

BIRSTALL

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Strategic Housing Land Availability Assessment 2010

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 which could be in 5 years time

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

Time frame for development: 6-10 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: SH27

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

Site size: 6.90

Estimated No of Dwellings: 91

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: SH28

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

Site size: 4.30

Estimated No of Dwellings: 39

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: SH29

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

Site size: 5.30

Estimated No of Dwellings: 182

Suitable: Under construction, part of a phase of a larger development.

Available: Under construction, part of a phase of a larger development.

Achievable: Under construction, part of a phase of a larger development.

Time frame for development: Within 5 years

Market interest: High

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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 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: 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: MVA's Transport Assessments (2009) suggest it is not possible to identify a viable, multi modal transport solution for a comprehensive development area either side of the A6 north of the A46 at Wanlip. Although MVA did not assess the area adjacent to Wanlip south of the A46 and east of the A6 similar considerations may apply.

Strategic Housing Land Availability Assessment 2010

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

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 years **Market interest:** Medium

Exclude from consideration?

Reason: