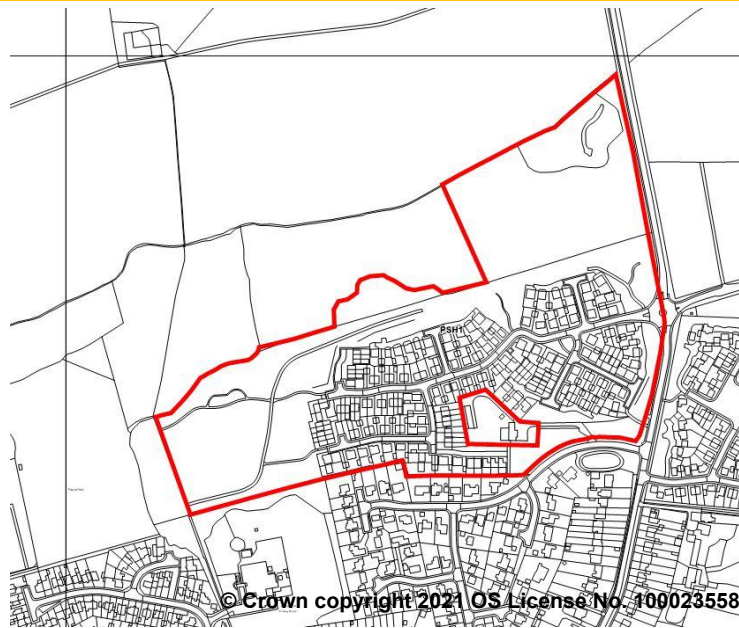


CHARNWOOD SHELA A SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH1"/>	Site name/location:	<input type="text" value="Land off Cropston Road, Anstey"/>
Site size:	<input type="text" value="15.1ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Site under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="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	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

6

Is the site available for development?

Is the site available for development?: 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

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 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

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

N/A

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: Site name/location:

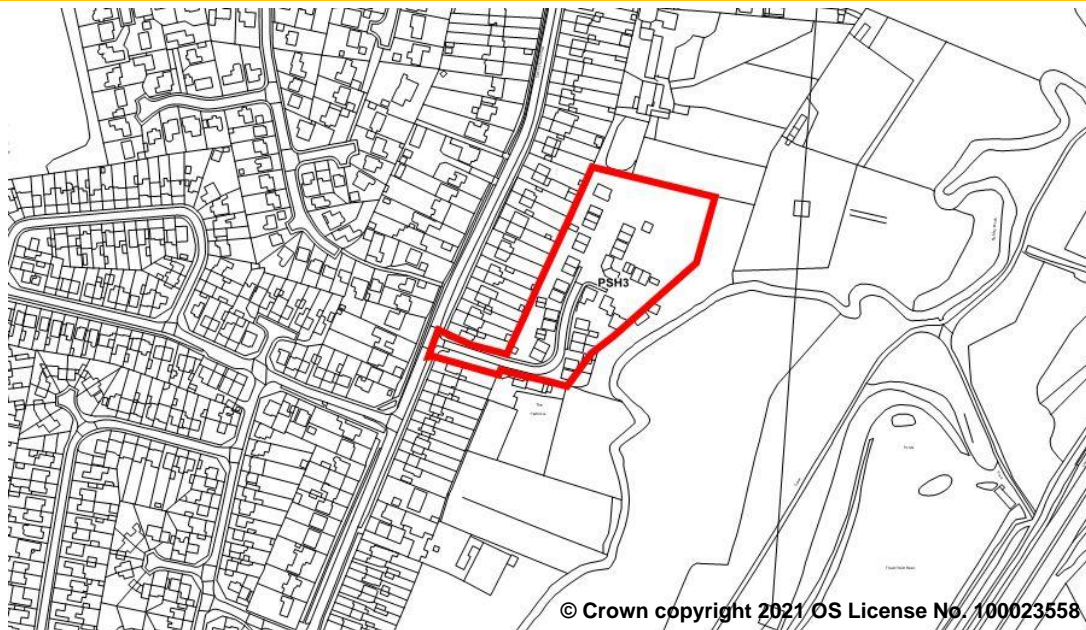
Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

46

Is the site available for development?

Is the site available for development?: Yes

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?: 46 dwellings per annum

Is the site 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 adjacent to a service centre and a suitable access can be achieved.

Is the site available?:

Site has detail planning permission granted.

Is the site achievable?

Site is under construction

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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

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? 43

CHARNWOOD SHELAA SITE ASSESSMENT 2020

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

Is the site achievable? Site is under construction

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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: **Site name/location:**

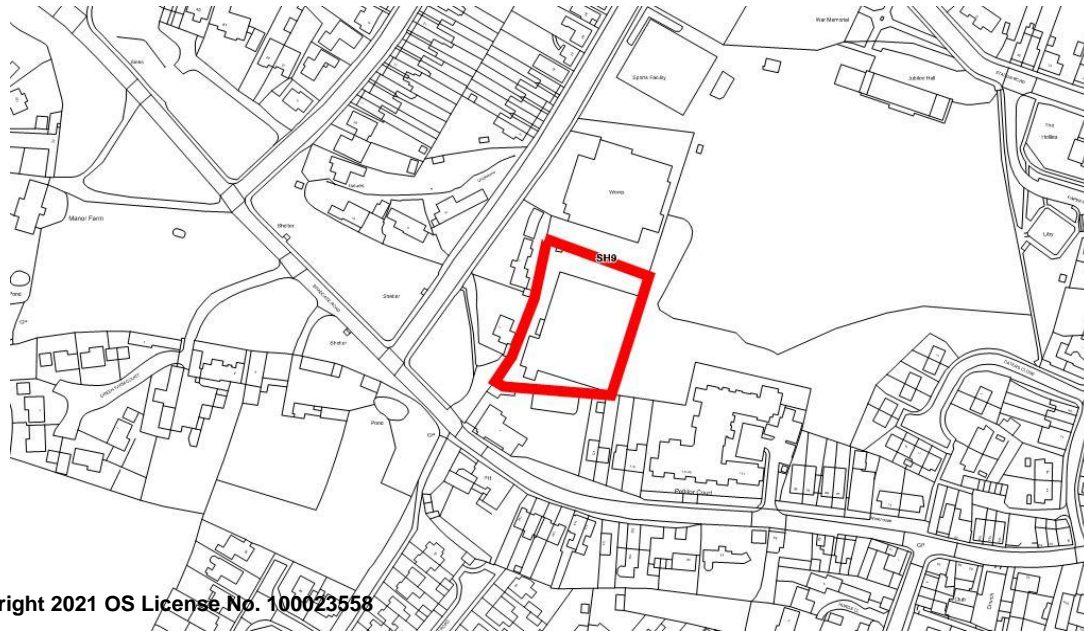
Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Is the site available for development?

Is the site available for development?: No

Are there any legal or ownership problems? No

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints known.

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?: 11-15 years

What is the expected build 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.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints known.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELA A SITE ASSESSMENT 2020

Site Description

Site Reference: SH10 **Site name/location:** Land between 1 & 3 Latimer Street & 10a & 16 Bradgate Road, Anstey

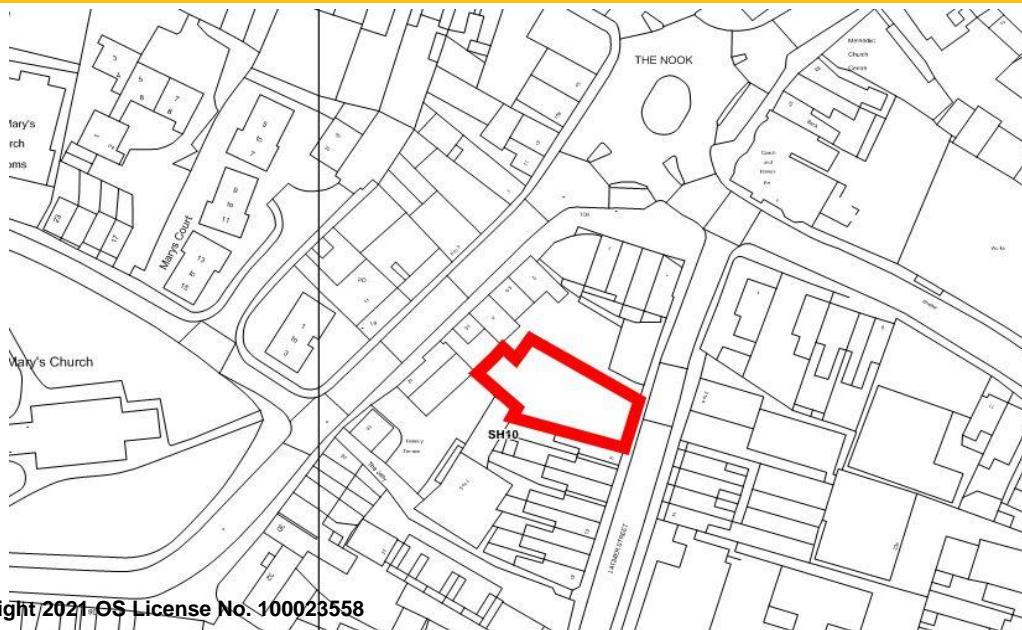
Site size: 0.13ha **Parish:** Anstey

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?

