

**BIRSTALL**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH25

**Site name:** Birstall Garage, junc. Loughborough Road & Colindale Avenue, Birstall

**Site size:** 0.11

**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:** Not available - waiting for tenancy to expire. This could be in 5 years time

**Achievable:** Developers own phasing is preventing a start date on the site

**Time frame for development:** 6-10 year's

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH26

**Site name:** Land North of Harrowgate Drive, Birstall

**Site size:** 20.50

**Estimated No of Dwellings:** 424

**Suitable:** Site under construction

**Available:** Site under construction

**Achievable:** Site under construction

**Time frame for development:** Within 5 year's

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH27

**Site name:** Land North of Harrowgate Drive, Birstall (Phase 1A)

**Site size:** 6.90

**Estimated No of Dwellings:** 96

**Suitable:** Some of the site is already complete

**Available:** Some of the site is already complete

**Achievable:** Some of the site is already complete

**Time frame for development:** Within 5 year's

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH28

**Site name:** Land North of Harrowgate Drive, Birstall (Phase 1B)

**Site size:** 4.30

**Estimated No of Dwellings:** 127

**Suitable:** Some of the site is already complete

**Available:** Some of the site is already complete

**Achievable:** Some of the site is already complete

**Time frame for development:** Within 5 year's

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH29      **Site name:** Land North of Harrowgate Drive, Birstall (Phase 1C)

**Site size:** 5.30      **Estimated No of Dwellings:** 182

**Suitable:** Part of a phase of a larger development

**Available:** Part of phase of a larger development

**Achievable:** Part of a phase of a larger development.

**Time frame for development:** Within 5 year's      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2009

**Site Ref:** SH30                      **Site name:** Offices & Premises, 9 Church Hill, Birstall

**Site size:** 0.07                      **Estimated No of Dwellings:** 2 or building conversion

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

**Available:** No planning permission, no known 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:** 11-20 year's                      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH11

**Site name:** Birstall Golf Club, Birstall

**Site size:**

**Estimated No of Dwellings:** 0

**Suitable:**

**Available:**

**Achievable:**

**Time frame for  
development:**

**Market  
interest:**

**Exclude from consideration?**

**Reason:** Outside of Charnwood Borough Council boundary

## Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH110

**Site name:** Land adj. to the strategic A46-A6 interchange served by the A6 transport choice corridor

**Site size:** 100ha

**Estimated No of Dwellings:** 1500

**Suitable:**

**Available:**

**Achievable:**

**Time frame for development:**

**Market interest:** Medium

**Exclude from consideration?**

**Reason:** The site has been excluded from consideration at this stage because it is being assessed as a potential Sustainable Urban Extension (SUE) through the Borough Councils Core Strategy. Once the Core Strategy is published and if this site is not taken forward as an SUE, we will then consider it for a smaller scale housing allocation. Therefore, the site will remain in the 'housing pot' until this stage.

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH139      **Site name:** Land west of Queensgate Drive, Birstall

**Site size:** 0.52      **Estimated No of Dwellings:** 12 with servicing

**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:** Submitted by consultant so assumption that owner interest in developing site. 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 year's      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH72

**Site name:** Land of Birstall/Wanlip

**Site size:** 1.22

**Estimated No of Dwellings:** 12 when assessed

**Suitable:** Some 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 year's

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2009

**Site Ref:** PSH110

**Site name:** Land adjacent to the strategic A46-A6 interchange served by the A6 transport choice

**Site size:** 100ha

**Estimated No of Dwellings:** To suit strategic

**Suitable:**

**Available:**

**Achievable:**

**Time frame for development:**

**Market interest:** Medium

**Exclude from consideration?**

**Reason:** This is a duplicate site