

WALTON ON

THE WOLDS

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH78

Site name: Loughborough Road, Walton on the Wolds

Site size: 0.49

Estimated No of Dwellings: 12 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

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: PSH78

Site name: Land at OS2900 off Loughborough Road, Walton
on the Wolds

Site size: 6.62

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: This is a duplicate site

WANLIP

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH80

Site name: Land off Butchers Lane, Wanlip

Site size: 3.20

Estimated No of Dwellings: 56 (3ha assessed as

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

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: **Site name:** Land and adjacent Wanlip Country Club, Wanlip Road, Wanlip

Site size: 11.60 **Estimated No of Dwellings:** 218 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 fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH79 **Site name:** Land off Rectory Road, Wanlip (mixed residential)

Site size: 5.31 **Estimated No of Dwellings:** 100 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

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: PSH80

Site name: North of Birstall on Butchers Lane, Wanlip

Site size: 3.20

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: This is a duplicate site

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH81

Site name: Land at Wanlip Lodge, Wanlip

Site size:

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: SITE NOT MAPPED UNSURE OF LOCATION

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH112 **Site name:** Land to the south of Wanlip Road & east of A607, Wanlip

Site size: 3.29 **Estimated No of Dwellings:** 62 with facilities

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

Achievable: This site is committed for employment uses in the local plan so the council may not consider residential development appropriate. 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: PSH113 **Site name:** Land at Raynsway Marina, Wanlip

Site size: 16.41 **Estimated No of Dwellings:** 308 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 fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH114 **Site name:** Land to the north & south of Wanlip Road & west of A607, Wanlip

Site size: 23.03 **Estimated No of Dwellings:** 432 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 fulfill any of the deliverability criteria and so has been deemed not developable.

WOODHOUSE/
WOODHOUSE
EAVES

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH82 **Site name:** Land at Woodhouse, Woodhouse

Site size: 0.84 **Estimated No of Dwellings:** 21 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council. Access to the site could not be achieved without planning permission with other land owners

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 and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH168 **Site name:** 112 Main Street, Woodhouse Eaves

Site size: 1.20 **Estimated No of Dwellings:** 30

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

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: **Site name:** Roecliffe Manor, Woodhouse Eaves

Site size: 2.79 **Estimated No of Dwellings:** 10

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

Available: The site does not have planning permission but there is interest in developing the site and a number of applications have been submitted.

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 2009

Site Ref: PSH83 **Site name:** Bradgate Nursing Home, Brand Lane,
Woodhouse

Site size: 2.20 **Estimated No of Dwellings:** 54 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

Available: The site is currently under consideration for 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 2009

Site Ref: PSH84

Site name: Forest Rock Garage/Cantonese Restaurant,
Church Hill, Woodhouse Eaves

Site size: 0.28

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: Duplicate site

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH118 **Site name:** Land at Church Hill, Woodhouse Eaves

Site size: 0.24 **Estimated No of Dwellings:** 7

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has been sent to the Housing Department at Charnwood Borough Council

Available: The site does not have planning permission but 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: