

ANSTEY

Strategic Housing Land Availability Assessment 2009

Site Ref: SH1

Site name: 10-36 Staddon Road, Anstey

Site size: 0.07

Estimated No of Dwellings: 11

Suitable: Site appears completed

Available: Site appears completed

Achievable: Site appears completed

**Time frame for
development:**

**Market
interest:** Medium

Exclude from consideration?

Reason: Site appears completed

Strategic Housing Land Availability Assessment 2009

Site Ref: SH2

Site name: 2-10 Gladstone Street, Anstey

Site size: 0.08

Estimated No of Dwellings: 13

Suitable: Suitable location which has been test through a planning application

Available: Has planning permission and owned by a developer

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 2009

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:

Strategic Housing Land Availability Assessment 2009

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 2009

Site Ref: SH7

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 2009

Site Ref: SH8

Site name: Hancock & Roberts, Staddon Road, Anstey

Site size: 0.22

Estimated No of Dwellings: 23

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 2009

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 2009

Site Ref: SH10

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

Site size: 0.13

Estimated No of Dwellings: 18

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 2009

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 2009

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 2009

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 2009

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 2009

Site Ref: SH16

Site name: Twistlink Ltd, Staddon Road, Anstey

Site size: 0.10

Estimated No of Dwellings: 14

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 is advertised for sale and has planning permission

Achievable: The site is up for sale so is not achievable at this stage. 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: 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:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH1

Site name: Land north of Fairhaven Road, Anstey

Site size: 15.28

Estimated No of Dwellings: 390

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: 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 2009

Site Ref: PSH4

Site name: Land at Green Farm, Anstey

Site size: 52.90

Estimated No of Dwellings: 793 with facilities

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

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: 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:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH90

Site name: Land off Gynsill Lane, Anstey

Site size: 1.51

Estimated No of Dwellings: 37 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: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

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: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

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: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

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 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 2009

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 2009

Site Ref: PSH6

Site name: Gynsill Court, Gynsill Lane, Anstey

Site size: 2.9

Estimated No of Dwellings: 50+

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: This site is also part of the SHLAA process as a commitment site (SH7)

Strategic Housing Land Availability Assessment 2009

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 2009

Site Ref: SH12

Site name: Land off Bradgate Road, Anstey

Site size: 3.30

Estimated No of Dwellings:

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:**

Exclude from consideration?

Reason: Site completed

Strategic Housing Land Availability Assessment 2009

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: