

**THURMASTON**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH153

**Site name:** 10 Hadrian Road, Thurmaston

**Site size:** 0.22

**Estimated No of Dwellings:** 12

**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:** SH154

**Site name:** Auster Industrial Estate, Silverdale Drive,  
Thurmaston

**Site size:** 0.87

**Estimated No of Dwellings:** 58

**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 has planning permission and is owned by a developer

**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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH155

**Site name:** Church Hill Road, Thurmaston

**Site size:** 7.88

**Estimated No of Dwellings:** 148 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 and is not owned by a developer with the intention to develop.

**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. 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:** SH156

**Site name:** Humberstone Lane, Thurmaston

**Site size:** 4.11

**Estimated No of Dwellings:** 93 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:** 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.

**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. 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:** 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. 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:** SH158

**Site name:** Land at Garden Street, Thurmaston

**Site size:** 0.19

**Estimated No of Dwellings:** 6

**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:** SH160

**Site name:** Land to rear of 169-177 Colby Drive,  
Thurmaston

**Site size:** 0.52

**Estimated No of Dwellings:** 17

**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 has outline planning permission and has been promoted by a developer

**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:** SH161

**Site name:** Land to the rear of 53 & 55 Colby Drive,  
Thurmaston

**Site size:** 0.46

**Estimated No of Dwellings:** 17

**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 has outline planning permission and has been promoted by a developer

**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:** SH162

**Site name:** Rear of 36-46 Colby Road, Thurmaston

**Site size:** 0.43

**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:** 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:** 11-20 years

**Market interest:** Medium

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** SH163

**Site name:** Rear of Manor Medical Centre, Melton Road,  
Thurmaston

**Site size:** 0.31

**Estimated No of Dwellings:** 9

**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 to an adopted highway and there is no adequate route to provide access. Therefore the site is not appropriate for consideration in isolation. The development of the site would be dependent on getting a resolution on access arrangements through negotiation and agreement with the Medical 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:**

**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:** SH166

**Site name:** Warehouse and Premises, Units 3, 157  
Humberstone Lane, Thurmaston

**Site size:** 0.73

**Estimated No of Dwellings:**

**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:** 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.

**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. 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:** Low

**Exclude from consideration?**

**Reason:** 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. 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:** SH167

**Site name:** Warehouse and Premises, Unit B, Britannia Way, Thurmaston

**Site size:** 0.57

**Estimated No of Dwellings:** 14 with 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 to an adopted highway and there is no adequate route to provide access. Therefore the site is not appropriate for consideration 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:** SH168

**Site name:** Wheatleys Road, Thurmaston

**Site size:** 1.8

**Estimated No of Dwellings:** 45

**Suitable:** Most of the site is affected by SFRA flood 3a and so a flood risk assessment would be needed before development was deemed suitable. 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 within a service centre and a suitable access can be achieved.

**Available:** 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.

**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. 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 a mixed employment/residential 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:** PSH57

**Site name:** Land at Thurmaston

**Site size:** 12.03

**Estimated No of Dwellings:** 226 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre. However access to the site would be off a rural road with generally fast moving traffic which would be unacceptable. Therefore the site is not appropriate for consideration in isolation. This site needs to be subject to specific consideration in terms of master planning for housing growth in the area (SUE).

**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:**

**Market interest:** Medium

**Exclude from consideration?**

**Reason:** The site does not have an appropriate highway access and so has been deemed not developable.

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH74      **Site name:** Land off Hamilton Lane (north east of Leicester),  
Barkby Thorpe, Thurmaston

**Site size:** 19.03      **Estimated No of Dwellings:** 357 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 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:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH77

**Site name:** Land at 598/600 Melton Road, Thurmaston

**Site size:** 0.22

**Estimated No of Dwellings:** 7

**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 and is not owned by a developer with the intention to develop.

**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. 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:** PSH116      **Site name:** Land east of Thurmaston

**Site size:** 135.73      **Estimated No of Dwellings:** 2025

**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 multi modal transport solution could be found for a comprehensive development area on the edge of the Leicester PUA east of Thurmaston and to the south and west of Barkby.

**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:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH122

**Site name:** Land south of Barkby Thorpe Lane, Thurmaston

**Site size:** 6

**Estimated No of Dwellings:** 113 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 if was submitted with the adjacent site and a suitable access can be achieved.

**Available:** The site is being promoted by 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:** PSH126      **Site name:** Land north of Hamilton, east and north west of Barkby Thorpe Road, Thurmaston

**Site size:** 195.60      **Estimated No of Dwellings:** 2925

**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 multi modal transport solution could be found for a comprehensive development area on the edge of the Leicester PUA east of Thurmaston and to the south and west of Barkby.