None

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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

12

Is the site available for development?

Is the site available for development?: Site has a valid permission.

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?: Yes

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?: 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.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

Site is promoted through the Brownfield Land Register, no known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: Site name/location:

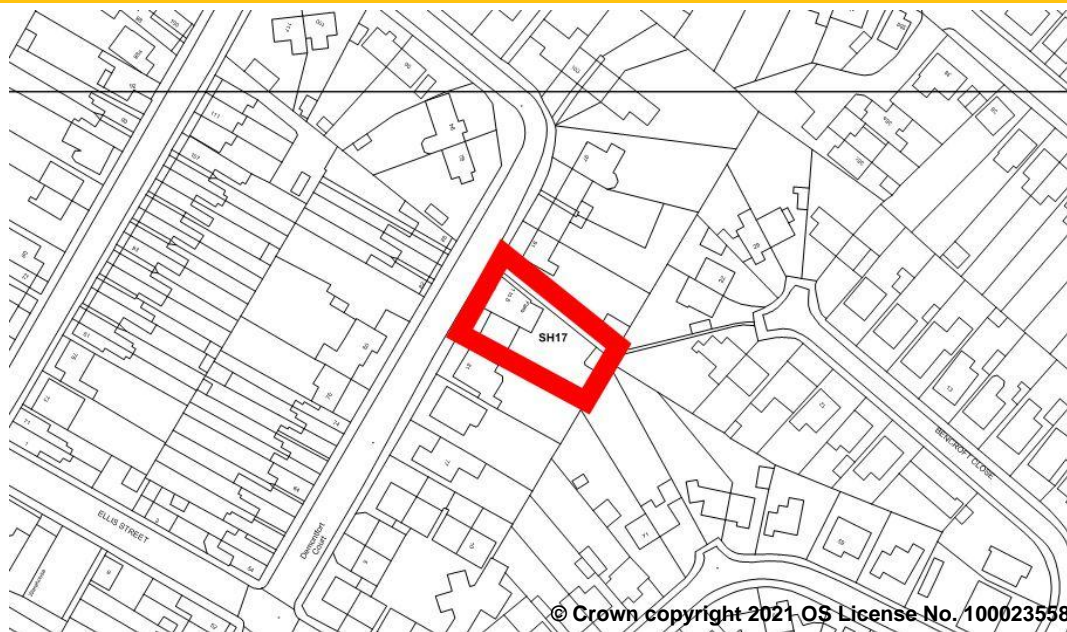
Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

8

Is the site available for development?

Is the site available for development?:

Yes

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?:

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 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: **Site name/location:**

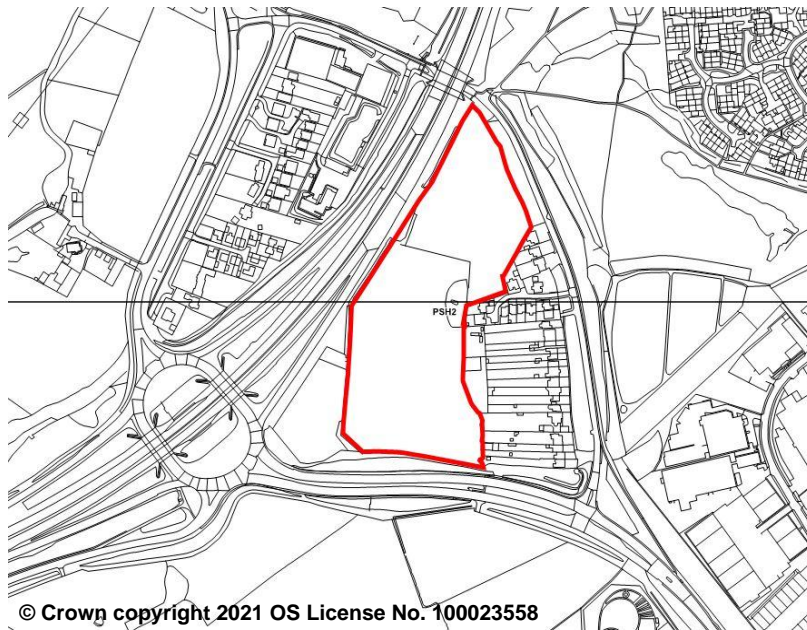
Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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?

