# **Site Description**

Site name/location: Land off Cropston Road, Anstey **Site Reference:** PSH<sub>1</sub>

Parish: Anstey Site size: 15.1ha

Current land use and character: Site under construction

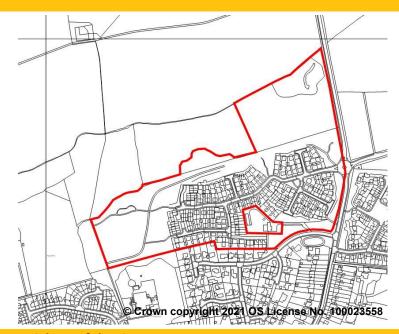
If site is currently being developed what progress has been made:

Site under construction and final 6 dwellings of the original 160 dwellings are expected to

complete during 2020/21.

Land uses and character of surrounding area There is a hedged boundary to the south and open countryside to the north. The nearest residential properties are predominantly detached or semi detached with a medium density.

#### **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# Assessment of constraints and potential impacts

# Are there any physical constraints to development?

The site slopes northwards away from the village.

# Are there any environmental constraints to development?

N/A site under construction

#### What are the potential impacts of the development?

Known bat roosts to the south of site. Boundary hedgerows are likely to be of local importance as commuting routes and feeding area for the local bat population. Grade 3 Agricultural Land.

# Is the site affected by the development plan, emerging plan policy and national policy?:

N/A site under construction

#### How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No



What is the developme	
Dwellings / employmen	
Is the site available for	development?
Is the site available for	development?: Site under construction
Are there any legal or o	wnership problems? N/A site under construction
If issues have been iden	tified, how will and when will these be overcome?
N/A	
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bu	uild out rate?: 50 dwellings per year
Is the site 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.
Is the site available?:	Site under construction
Is the site achievable?	Site under construction and expected to build out within 2019/20
these be overcome?: N/A Site to be excluded from	n identified that impact on the suitability, availability and achievability of a site, how will

# CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site name/location: Rear of 129, 157 & 159 Cropston Road, Anstey **Site Reference:** PSH<sub>3</sub> Site size: 1.7 ha Parish: Anstey Current land use and character: Vacant garden nursery If site is currently being developed what progress has been made: Site is under construction with over half the site started and site expected to complete by 2021. Land uses and character of surrounding area | Over half of the area is covered by greenhouses, polytunnels and block built sheds, plus hard standing. There are houses to the west of the site which are predominantly semi detached and medium density. Rothley Brook is to the East. There is a paddock to the south of the site. **Site Boundary** © Crown copyright 2021/OS License No. 100023558 Assessment of potential use of the site Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development? Housing Assessment of constraints and potential impacts Are there any physical constraints to development? N/A Site under construction. Are there any environmental constraints to development? N/A Site under construction. What are the potential impacts of the development? N/A Site under construction.

Would the site contribute to any regeneration priority areas? No

N/A Site under construction.

Is the site affected by the development plan, emerging plan policy and national policy?:

CHARNWOOD SHELAA SITE ASSESSMENT 2020				
What is the developmen	nt potential of the site?			
Dwellings / employmen	t floorspace m2?	4	46	
Is the site available for o	development?			
Is the site available for o	development?: Yes			
Are there any legal or o	wnership problems?	N/A Sit	ite under construction.	
If issues have been iden	tified, how will and who	en wil	II these be overcome?	
N/A Site Under construction	n			
Has planning permission	n been granted previous	ly?:	Yes	
What is the likely times	cale for development?			
What is the time frame	for development 0-5, 6-	10 or	r 11-15 years?:Within 5 years	
What is the expected bu	uild out rate?: 46 dwelli	ngs pe	er annum	
Is the site suitable?:		te is in	le physical/environmental constraints preventing development on a suitable location for development adjacent to a service centre thieved.	
Is the site available?:	Site has detail planning pe	ermissi	sion granted.	
Is the site achievable?	Site is under construction			
If constraints have been these be overcome?: N/	•	on the	e suitability, availability and achievability of a site, how will	
Site to be excluded from	the SHELAA? No			

# **Site Description**

Site Reference: SH108 Site name/location: Gynsill Court, Gynsill Lane, Anstey

Site size: 2.80ha Parish: Anstey

Current land use and character: Residential and open space

If site is currently being developed what progress has been made: Site started with completion of the whole site

expected in 2021/22.

Land uses and character of surrounding area On the opposite side of Gynsill Lane facing the site, there is a mix of semi-

detached houses and detached bungalows set back from the road.

# **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential and open space

### Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site under construction.

Are there any environmental constraints to development?

N/A Site under construction.

What are the potential impacts of the development?

N/A Site under construction.

Is the site affected by the development plan, emerging plan policy and national policy?:

N/A Site under construction.

How appropriate and what is the likely market attractiveness for the type of development proposed?

N/A Site under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

Is the site available for development? Is the site available for development?: N/A Site under construction **Are there any legal or ownership problems?** N/A Site under construction. If issues have been identified, how will and when will these be overcome? N/A Site under construction Has planning permission been granted previously?: Yes What is the likely timescale for development? What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years What is the expected build out rate?: 50 Is the site suitable?: No irresolvable physical/environmental constraints affecting development, suitable location for development and a suitable access could be achieved. Is the site available?: Site is under construction Site is under construction Is the site achievable? If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?: N/A Site under construction Site to be excluded from the SHELAA? No

Site Description			
Site Reference: SH	9	Site name/location:	Hollow Road, Anstey General Industrial, Anstey
Site size: 0.3ha	Parish: Anst	ey	
Current land use an	d character: Emp	ployment site still in use	
If site is currently be	eing developed v	vhat progress has been m	nade: N/A
Land uses and chara	cter of surround	ing area Residential to the	e west, other employment uses to the east, north and south
Site Boundary			
© Crown copyright 2021 Assessment of pote	L X IYA		N
•			lar use or as part of a mixed-use development?
None		·	·
Assessment of cons	traints and poter	ntial impacts	
Are there any physic Not within a Flood Risk Are there any environmental for contaminal potential for contaminal for contamina	c Zone. Onmental constra	o development?	
What are the poten	tial impacts of th	ne development?	
Within Archaeological	<del>-</del>	<u> </u>	
Within Limits to Development How appropriate an Charnwood as a whole	opment.  Id what is the like is seen as an attra		
What is the develop	ment potential	of the site?	
Dwellings / employ	•		

CHARNWOOD SHELAA SITE ASSESSMENT 2020			
Is the site available for development?			
Is the site available for	development?: No		
Are there any legal or o	wnership problems? No		
If issues have been ider	ntified, how will and when will these be overcome?		
No irresolvable physical/e	nvironmental constraints known.		
Has planning permissio	n been granted previously?: No		
What is the likely times	scale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years?:11-15 years		
What is the expected b	uild out rate?: 9 dwellings per annum		
Is the site suitable?:	Suitable location for development within the limits to development and there are no irresolvable physical/environmental constraints known.		
Is the site available?:	The site does not have planning permission and has not been submitted by a developer.		
Is the site achievable?	Still in use as an employment site and is within a mixed employment/residential area.		
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will nvironmental constraints known.		

# CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site name/location: Land between 1 & 3 Latimer Street & 10a & 16 Bradgate **Site Reference:** SH10 Road, Anstey Site size: 0.13ha Parish: Anstey **Current land use and character:** Derelict land fenced off. If site is currently being developed what progress has been made: Majority of the site was completed but this area of land was not completed. Land uses and character of surrounding area The site is surrounded by residential properties and adjacent Anstey Local Centre. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 Assessment of potential use of the site Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development? Residential **Assessment of constraints and potential impacts**

Are there any physical constraints to development?

None

Are there any environmental constraints to development?

What are the potential impacts of the development?

Adjacent Conservation Area within Archaeological Alert area.

