

**ANSTEY**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH2

**Site name:** 2-10 Gladstone Street, Anstey

**Site size:** 0.08

**Estimated No of Dwellings:** 10

**Suitable:** Suitable location which has been tested through a planning application

**Available:** planning permission lapsed but owned by a RSL and land banked

**Achievable:** Potential market, cost and delivery factors

**Time frame for development:** 6-10 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH3

**Site name:** 52-53 Gorse Hill, Anstey

**Site size:** 0.46

**Estimated No of Dwellings:** 10

**Suitable:** Suitable location for development

**Available:** Planning permission has been granted and the site is owned by a builder

**Achievable:** No constraints on the site that would need to be overcome

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

**Market interest:** High

**Exclude from consideration?**

**Reason:** Site Completed

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH5

**Site name:** Former Anstey Sewage Works, off Anstey Lane,  
Anstey

**Site size:** 1.5

**Estimated No of Dwellings:** 28 with facilities

**Suitable:** Not a suitable location for housing development as it has no connectivity to Anstey. The highway authority would object to site.

**Available:** No planning permission and not owned by a developer

**Achievable:** No developer interest and the cost factors associated with site preparation would make the site unachievable

**Time frame for  
development:**

**Market  
interest:** Medium

**Exclude from consideration?**

**Reason:** The site is not well connected to Anstey and does not fulfil any of the deliverability criteria.

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** sh108

**Site name:** Gynsill Court, Gynsill Lane, Anstey

**Site size:** 2.80

**Estimated No of Dwellings:** 16

**Suitable:** No irresolvable physical/environmental constraints affecting development, suitable location for development and a suitable access could be achieved.

**Available:** The site is owned by a developer with the intention to develop and planning permission has been granted.

**Achievable:** developer has not raised any achievability issues

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

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH9

**Site name:** Hollow Road, Anstey General Industrial, Anstey

**Site size:** 0.3

**Estimated No of Dwellings:** 9

**Suitable:** Suitable location for development within the limits to development and there are no irresolvable physical/environmental constraints known

**Available:** The site does not have planning permission and has not been submitted by a developer

**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.

**Time frame for development:** 11-20 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH10

**Site name:** Land between 1 & 3 Latimer Street & 10a & 16  
Bradgate Road, Anstey

**Site size:** 0.13

**Estimated No of Dwellings:** 12

**Suitable:** The site is under construction

**Available:** Site has planning permission and is under construction

**Achievable:** Development has stopped, there is potentially a funding problem

**Time frame for  
development:** 6-10  
years

**Market  
interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH11

**Site name:** Land between Rosebery Road, Kitchener Road,  
Anstey

**Site size:** 0.39

**Estimated No of Dwellings:** 24

**Suitable:** Site appears to be completed

**Available:** Site appears to be completed

**Achievable:** Site appears to be completed

**Time frame for  
development:**

**Market  
interest:** Medium

**Exclude from consideration?**

**Reason:** Site appears to be completed

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH13

**Site name:** Land off Bradgate Road, Anstey (Phase 2)

**Site size:** 2.00

**Estimated No of Dwellings:** 47

**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:** SH14

**Site name:** Leicester Road, Anstey

**Site size:** 0.31

**Estimated No of Dwellings:** 9

**Suitable:** The site is completely affected by SFRA flood 3a and so a flood risk assessment would be needed before development was deemed suitable. 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:** Still in use as an employment site and is within an employment 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:**

**Market interest:** Medium

## Exclude from consideration?

**Reason:** Still in use as an employment site and is within an employment area. The council would likely seek to protect the site for employment. The site does not fulfil any of the deliverability criteria and so has been deemed not developable.

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH15

**Site name:** No.9, Hollow Road, Anstey

**Site size:** 0.35

**Estimated No of Dwellings:** 10

**Suitable:** Site is within a residential area and has a suitable access so would be suitable for housing

**Available:** There is no interest to develop this site and the building is still in use and has been for a number of years.

**Achievable:** No developer interest. 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.

**Time frame for development:** 11-20 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH17      **Site name:** Warehouse & Premises, 83 Hollow Road, Anstey

**Site size:** 0.07      **Estimated No of Dwellings:** 8

**Suitable:** No irresolvable physical/environmental constraints preventing development, suitable location for development with planning permission

**Available:** Site has planning permission and site has been cleared

**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:** PSH2

**Site name:** Land west of Gorse Hill, Anstey

**Site size:** 4.58

**Estimated No of Dwellings:** 86 including facilities

**Suitable:** Suitable location for development in terms of its walkable connectivity to Anstey and Beaumont Leys. 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 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:** PSH4

**Site name:** Land at Green Farm, Anstey

**Site size:** 52.90

**Estimated No of Dwellings:** 793 with facilities

**Suitable:** Area of land around Rothley Brook undevelopable due to SFRA Flood Zone 3b but there are no known irresolvable physical/environmental constraints preventing development on the majority of the site, the site is in a suitable location for development adjacent to a service centre and MVA's Transport Assessments (2009) suggest a multi-modal transport solution could be found for a comprehensive development area on the edge of the Leicester PUA adjacent to Anstey but the Highway Agency have concerns about potential impacts on the A46 junction south of Anstey.