If issues have been identified, how will and when will these be overcome?

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?

What is the expected build out rate?

Is the site suitable?:

Is the site available?:

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?:

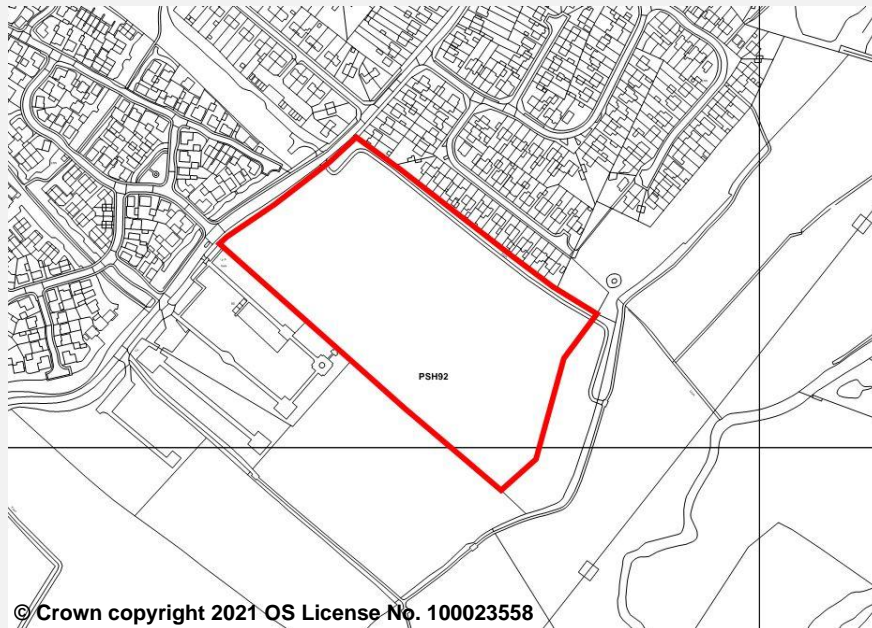
Site to be excluded from the SHELAA?

CHARNWOOD SHELA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH92"/>	Site name/location:	<input type="text" value="Land South of Groby Road and Peartree Close"/>
Site size:	<input type="text" value="4.86 ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Agricultural"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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?

If issues have been identified, how will and when will these be overcome?

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?

What is the expected build out rate?:

Is the site suitable?:

Is the site available?:

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?:

Site to be excluded from the SHELAA?

CHARNWOOD SHELA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="SH4"/>	Site name/location:	<input type="text" value="Albion Street/Rosebery Road, Anstey"/>
Site size:	<input type="text" value="0.28 ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="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:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Is the site available for development?

Is the site available for development?:

Are there any legal or ownership problems?

If issues have been identified, how will and when will these be overcome?

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?

What is the expected build out rate?:

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 identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

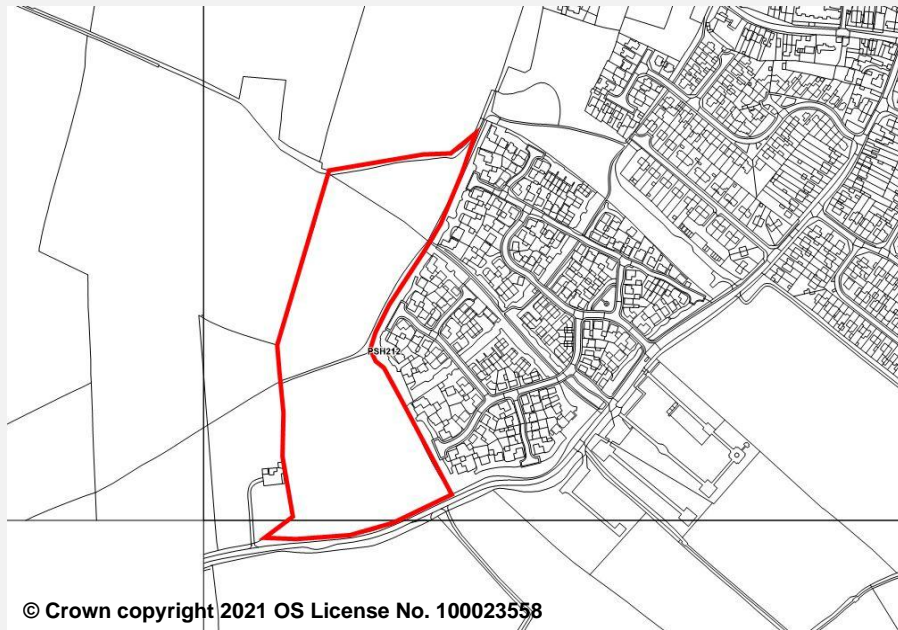
Site to be excluded from the SHELAA?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH212"/>	Site name/location:	<input type="text" value="Land north of Groby Road , Anstey"/>
Site size:	<input type="text" value="5.8ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Agricultural"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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 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 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH213"/>	Site name/location:	<input type="text" value="Land at Gynsill Lane, Anstey"/>
Site size:	<input type="text" value="2.99ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Agricultural"/>		
If site is currently being developed what progress has been made:	<input type="text" value="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	<input type="text" value="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