Is the site affected by the development plan, emerging plan policy and national policy?:

The site lies within the Limits to Development for Anstey.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?			
Dwellings / employment	t floorspace m2?		
Is the site available for d	evelopment?		
Is the site available for d	levelopment?: Site has a valid permission.		
Are there any legal or ov	vnership problems? None		
If issues have been ident	tified, how will and when will these be overcome?		
No known irresolvable phys	sical/environmental constraints		
Has planning permission	been granted previously?: Yes		
What is the likely timeso	ale for development?		
What is the time frame f	for development 0-5, 6-10 or 11-15 years?:6-10 years		
What is the expected bu	ild out rate?: 12 dwellings per annum		
Is the site suitable?:	Site within service centre but construction stopped on site		
Is the site available?:	Site has planning permission and majority of site is finished but final phase stalled.		
Is the site achievable?	There is no evidence to suggest it will be completed within 5 years but there is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site.		
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will be Brownfield Land Register, no known irresolvable physical/environmental constraints.		
Site to be excluded from	the SHELAA? No		

N/A Site under construction

Would the site contribute to any regeneration priority areas? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020
Site Description
Site Reference: SH17 Site name/location: Warehouse & Premises, 83 Hollow Road, Anstey
Site size: 0.07 ha Parish: Anstey
Current land use and character: Demolished warehouse
If site is currently being developed what progress has been made: Site underconstruction.
Land uses and character of surrounding area  The site is on the east side of Hollow Road, the surrounding area is residential with a mixture of housing types - terraced houses to the north and west and a mixed age of detached houses to the south within a predominantly residential area.
Site Boundary
© Crown 60pyright 2021, OS License No. 100023558
Assessment of potential use of the site
Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?  Housing
Assessment of constraints and potential impacts
Are there any physical constraints to development?  N/A Site under construction
Are there any environmental constraints to development?
N/A Site under construction
What are the potential impacts of the development?
N/A Site under construction
Is the site affected by the development plan, emerging plan policy and national policy?:
N/A Site under construction  How appropriate and what is the likely market attractiveness for the type of development proposed?

CHARNWOOD SHELAA SITE ASSESSMENT 2020			
What is the development potential of the site?			
Dwellings / employment	t floorspace m2?		
Is the site available for d	evelopment?		
Is the site available for d	evelopment?: Yes		
Are there any legal or ov	vnership problems? N/A Site under construction		
If issues have been ident	tified, how will and when will these be overcome?		
N/A Site under construction	1		
Has planning permission	been granted previously?: Yes		
What is the likely timeso	cale for development?		
	for development 0-5, 6-10 or 11-15 years?: Within 5 years		
What is the expected bu	ild out rate?: 8 dwellings per annum		
Is the site suitable?:	No irresolvable physical/environmental constraints preventing development, suitable location for development within a service centre.		
Is the site available?:	Site under construction.		
Is the site achievable?	Site under construction.		
If constraints have been these be overcome?:  N/A Site under construction	identified that impact on the suitability, availability and achievability of a site, how will		
Site to be excluded from	the SHELAA? No		

# **Site Description**

Site Reference: PSH2 Site name/location: Land west of Gorse Hill, Anstey

Site size: 4.58 ha Parish: Anstey

Current land use and character: Scrubland/vacant land

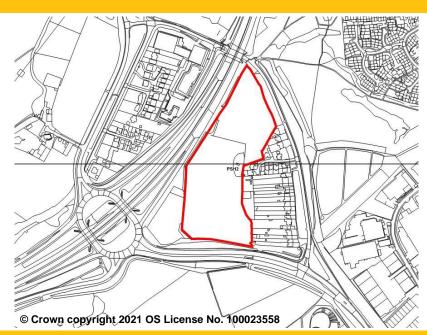
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area The immediate surroundings are dominated by the A46 associated junction

with the A5630 (Anstey Lane) and nearby residential properties and

landscape areas.

# **Site Boundary**





# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential

#### Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not withn a Flood Risk Zone.

Are there any environmental constraints to development?

None

#### What are the potential impacts of the development?

Loss of good quality habitat. Within 100m of known Archaeological Site. Grade 3 Agricultural land.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside the Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

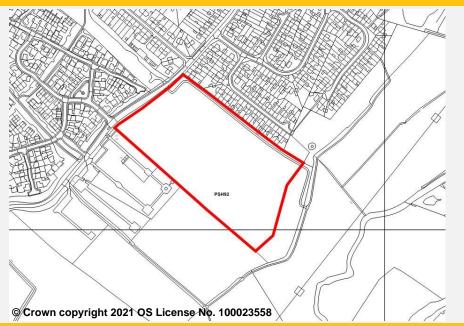
# What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o			
Is the site available for o	levelopment?: Yes		
Are there any legal or or	• •		
	tified, how will and when will these be overcome?		
No known irresolvable phy	sical/environmental constraints		
Has planning permission	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected bu	sild out rate?: 50 dwellings per year		
Is the site suitable?:	Suitable location for development with no known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.		
Is the site available?:	The site is owned by a developer with the intention to develop		
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.		
these be overcome?:	sical/environmental constraints.		
Site to be excluded from	n the SHELAA? No		

# Site Reference: PSH92 Site name/location: Land South of Groby Road and Peartree Close Site size: 4.86 ha Parish: Anstey Current land use and character: Agricultural If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Recently built housing to the north. Rothley Brook to the South, Cemetery to the west.

# **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# **Assessment of constraints and potential impacts**

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land. Lower value habitat with no significant landscape sensitivities.

Is the site affected by the development plan, emerging plan policy and national policy?:

Site is within the Green Wedge.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

# What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for	development?		
Is the site available for development?: Yes			
Are there any legal or o	wnership problems? None		
If issues have been iden	ntified, how will and when will these be overcome?		
No known irresolvable phy	ysical/environmental constraints		
Has planning permission been granted previously?: No			
What is the likely times	scale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected build out rate?: 50 dwellings per year			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.		
Is the site available?:	It does not have planning permission but there is strong developer interest in the site.		
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period. Within site PSH389.		
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will		
No known irresolvable physical/environmental constraints			
Site to be excluded fron	n the SHELAA? No		

# **Site Description**

Site Reference: SH4 Site name/location: Albion Street/Rosebery Road, Anstey

Site size: 0.28 ha Parish: Anstey

Current land use and character: The site falls into mixed use - residential and light industrial area, close to the centre of

Anstey.

If site is currently being developed what progress has been made: N/A

**Land uses and character of surrounding area** Two small buildings used for manufacturing, only one which is occupied.

The remaining surrounding area is predominantly residential.

# **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

# Are there any environmental constraints to development?

Possible contamination from previous industrial use.

# What are the potential impacts of the development?

Several bat roosts in area.

#### Is the site affected by the development plan, emerging plan policy and national policy?:

**DRAFT ALLOCATION HS51** 

# How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

# What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

Is the site available for o	development?		
Is the site available for o	development?: Unknown		
Are there any legal or o	wnership problems? Possibably under two ownerships.		
If issues have been iden	tified, how will and when will these be overcome?		
No known irresolvable phy	sical/environmental constraints		
Has planning permission	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years		
What is the expected build out rate?: 8 dwellings per year			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.		
Is the site available?:	Part of the site has already been redeveloped for housing. The ownership of the rest of the site is unknown.		
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.		
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No known irresolvable phy	sical/environmental constraints		
Site to be excluded from	n the SHELAA? No		

# **Site Description**

Site Reference: PSH212 Site name/location: Land north of Groby Road , Anstey

Site size: 5.8ha Parish: Anstey

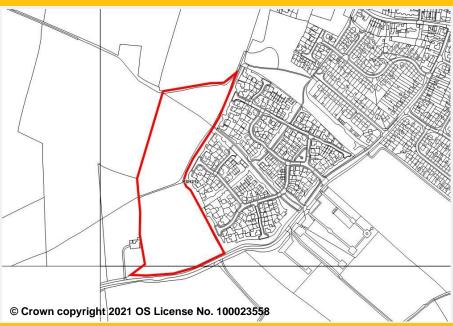
**Current land use and character:** Agricultural

If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area The site adjoins the St James Gate residential development to the east with

agricultural land to the south and north.

#### **Site Boundary**



#### Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land. Lower value habitat with no significant landscape sensitivities.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

Is the site available for o	development?		
Is the site available for o	•		
Are there any legal or or	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No known irresolvable phy	sical/environmental constraints		
Has planning permission	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected build out rate?: 50 dwellings per year			
Is the site 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,		
Is the site available?:	The site does not have planning permission but strong developer interest in the site.		
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period. Site is within PSH389.		
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No known irresolvable physical/environmental constraints.			
Site to be excluded from the SHELAA? No			

Site	Descrip	otion

Site name/location: Land at Gynsill Lane, Anstey **Site Reference:** PSH213

Site size: 2.99ha Parish: Anstey

**Current land use and character:** Agricultural

If site is currently being developed what progress has been made:

Site is under construction with majority of the plots started with completion of whole site

expected in 2020/21.

Land uses and character of surrounding area The site adjoins the existing limits to development along Gynsill Lane. The A46 adjoins the site's northern boundary. Rothley Brook adjoins the site's western boundary. Glenfield Sports Ground sits further to the south

# **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# **Assessment of constraints and potential impacts**

Are there any physical constraints to development?

N/A -Site Under construction

Are there any environmental constraints to development?

N/A -Site Under construction

What are the potential impacts of the development?

N/A -Site Under construction

Is the site affected by the development plan, emerging plan policy and national policy?:

N/A -Site Under construction

How appropriate and what is the likely market attractiveness for the type of development proposed?

N/A Site under construction

Would the site contribute to any regeneration priority areas? No

What is the developme	nt potential of the site?
Dwellings / employmen	nt floorspace m2?
Is the site available for	development?
Is the site available for	development?: N/A Site under construction
Are there any legal or o	wnership problems? N/A -Site Under construction
If issues have been iden	ntified, how will and when will these be overcome?
N/A Site under construction	on
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected be	uild out rate?: 50
Is the site 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.
Is the site available?:	Site under construction
Is the site achievable?	Site under construction and expected to build out the site within next 5 years.
If constraints have been these be overcome?:  N/A Site under construction	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	

# CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description Site Reference:** Site name/location: Land off Cropston Road, Anstey PSH306 Site size: 4.3ha Parish: Anstey Current land use and character: vacant land Site under construction and the 1 remaining If site is currently being developed what progress has been made: dwelling to be completed in 2020. Land uses and character of surrounding area N/A Site under construction **Site Boundary** © Crown copyright 2021 OS License No. 100023558 Assessment of potential use of the site Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development? Housing **Assessment of constraints and potential impacts** Are there any physical constraints to development? N/A Site under construction

Are there any environmental constraints to development?

N/A Site under construction

What are the potential impacts of the development?

N/A Site under construction

Is the site affected by the development plan, emerging plan policy and national policy?:

N/A Site under construction

How appropriate and what is the likely market attractiveness for the type of development proposed?

N/A Site under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

1

Is the site available for dev	velopment?
Is the site available for dev	velopment?: N/A Site under construction
Are there any legal or own	nership problems? N/A Site under construction
If issues have been identif	ied, how will and when will these be overcome?
N/A Site under construction	
Has planning permission b	een granted previously?:
What is the likely timescal	le for development?
What is the time frame for	r development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected build	d out rate?: 39 dwellings per annum
si	here are no known irresolvable physical/environmental constraints preventing development, the te is in a suitable location for development adjacent to a service centre and a suitable access can e achieved.
Is the site available?: Si	te under construction
Is the site achievable? Si	ite under construction and expected to build out within 5 years.
If constraints have been id	lentified that impact on the suitability, availability and achievability of a site, how will
N/A Site under construction	
Site to be excluded from the	ho SHELAA2 No

Site	<b>Descriptio</b>	n

Site Reference: PSH482 Site name/location: Fairhaven Farm, Site extension.

Site size: 2.5 ha Parish: Anstey

**Current land use and character:** Arable field forming buffer zone associated with adjacent development.

If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area Adjacent soon to complete housing estate on rural edge of settlement.

# **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

#### Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Impact on adjacent woodland and stream, habitat loss.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

47

Is the site available for	development?				
Is the site available for	development?: Yes				
Are there any legal or o	wnership problems? None				
If issues have been ider	ntified, how will and when will these be overcome?				
No known irresolvable phy	ysical/environmental constraints				
Has planning permissio	n been granted previously?: No				
What is the likely times	cale for development?				
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years				
What is the expected be	uild out rate?: 47 dwellings per year				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.				
Is the site available?:	The site does not have planning permission but site has been promoted through the SHLAA process.				
There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.					
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will				
No known irresolvable phy	ysical/environmental constraints				
Site to be evaluded from	m the CHELAAA No				

# **Site Description**

Site Reference: PSH297 Site name/location: 237 Bradgate Road, Anstey

Site size: 1.28 ha Parish: Anstey

Current land use and character: Mixed grassland / woodland/ scrub

If site is currently being developed what progress has been made: N/A

development, including linear development along Bradgate Road.

#### **Site Boundary**



#### Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

# What are the potential impacts of the development?

The potential for 2 protected species within the site, bats in the hanging tile detail of the dwelling and newts within the ponds Group TPO on site. Potential LWS. Adjacent an Archaeological Interest site.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside of Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

# What is the development potential of the site?

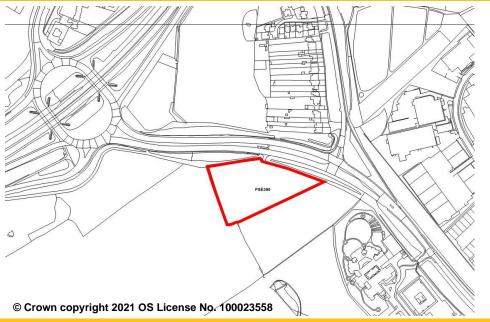
Dwellings / employment floorspace m2?

Site to be excluded from the SHELAA? No

Is the site available for o	levelopment?
Is the site available for o	levelopment?: Yes
Are there any legal or ov	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/environmental constraints
Has planning permission	n been granted previously?: No - Refused
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected bu	ild out rate?: 19 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.
Is the site available?:	Land owners previously keen to develop with two schemes submitted which have both been
	refused at Appeal for housing on the site.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown if previous refusal reasons can be overcome based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
No known irresolvable phy	sical/environmental constraints.

Site Descri	iption				
Site Refere	ence:	PSE390	Site n	ame/location:	Land off Anstey Lanes
Site size:	1.2 ha	Parish:	Anstey		
Current la	nd use	and character:	Tall ruderal ha	bitat within large	r grassland/arable land parcel.
If site is cu	irrently	being develop	ed what prog	ress has been n	nade: N/A
Land uses	and ch	aracter of surro	ounding area	Close to urban Le	eicester boundary adjacent busy A5630.

# **Site Boundary**



# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Employment

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

Noise from adjacent A5630

What are the potential impacts of the development?

Moderate value habitat. Mitigation should be possible on site. Grade 3 Agricultural Land.

Is the site affected by the development plan, emerging plan policy and national policy?:

Within New Green Wedge. Outside the Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

4,200 sq.m.

Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
No irresolvable physical/er	nvironmental constraints.
Has planning permission	n been granted previously?: No
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected bu	uild out rate?: 1ha per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to the PUA.
Is the site available?:	The site does not have planning permission but forward by agent on behalf of the landowner.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
If constraints have been these be overcome?:  No irresolvable physical/er	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded fron	

# **Site Description**

Site Reference: PSH144 Site name/location: Land at Gynsill Lane & Anstey Lane, Glenfield

Site size: 20.4 Parish: Glenfield

Current land use and character: Mixture of arable and improved grassland- cattle grazed but with ridge and furrow

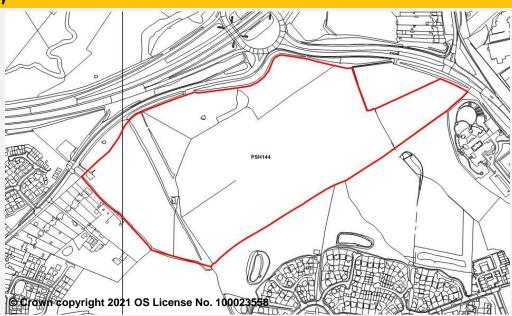
features dense scrub and several large mature/veteran trees.

