Site Details									
Site Ref: S175			Land adjacent t			Settlement:	Earby		
Postcode Sector			Earby Ward		ng App: N/A	SHLAA Typology			
Site Area (gross)			ve No. Dwelling	s: 25 Indic	ative Density:	30dph Co-ordinates	39129	94, 446790	
Suitability – loca							_		
(S0) Within a Set		dary?	Adjacent		(S1) Brownfield / Gr		Greenfie	d	
(S2) Car parking			Yes		(S3) Loss of employr		No		
	Protected employment area?				(S5) Open space / se				
(S7) Suitable info		_	No		(S8) Infrastructure c	No			
S7/S8) Infrastructure comment			Greenfield site. Utilities would need to be installed. Medium sized development. Capacity of existing network in Earby is a potential problem further investigation will be required. New highways work will also be required.						
Suitability – env									
(S9) Contaminat			identified		(S10) Topography:				
(S11) Flooding is zone:	ssues / Flood	·			Flood Zones 2 and 3. A COW (critical h this site. Detailed flood risk assessment				
(S28) Conservati	ion Area:	Yes		0.000km	(S29) Listed Building	: No		0.350km	
(S30) Scheduled	Monument:	No		1.740km	(S31) Archaeology:	Potential			
(S32) TPO:	No		0.090km (S37) Poor air quality: No		y: No				
(S33) Ecology:		None identified			(S34) Nature Conser Designation:		0.330km		
(S33/S34) Natur environment co		No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 3 agricultural land - good to moderate quality.							
(S35/S36) Bad na and impact on s	•				-	residential propertion ing residential develo			
(S39) Coal Minin	ng:	No			(S40) Mineral Safeg	uarding Area (MSA):	No		
Suitability – dist	tance to service	es (km							
(S12) Railway sta	ation:		9.100 (S13) Bu	•	0.580	S13a) Bus stop frequ	iency:	>15 min	
(S14) Primary sc	hool:		0.730 (S15) Sec	condary school:	4.300	S16) Sports/leisure	entre:	4.300	
(S17) Doctors:				•		S19) Town / Local ce	ntre:	0.580	
(S20) Supermark	ket/store:			nployment area		S22) Public house:		0.040	
(S23) Corner sho	p:		0.580 (S24) Po		1.000	S25) Open space:		0.000	
(S26) PROW:			0.030 (S27) Cy	le route:	0.450				
Availability									
(A1) Access issue			No		(A2) Vehicular acces	s: Good			
	. /	- •	es? Adequate		(A4) In use?	Partial			
		s issue							
(A5) Ownership		s issue	1 owner - F	Private					
(A5) Ownership? Achievability	?								
(A5) Ownership Achievability (V1) Competing	? land use? No)			(V2) Market Attract				
(A5) Ownership? Achievability (V1) Competing (V3) Viable?	? land use? No Vi	o able	1 owner - F		(V3) Viability Model	Ref: Scheme 1:			
	land use? No Vi This site is loca site is therefore need to be investigated.	able ted ou e restr estigat if site i	1 owner - F itside of the sett icted by the curr ed and resolved is viable to devel	lement bounda rent planning po . New infrastruc op. The landow	(V3) Viability Model ry for Earby. The abil blicy base. There are ture is needed on sit ner is willing to deve		permissio risk issues lity model ndicated th	which indicates at the	
(A5) Ownership? Achievability (V1) Competing (V3) Viable? Comments:	land use? No Vi This site is loca site is therefore need to be inve that this type of availability of fi can be develop	able ted ou e restr estigat if site i	1 owner - F itside of the sett icted by the curr ed and resolved is viable to devel	lement bounda rent planning po . New infrastruc op. The landow o development	(V3) Viability Model ry for Earby. The abil blicy base. There are ture is needed on sit ner is willing to deve A number of constr	Ref: Scheme 1: ity to obtain planning some potential flood e. The Council's viabi lop the site but has in	permissio risk issues lity model ndicated th	which indicates at the	