© 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

24

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?: 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 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH306"/>	Site name/location:	<input type="text" value="Land off Cropston Road, Anstey"/>
Site size:	<input type="text" value="4.3ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="vacant land"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site under construction and the 1 remaining dwelling to be completed in 2020."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site under construction"/>		

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

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?:

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?: 39 dwellings 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 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 5 years.

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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

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

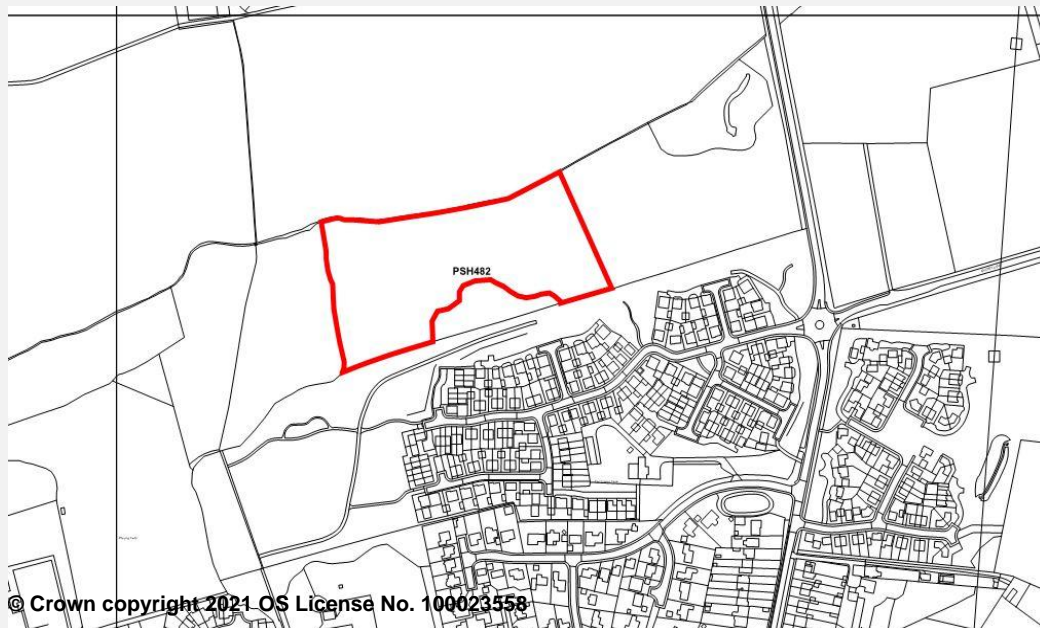
Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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 expected build 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.