**Available:** The site does not have planning permission but landowner and developer have 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:** PSH5      **Site name:** Land r/o 57-65 Gynsill Lane, Anstey

**Site size:** 0.63      **Estimated No of Dwellings:** 16 including facilities

**Suitable:** There are known irresolvable physical/environmental constraints preventing development, the site is adjoining the settlement boundary and no objection has been raised by the highway authority in terms of the access.

**Available:** No planning permission and 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:** Not in Charnwood

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH90      **Site name:** Land off Gynsill Lane, Anstey

**Site size:** 1.52      **Estimated No of Dwellings:** 38

**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.

**Available:** The site does not have planning permission but is being actively promoted for sale by the owners

**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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH91

**Site name:** Land off Groby Road, Anstey

**Site size:** 5.20

**Estimated No of Dwellings:** 98 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:** Not owned by a developer with the intention to develop and has no planning permission

**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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH92      **Site name:** Land off Groby Road, Anstey (1)

**Site size:** 3.00      **Estimated No of Dwellings:** 56 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 but is being actively promoted for sale by the owners

**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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH144      **Site name:** Land at Gynsill Lane & Anstey Lane, Glenfield

**Site size:** 27.90      **Estimated No of Dwellings:** 523 with facilities

**Suitable:** The balance of the site is dislocated from the settlement fringe at Glenfield and would not be considered in isolation.

**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 fulfil any of the deliverability criteria and so has been deemed not developable.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH1

**Site name:** Fairhaven Farm, Fairhaven Road, Anstey

**Site size:** 15.28

**Estimated No of Dwellings:** 287 with facilities

**Suitable:** No irresolvable physical/environment constraints preventing development, deemed to be a suitable location as it is on the settlement boundary, no objection raised by highways at this stage

**Available:** The site doesn't not have planning permission but there is known developer interest in the site

**Achievable:** Not deemed achievable at this stage due to no known developer interest.

**Time frame for development:** 6-10 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH3      **Site name:** Rear of 129, 157 & 159 Cropston Road, Anstey

**Site size:** 1.67      **Estimated No of Dwellings:** 31 including facilities and

**Suitable:** Approximately 20% of the site is affected by SFRA flood 3b and so is unsuitable (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 but there has been some developer interest in the site in the past.

**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:** PSH154      **Site name:** 249 Bradgate Road, Anstey

**Site size:** 0.8 ha      **Estimated No of Dwellings:** 20 and facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within a service centre. However, the site has no frontage on to Bradgate. There is no evidence that a suitable access could be achieved.

**Available:** The site has no planning permission and it is no owned by a developer with the intention to develop

**Achievable:** There is no evidence that the site is achievable

**Time frame for development:**      **Market interest:** Medium

**Exclude from consideration?**

**Reason:** The site does not fulfill any of the deliverability criteria

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH4

**Site name:** Albion Street/Rosebery Road, Anstey

**Site size:** 0.44

**Estimated No of Dwellings:** 11 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. The site lies within close proximity to Ansteys District Centre and is serviced well by its services and facilities.

**Available:** Part of the site has already been redeveloped for housing. The ownership of the rest of the site is unknown.

**Achievable:** Evident would have to be given to conclude that the land and buildings are unfit for employment purposes. 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:** PSH203      **Site name:** Land off Gynsill Lane, Anstey

**Site size:** 3.00      **Estimated No of Dwellings:** 56

**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.

**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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH212      **Site name:** Land at Green Farm

**Site size:** 22.5      **Estimated No of Dwellings:** 255

**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, MVA's Transport Assessments (2009) suggest a multi-modal transport solution could be found for a comprehensive development area on the edge of the Leicester PUA adjacent to Anstey but the Highway Agency have concerns about potential impacts on the A46 junction south of Anstey.

**Available:** The site does not have planning permission but landowner and developer have 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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH213      **Site name:** Land at Gynsill Lane

**Site size:** 5      **Estimated No of Dwellings:** 56

**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.

**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:** High

**Exclude from consideration?**

**Reason:**