6-10 Years

2019-24

0

11-15 Years

2024-29

25

Five Year Period

2016/17

0

2017/18

0

2018/19

0

2014/15

0

2015/16

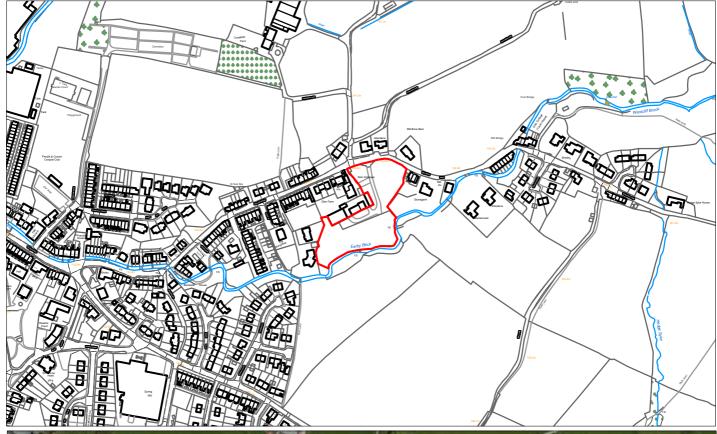
0

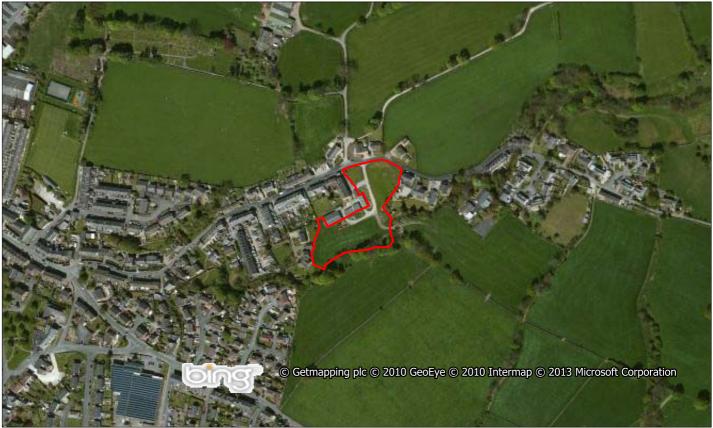
Site Name: Land adjacent to Glen Farm, Red Lion Street