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

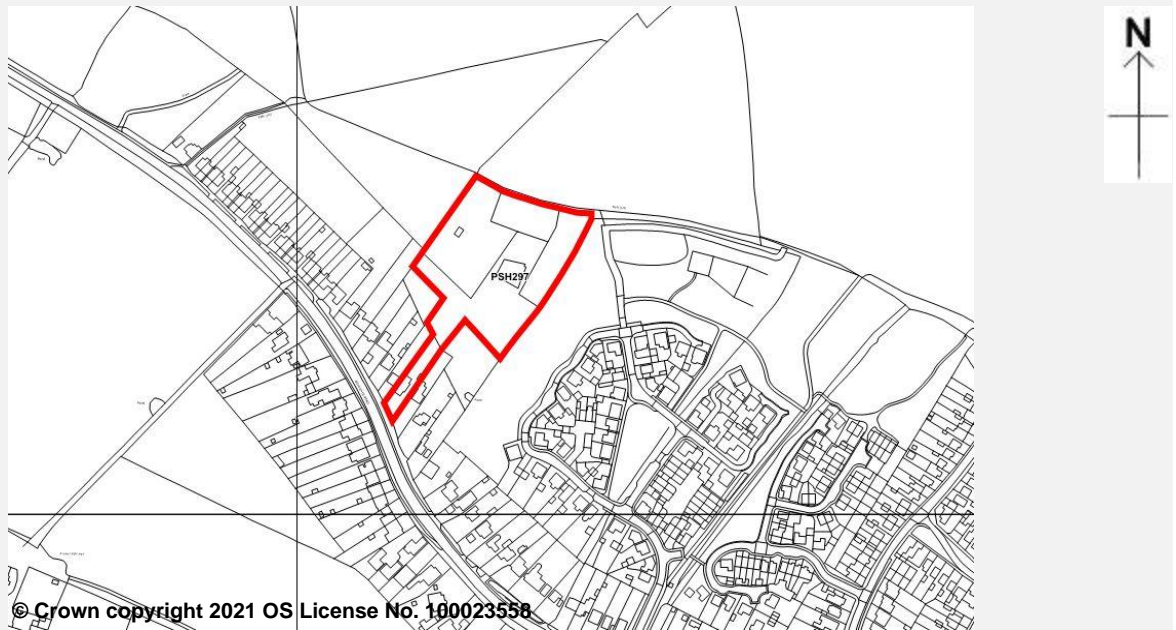
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH297"/>	Site name/location:	<input type="text" value="237 Bradgate Road, Anstey"/>
Site size:	<input type="text" value="1.28 ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Mixed grassland / woodland/ scrub"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Existing adjacent development primarily comprises modern residential 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 permission been granted previously?: No - Refused

What is the likely timescale 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?: 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 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: **Site name/location:**

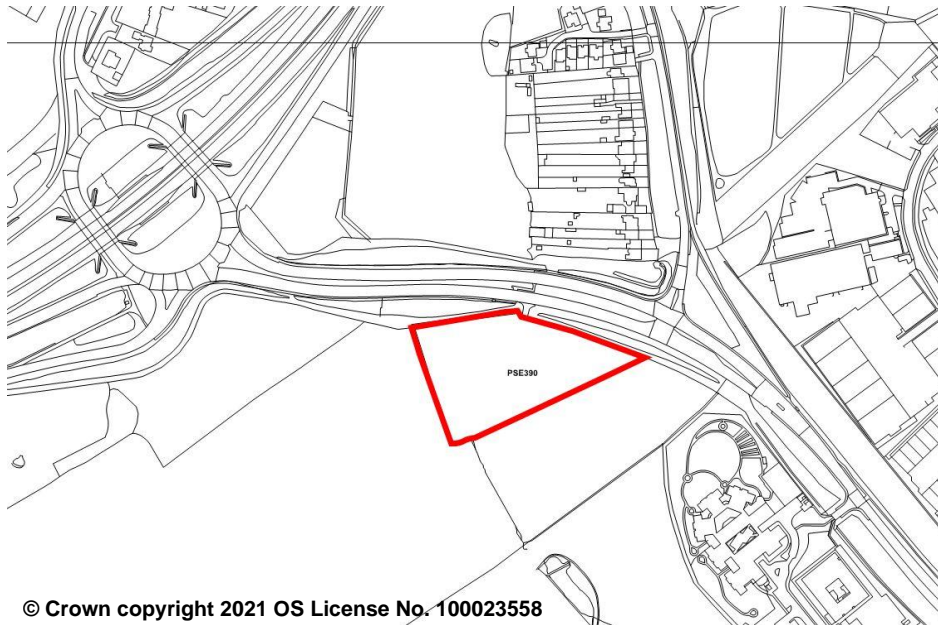
Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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

What is the expected build 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 identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

