peter's Street, Syston

**Site size:** 1.25

**Estimated No of Dwellings:**

**Suitable:**

**Available:**

**Achievable:**

**Time frame for  
development:**

**Market  
interest:**

**Exclude from consideration?**

**Reason:** Part of the site has planning permission for residential development and is covered by another database entry (PSH117), the other part of the site is in use for employment and unlikely to come forward for alternative uses at this time. It is also unclear how this entry has been put forward and included in the SHLAA

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH149

**Site name:** 1126 Melton Road, Syston

**Site size:** 0.03

**Estimated No of Dwellings:** 4 with retail unit

**Suitable:**

**Available:**

**Achievable:**

**Time frame for development:** Within 5 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:** site complete

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH229      **Site name:** Land to rear of 1381 Melton Road, Syston, Leicester, LE7 2EP

**Site size:** 0.26      **Estimated No of Dwellings:** 11

**Suitable:** Site Under Construction

**Available:** Site Under Construction

**Achievable:** Site Under Construction

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

**Exclude from consideration?**

**Reason:**