Location: Earby Site Ref: S175

Site Area: 0.83 ha **Grid Ref:** SD 391 446











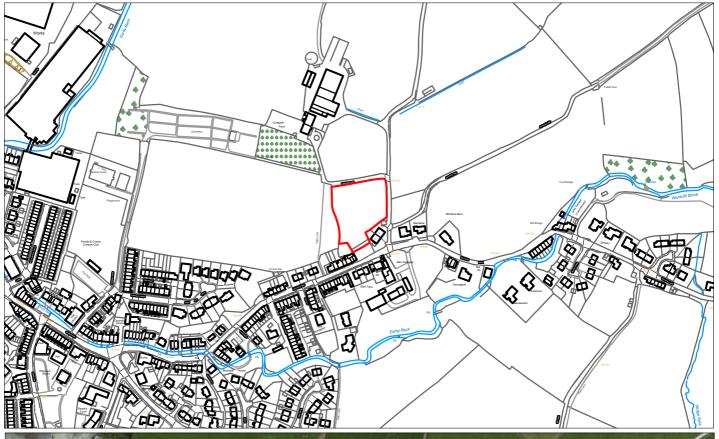
Site Details	Sic Housin	S Earla	/trailability /	1000001110111					
Site Details Site Ref: S236	Site	Name:	Land beyond C	ar Park. Red Lio	n Street	S	ettlement:	Earby	
Postcode Sector			Earby Ward		ing App: N/A	S	HLAA Typology:		
Site Area (gross)			ve No. Dwelling		cative Density:		Co-ordinates:	-	239, 446905
Suitability – loca				, 5. 15 mare	derve Bensity.	эоарі	- Co ordinates:	331	233, 440303
(S0) Within a Set					(S1) Brownfield /	Greenfi	eld?	Greenfi	eld
(S2) Car parking			Yes		(S3) Loss of emplo			No	
(S4) Protected e		area?	No		(S5) Open space /			No	
(S7) Suitable infi			No		(S8) Infrastructure			No	
(S7/S8) Infrastru	cture comm	ent	capacity to pro-	vide the necessa	need to be installe ary infrastructure. otential problem f uired.	Medium	sized developm	nent. Cap	acity of
Suitability – env	ironment ar	nd herita	ge						
(S9) Contaminat	ion?	None	identified		(S10) Topography	:	Gentle slope /	undulat /	ing
(S11) Flooding is zone:	sues / Flood	Not v	vithin a Flood Zo	one.				Flood Zo	ne 1
(S28) Conservati	on Area:	Yes		0.000km	(S29) Listed Buildi	ing:	No		0.340km
(S30) Scheduled	Monument:	No		1.883km	(S31) Archaeology	/ :	Potential		
(S32) TPO:		No		0.090km	(S37) Poor air qua	lity:	No		
(S33) Ecology:		None	identified		(S34) Nature Cons Designation:	servatio	n No		0.430km
(S33/S34) Natur environment co		No - there are no designated nature conservation sites on or near this site. The site is not coverent: by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.							
(S35/S36) Bad n	_				s adjacent to exist	_		-	
and impact on s	urround area		tryside. New dev opments.	velopment may	have some amenit	y issues	for the existing	resident	ial
(S39) Coal Minin	g:	No			(S40) Mineral Safe	eguardir	ng Area (MSA):	Yes	
Suitability – dist	ance to serv	ices (km							
(S12) Railway sta	ation:		9.100 (S13) Bu	s stop:			Bus stop frequ	-	>15 min
(S14) Primary sc	hool:		0.660 (S15) Sec	condary school:	4.30	0 (S16) S	Sports/leisure c	entre:	4.300
(S17) Doctors:			0.820 (S18) Ho	•			Town / Local ce	ntre:	0.540
(S20) Supermark	et/store:			nployment area	: 0.55	0 (S22) I	Public house:		0.020
(S23) Corner sho	p:		0.520 (S24) Po				Open space:		0.120
(S26) PROW:			0.000 (S27) Cy	cle route:	0.41	0			
Availability									
(A1) Access issue			No		(A2) Vehicular acc		oor		
(A3) Visibility sp		ays issue	•		(A4) In use?	Pa	artial		
(A5) Ownership?			1 owner - 0	Council					
Achievability									
(V1) Competing		No			(V2) Market Attra		_		
(V3) Viable?		Viable			(V3) Viability Mod		Scheme 11		
: i	site is theref dentified fo	ore restr r disposa	icted by the cur	rent planning po viability model i	ry for Earby. The a plicy base. This site ndicates that this t	is owne	ed by the Counci	l but has	not been
Constraints:	Settlement B	Boundary							
Timescales (No.	dwellings)								
2014/15	2015	/16	Five Year Perio	od 2017/1	8 2018/1	10	6-10 Years 2019-24		15 Years 024-29
2014/15	2015	, 10	2010/1/	2017/1	0 2018/1		2013-24		15