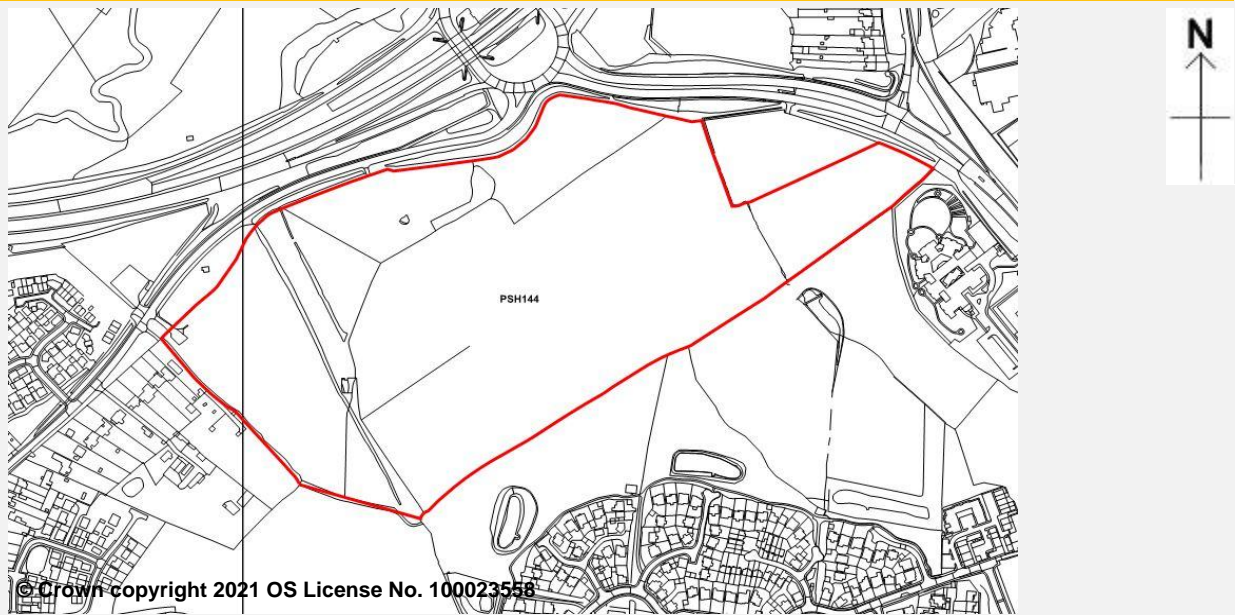
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH144"/>	Site name/location:	<input type="text" value="Land at Gynsill Lane & Anstey Lane, Glenfield"/>
Site size:	<input type="text" value="20.4"/>	Parish:	<input type="text" value="Glenfield"/>
Current land use and character:	<input type="text" value="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:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Immediately adjoining the A46 Leicester Bypass to the north and residential development to the southeast"/>		

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

380

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?:

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 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. Only 20.4 ha is within Charnwood.

Is the site available?:

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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH460"/>	Site name/location:	<input type="text" value="Park View Nursery Site off Gynsill Lane"/>
Site size:	<input type="text" value="1.21"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="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:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="The site sits behind the existing ribbon development along Gynsill Lane."/>		

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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 expected build out rate?: 30 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.

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.

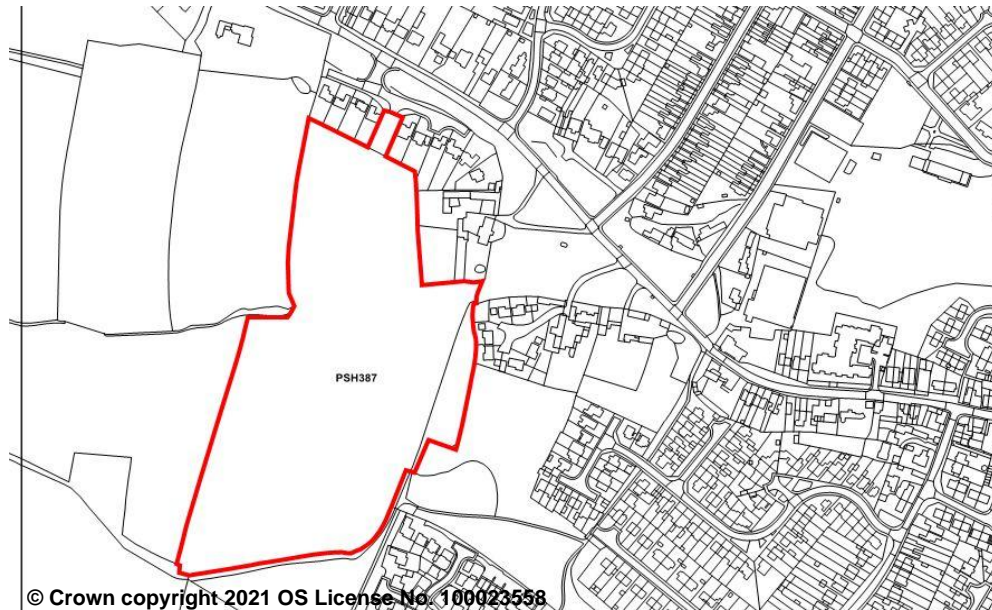
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH387"/>	Site name/location:	<input type="text" value="High Leys Farm / Manor Farm I"/>
Site size:	<input type="text" value="5.8ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Improved grassland"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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 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 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: **Site name/location:**