If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area Immediately adjoining the A46 Leicester Bypass to the north and residential

development to the southeast

# **Site Boundary**





Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential

# Assessment of constraints and potential impacts

# Are there any physical constraints to development?

Not within a Flood Risk Zone.

# Are there any environmental constraints to development?

The area is strongly influenced by traffic noise and movement from adjacent major roads including the A46 and A5630.

# What are the potential impacts of the development?

Some potential to enhance retained grassland.

Grade 3 agricultural land. Archealogical Sites within boundary.

# Is the site affected by the development plan, emerging plan policy and national policy?:

Within Green Wedge. DRAFT ALLOCATION HS5

# How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the developmen	nt notential of the site?				
Dwellings / employmen	t floorspace m2?	380			
Is the site available for o	development?				
Is the site available for o	development?: Yes				
Are there any legal or o	wnership problems? Nor	ne			
If issues have been iden	tified, how will and when	will these be overcome?			
No known irresolvable phy	sical/environmental constrain	ts			
Has planning permission	n been granted previously?	P: No			
What is the likely times	cale for development?				
What is the time frame	for development 0-5, 6-10	or 11-15 years? 6-10 years			
What is the expected bu	uild out rate?: 50 dwellings	per year			
Is the site suitable?:		able physical/environmental constraints preventing development, the or development. Only 20.4 ha is within Charnwood.			
Is the site available?:	Strong developer interest in	the site.			
There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.					
If constraints have been these be overcome?:	identified that impact on	the suitability, availability and achievability of a site, how will			
No known irresolvable phy	sical/environmental constrain	ts			
Site to be excluded from	the SHELAA? No				

# Site Description Site Reference: PSH460 Site name/location: Park View Nursery Site off Gynsill Lane Site size: 1.21 Parish: Anstey Current land use and character: Buildings, hardstanding and domestic gardens with at least half the site dominated by grassland. If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area The site sits behind the existing ribbon development along Gynsill Lane. Site Boundary

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# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Site not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land, 100m from known Archaeological site. Loss of grassland. Loss of/impact on pond.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside Limits to Development. Within Green Wedge.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

30

Is the site available for	development?					
Is the site available for	development?:	Yes				
Are there any legal or o	wnership proble	ems? None				
If issues have been iden	tified, how will	and when wil	II these be ov	ercome?		
No known irresolvable phy	rsical/environmen	tal constraints				
Has planning permission	n been granted	previously?:	No			
What is the likely times	cale for develop	ment?				
What is the time frame	for developmen	nt 0-5, 6-10 or	11-15 years?	6-10 years		
What is the expected bu	uild out rate?:	30 dwellings pe	er year			
Is the site suitable?:	There are no kno site is in a suitab			ronmental constraints p	oreventing develo	opment, the
Is the site available?:	The site does no	t have planning	permission bu	t strong developer inte	rest in the site.	
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to completeand let/sell the development over that period.					
If constraints have been these be overcome?:				vailability and achie	vability of a site	e, how will
No known irresolvable phy						
Site to be excluded fron	n the SHELAA?	No				

Site Descripti	on			
Site Reference: PSH387			High Leys Farm / Manor Farm I	
Site size: 5.86  Current land (		Parish:		

If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area Much of the area retains a strong rural character despite the close

proximity of development in Anstey.

#### **Site Boundary**





#### Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

# What are the potential impacts of the development?

Lower value habitat with no particular landscape sensitivities. Archeaological Site within north of site. Also northern part of site is within Archaeological Interest Area. Adjacent Conservation Area.