Site Name: Land beyond Car Park, Red Lion Street

Location: Earby Site Ref: S236

Site Area: 0.50 ha **Grid Ref:** SD 391 446











Suitability - location and infrastructure	86, 446359 d								
Site Area (gross): 0.26ha Indicative No. Dwellings: 8 Indicative Density: 30dph Co-ordinates: 3909 Suitability – location and infrastructure (S0) Within a Settlement Boundary? Yes (S1) Brownfield / Greenfield? Greenfield (S2) Car parking? Yes (S3) Loss of employment land? No (S4) Protected employment area? No (S5) Open space / settlement character? Yes (S7) Suitable infrastructure? Partial (S8) Infrastructure capacity? No (S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacity									
Suitability – location and infrastructure (S0) Within a Settlement Boundary? Yes (S1) Brownfield / Greenfield? Greenfield (S2) Car parking? Yes (S3) Loss of employment land? No (S4) Protected employment area? No (S5) Open space / settlement character? Yes (S7) Suitable infrastructure? Partial (S8) Infrastructure capacity? No (S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacity									
(S0) Within a Settlement Boundary? Yes (S1) Brownfield / Greenfield? Greenfield? (S2) Car parking? Yes (S3) Loss of employment land? No (S4) Protected employment area? No (S5) Open space / settlement character? Yes (S7) Suitable infrastructure? Partial (S8) Infrastructure capacity? No (S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacity	d								
(S2) Car parking? Yes (S3) Loss of employment land? No (S4) Protected employment area? No (S5) Open space / settlement character? Yes (S7) Suitable infrastructure? Partial (S8) Infrastructure capacity? No (S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacity	d								
(S4) Protected employment area? No (S5) Open space / settlement character? Yes (S7) Suitable infrastructure? Partial (S8) Infrastructure capacity? No (S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacity									
(S7) Suitable infrastructure? Partial (S8) Infrastructure capacity? No (S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacity									
(S7/S8) Infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in capacity to provide the necessary infrastructure. Small sized development. Capacit									
capacity to provide the necessary infrastructure. Small sized development. Capacit									
existing network likely to be sufficient	capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.								
Suitability – environment and heritage									
(S9) Contamination? None identified (S10) Topography: Flat									
	Flood Zone 1								
zone: southern boundary of the site.									
(S28) Conservation Area: No 0.110km (S29) Listed Building: No	0.220km								
(S30) Scheduled Monument: No 1.695km (S31) Archaeology: None identified									
(S32) TPO: No 0.300km (S37) Poor air quality: No									
(S33) Ecology: None identified (S34) Nature Conservation No Designation:	0.540km								
(S33/S34) Natural No - there are no designated nature conservation sites on or near this site. The site is not	covered								
environment comment: by an area of ecological interest (LERN record). In terms of agricultural classification the sclassed as Grade 3 agricultural land - good to moderate quality.	ite is								
(S35/S36) Bad neighbour uses Medium bad neighbouring uses - this site is adjacent to a car park, existing residential pr	norties								
and impact on surround area: and a school playing field. New development may have some amenity issues for the exist	-								
residential developments.									
(S39) Coal Mining: No (S40) Mineral Safeguarding Area (MSA): No									
Suitability – distance to services (km)									
(S12) Railway station: 9.000 (S13) Bus stop: 0.390 (S13a) Bus stop frequency:	>15 mins								
(S14) Primary school: 0.230 (S15) Secondary school: 4.200 (S16) Sports/leisure centre:	4.200								
(S17) Doctors: 0.880 (S18) Hospital: 12.900 (S19) Town / Local centre:	0.570								
(S20) Supermarket/store: 4.750 (S21) Employment area: 0.580 (S22) Public house:									
(S23) Corner shop: 0.540 (S24) Post Office: 0.900 (S25) Open space:	0.000								
(S26) PROW: 0.000 (S27) Cycle route: 0.250									
Availability									
(A1) Access issues? No (A2) Vehicular access: Poor									
(A3) Visibility splays / highways issues? Adequate (A4) In use? Yes									
(A5) Ownership? 1 owner - Council									
Achievability									
(V1) Competing land use? No (V2) Market Attractiveness? High									
(V1) Competing land use?No(V2) Market Attractiveness?High(V3) Viable?Viable(V3) Viability Model Ref:Scheme 7									
(V1) Competing land use? No (V2) Market Attractiveness? High (V3) Viable? Viable (V3) Viability Model Ref: Scheme 7 Comments: This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning point is therefore restricted by the current planning policy base. The Council own this site but it has not been if for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy develops the current planning policy base.	dentified								
(V1) Competing land use? No (V2) Market Attractiveness? High (V3) Viable? Viable (V3) Viability Model Ref: Scheme 7 Comments: This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning points is therefore restricted by the current planning policy base. The Council own this site but it has not been if for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy disposal will need to be reviewed before the site can come forward.	dentified								
(V1) Competing land use? No (V2) Market Attractiveness? High (V3) Viable? Viable (V3) Viability Model Ref: Scheme 7 Comments: This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning points therefore restricted by the current planning policy base. The Council own this site but it has not been if for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy dwill need to be reviewed before the site can come forward. Constraints: Open Space designation.	dentified								
(V1) Competing land use? No (V2) Market Attractiveness? High (V3) Viable? Viable (V3) Viability Model Ref: Scheme 7 Comments: This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning points is therefore restricted by the current planning policy base. The Council own this site but it has not been if for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy disposal will need to be reviewed before the site can come forward. Constraints: Open Space designation. Timescales (No. dwellings)	dentified esignation								
(V1) Competing land use? No (V2) Market Attractiveness? High (V3) Viable? Viable (V3) Viability Model Ref: Scheme 7 Comments: This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning point is therefore restricted by the current planning policy base. The Council own this site but it has not been if for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy disposal will need to be reviewed before the site can come forward. Constraints: Open Space designation. Timescales (No. dwellings) Five Year Period 6-10 Years 11-1	dentified								