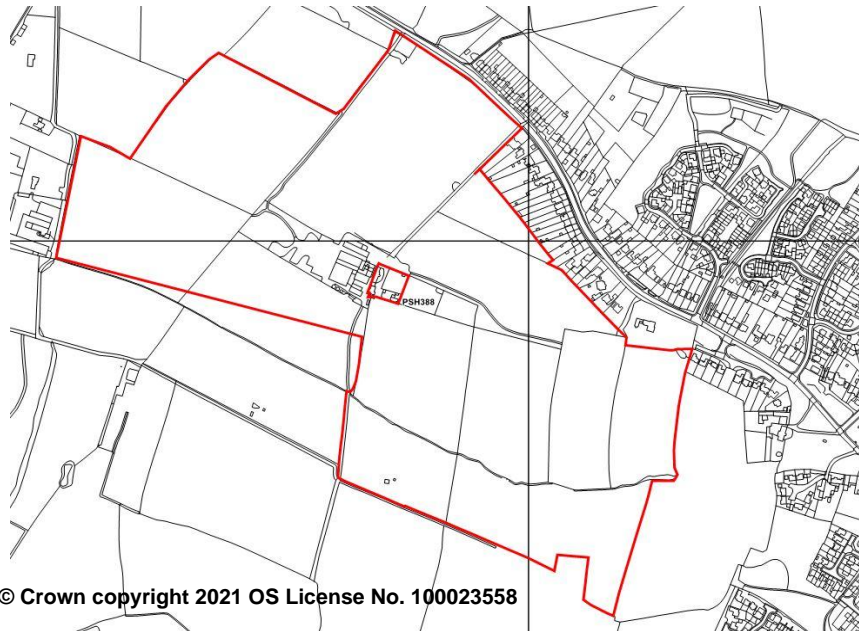
Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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 expected build out rate?: 50 dwellings 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

CHARNWOOD SHELA A SITE ASSESSMENT 2020

Site Description

Site Reference: **Site name/location:**

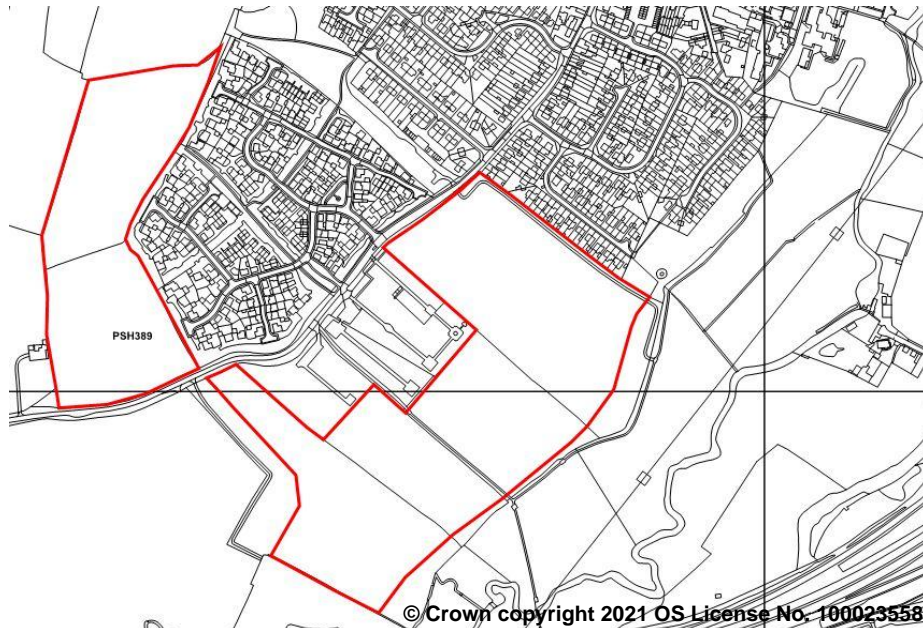
Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

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 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 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.

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