Is the site affected by the development plan, emerging plan policy and national policy?:

**DRAFT ALLOCATION HS50** 

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

110

CHARNWOOD SHE	LAA SITE ASSESSMENT 2020
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	ownership problems? None
If issues have been ider	ntified, how will and when will these be overcome?
No known irresolvable phy	ysical/environmental constraints
Has planning permissio	n been granted previously?: No
What is the likely times	cale for development?
	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected be	uild out rate?: 50 dwellings per year
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.
Is the site available?:	The site does not have planning permission but strong developer interest in the site.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
these be overcome?: No known irresolvable phy Site to be excluded from	ysical/environmental constraints  n the SHELAA?  No

### ADNIMADO CHELAA SITE ASSESSMENT 2020

CHARIVVOOL	J SHELAA SII	I E ASSESSI	VIEIVI ZUZU				
Site Description							
Site Reference:	PSH388	Site r	name/location:	High Leys Farm / N	Manor Farm II		
Site size: 41.5ha	Parish:	Anstey					
Current land use	and character:	Land use is pri	imarily a mix of a	able and pastoral f	arming.		
If site is currently	being develop	ed what prog	ress has been n	nade: N/A			
Land uses and ch	aracter of surro	unding area	•	art of the setting to ent additions to the	the historic core of A e settlement.	Anstey, as	
Site Boundary							
						ļ	V



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# Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

# Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

Housing

What are the potential impacts of the development?

Adjacent Conservation Area and Archaeological Alert area. Part of Archaeological site within northern boundary. Grade 3 Agricultural Land.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

623

Is the site available for development?  Is the site available for development?:  Yes  Are there any legal or ownership problems?  None  If issues have been identified, how will and when will these be overcome?  No known irresolvable physical/environmental constraints  Has planning permission been granted previously?:  What is the likely timescale for development?  What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years  What is the expected build out rate?:  50 dwellings per year
Are there any legal or ownership problems? None  If issues have been identified, how will and when will these be overcome?  No known irresolvable physical/environmental constraints  Has planning permission been granted previously?: No  What is the likely timescale for development?  What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years
If issues have been identified, how will and when will these be overcome?  No known irresolvable physical/environmental constraints  Has planning permission been granted previously?: No  What is the likely timescale for development?  What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years
No known irresolvable physical/environmental constraints  Has planning permission been granted previously?:  What is the likely timescale for development?  What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years
Has planning permission been granted previously?: No  What is the likely timescale for development?  What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the likely timescale for development? What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected build out rate? 50 dwellings per year
what is the expected build out rate:. So awenings per year
Is the site suitable?:  There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.
Is the site available?: The site does not have planning permission but strong developer interest in the site.
Is the site achievable? There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:  No known irresolvable physical/environmental constraints.
Site to be excluded from the SHELAA? No

Site Description				
Site Description		City II		
Site Reference:	PSH389	Site name/location:	Land North and South of	Groby Road
Site size: 18.3ha	Parish: Anste	гу		
Current land use	and character: Agri	cultural		
		hat progress has been n		
Land uses and ch	naracter of surround	Recently built ho	using to the north. Rothle	y Brook to the South
Site Boundary				
	PSH389	© Crown c	opyright 2021 OS License No	N
Assessment of p	otential use of the si	te		
	nt of whether the sit	e is suitable for a particu	lar use or as part of a m	nixed-use development?
Housing				
	onstraints and poten	•		
	ysical constraints to	development?		
Not within a Flood				
None	vironmental constra	ints to development?		
What are the po	tential impacts of th	e development?		
Grade 3 Agricultura landscape sensitivi		abitat with no significant		
		ent plan, emerging plan p		cy?:
	•	reen Wedge. Outside Limits	•	amout nuonassal?
		ely market attractiveness ctive place to live and mark		oment proposea?
Would the site co	ontribute to any reg	eneration priority areas?	No	
What is the deve	elopment potential o	of the site?		
Dwellings / emp	loyment floorspace	<b>m2?</b> 343		

CHARNWOOD SHELAA SITE ASSESSMENT 2020					
Is the site available for development?					
Is the site available for development?: Yes					
Are there any legal or ownership problems? None					
If issues have been identified, how will and when will these be overcome?					
No known irresolvable physical/environmental constraints					
Has planning permissio	n been granted previously?: No				
What is the likely times	cale for development?				
What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years					
What is the expected build out rate?: 50 dwellings per year					
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.				
Is the site available?:	The site does not have planning permission but there is strong developer interest in the site.				
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.				
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will ysical/environmental constraints.				
Site to be excluded from the SHELAA? No					