**Available:** The site does not have planning permission but 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:** PSH75

**Site name:** Land off Barkby Thorpe Lane, Thurmaston

**Site size:** 4

**Estimated No of Dwellings:** 75 with facilities

**Suitable:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre. However Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable. Therefore the site is not appropriate for consideration.

**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:**

**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:** PSH189      **Site name:** Land off Barkby Thorpe Lane, Thurmaston

**Site size:** 18.5      **Estimated No of Dwellings:** 350

**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 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:** High

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH191      **Site name:** Works opposite 46 Brook Street, Thurmaston

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

**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 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:** Low

**Exclude from consideration?**

**Reason:**

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH192      **Site name:** Works adjacent 46 Brook Street, Thurmaston

**Site size:** 0.17      **Estimated No of Dwellings:** 5

**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 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:** Low

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH193      **Site name:** Land bordering the River Soar in Thurmaston from Pinfold Road in the south to Post Street

**Site size:** 34.4      **Estimated No of Dwellings:**

**Suitable:** Parts of the site is affected by SFRA flood zone3a and so a flood risk assessment would be needed before redevelopment was deemed suitable.

**Available:** The site does not have planning permission and is not owned by a developer with the intention to redevelop. Multiple ownership and tenancies constraints.

**Achievable:** Site preparation costs will effect site deliverability.

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

**Exclude from consideration?**

**Reason:** Complex multiple ownerships which requires demolishing 280 existing dwellings and 108 commercial premises.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH206

**Site name:** West Thurmaston

**Site size:** 12.2

**Estimated No of Dwellings:**

**Suitable:** Northern part of site (4.7ha) has been cleared and ready for redevelopment but remainder is well used industrial estate. Cleared site more suitable for employment use than housing.

**Available:** Site put forward by third party, it does not have planning permission and is not owned by a developer with the intention to redevelop for housing.

**Achievable:** Multiple tenancies will effect site deliverability.

**Time frame for development:**

**Market interest:** Low

**Exclude from consideration?**

**Reason:** Multiple tenancies and would require demolishing 19 commercial premises.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH207      **Site name:** West Thurmaston

**Site size:** 19.7      **Estimated No of Dwellings:**

**Suitable:** Half of the site is affected by SFRA flood 3a and so a flood risk assessment would be needed before development was deemed suitable.

**Available:** Majority of site is in use as an employment site and is within a mixed employment/residential area. The site does not have planning permission and is not owned by a developer with the intention to redevelop. Multiple ownership and tenancies constraints.

**Achievable:** Site preparation costs will effect site deliverability.

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

## Exclude from consideration?

**Reason:** Complex multiple ownerships and would require demolishing 70 commercial premises and 60 dwellings. Flood Zone 3a on half of site requiring exceptions test.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH208      **Site name:** West Thurmaston

**Site size:** 3.52      **Estimated No of Dwellings:**

**Suitable:** Most of the site is affected by SFRA floodrisk 3a and so a flood risk assessment would be needed before development was deemed suitable.

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

**Achievable:** Majority of site within Leicester City details sent to them for their SHLAA.

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

**Exclude from consideration?**

**Reason:** Flood risk on majority of site requiring exceptions test.

# Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH210                      **Site name:** South Charnwood Sustainable Urban Extension

**Site size:** 449                      **Estimated No of Dwellings:** 5000

**Suitable:** The northern part of the site is affected by SFRA flood zone 3a and an exceptions test would be needed before around 62ha of this part of the land could be developed but there are no known irresolvable physical/environmental constraints preventing development on the majority of the site, and a multi modal transport solution could be found for a comprehensive development area on the edge of the Leicester PUA east of Thurmaston and to the south and west of Barkby.

**Available:** Landowners all working together promoting the site as a Sustainable Urban Extension.

**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:** PSH230      **Site name:** 74 & 76 Humberstone Lane, Thurmaston, Leicester, LE4 8HF

**Site size:** 0.52      **Estimated No of Dwellings:** 19

**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:** Site has Outline Planning Permission.

**Achievable:**

**Time frame for development:** Within 5 years      **Market interest:** Medium

**Exclude from consideration?**

**Reason:**

## Strategic Housing Land Availability Assessment 2010

**Site Ref:** PSH140      **Site name:** South of Barkby, North of Hamilton & East of Thurmaston, Barkby/Thurmaston/Hamilton

**Site size:** 657      **Estimated No of Dwellings:** 0

**Suitable:**

**Available:**

**Achievable:**

**Time frame for development:**

**Market interest:**

**Exclude from consideration?**

**Reason:** The western part of site is duplicated by PSH210 and the eastern part does not fulfil any of the deliverability criteria and so has been deemed not developable.