Site Name: Land off Bailey Street

Location: Earby Site Ref: S064

Site Area: 0.26 ha **Grid Ref:** SD 390 446











Site Details										
Site Ref: S238	Site	Name:	Land at Tyseley	Grove			Settlement: E	arby		
Postcode Sector:	BB18 6	Ward:	Vard: Earby Ward Plann			App: N/A SHLAA Typology			: VLNPD	
Site Area (gross):	0.16ha	Indicati	ive No. Dwelling	s: 5 Indi	cative Density	y: 30dp	oh Co-ordinates:	39015	56, 446068	
Suitability – location and infrastructure										
(S0) Within a Settl	ement Bou	undary?	Yes (S1) Brownfield / Gree			eld / Greent	field?	Greenfiel	d	
(S2) Car parking?			Yes		(S3) Loss of e	employment	t land?	Vo		
(S4) Protected employment area?			No (S5) Open space / settlement character? Yes							
(S7) Suitable infra	(S7) Suitable infrastructure?				(S8) Infrastru	ucture capac	city?	Vo		
(S7/S8) Infrastructure comment			Greenfield site. Utilities would need to be installed. Further information required in terms of							
			capacity to provide the necessary infrastructure. Small sized development. Capacity of							
existing network likely to be sufficient. Suitability – environment and heritage										
					(0.4.0) =	•				
(S9) Contaminatio			e identified		(S10) Topogr	aphy:	Flat			
(S11) Flooding issu	ies / Flood	Not v	within a Flood Zo	ne.			F	lood Zon	ie 1	
(S28) Conservation	η Area·	No		0.160km	(S29) Listed	Ruilding:	No		0.350km	
(S30) Scheduled M					(S31) Archae		Potential		0.550kiii	
(S32) TPO:	ionament.	No			(S37) Poor ai		No			
(S33) Ecology:			ntial from proxin				on Site within 250	m of a	0.140km	
(333) LCOlogy.			nated site.	Designation:	designation					
(S33/S34) Natural				designated nat			this site. The site is	within 2	250m of a	
environment com	ment:			_			y an area of ecolog			
re			record). In terms of agricultural classification the site is classed as Grade 3 agricultural land - good							
			oderate quality.							
(S35/S36) Bad neig	_						residential propert		'	
and impact on sur			юртені таў па	ve some amem			esidential develop			
(S39) Coal Mining: Suitability – distar		No licas (km			(340) Williera	ii Saieguaiu	ing Area (MSA): N	10		
(S12) Railway stat		ices (kii	8.300 (S13) Bu s	r ston:		0.000 (\$12	a) Bus stop freque	2011	>15 mins	
(S14) Primary scho			1.640 (S15) Sec	-		- 1-	Sports/leisure ce		2.600	
(S17) Doctors:	, oi.		0.870 (S18) Ho				Town / Local cent		0.660	
	t/storo:			•			Public house:		0.370	
(S20) Supermarket/store: (S23) Corner shop:										
(S26) PROW:			0.360 (S24) Post Office: 0.750 (S25) Open space: 0.000						0.000	
Availability			0.210 (327) Cyt	le route.		0.000				
(A1) Access issues)		No		(A2) Vehicul	ar accoss:	Poor			
		i			(A4) In use?					
(A3) Visibility spla	ys / nignw	ays issu		`aunail	(A4) in use:		Yes			
(A5) Ownership?			1 owner - (Journal						
Achievability (V1) Competing la	nd uso?	No			(\/2\ \Angles±	Attractive:	oss2 High			
(V1) Competing la		No Viable			(V2) Market (V3) Viability					
(V3) Viable? Comments: Th			urban area of F	arby and dasies				annina =	ormission	
					-	-	ability to obtain plais site but it has no			
			•				le to develop. The			
	-		wed before the s				·	-		
Constraints: Op	oen Space	designat	ion.							
Timescales (No. d	wellings)									
			Five Year Perio				6-10 Years	11-1	5 Years	
2014/15	2015,	/16	2016/17	2017/1	8 2	018/19	2019-24	20	24-29	
0	0		0	0		0	0		5	

Site Name: Land at Tyseley Grove

Location: Earby Site Ref: S238

Site Area: 0.16 ha **Grid Ref:** SD 390 446



