

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

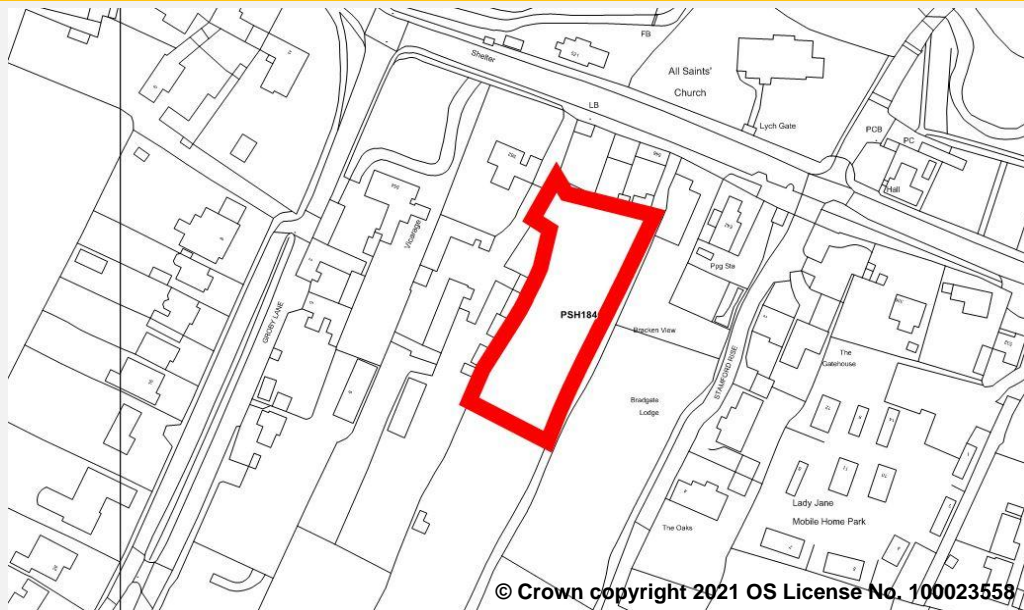
Site size:  Parish:

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? 11-15 years

What is the expected build out rate?: 6 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?:

The site does not have planning permission and is not 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 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.

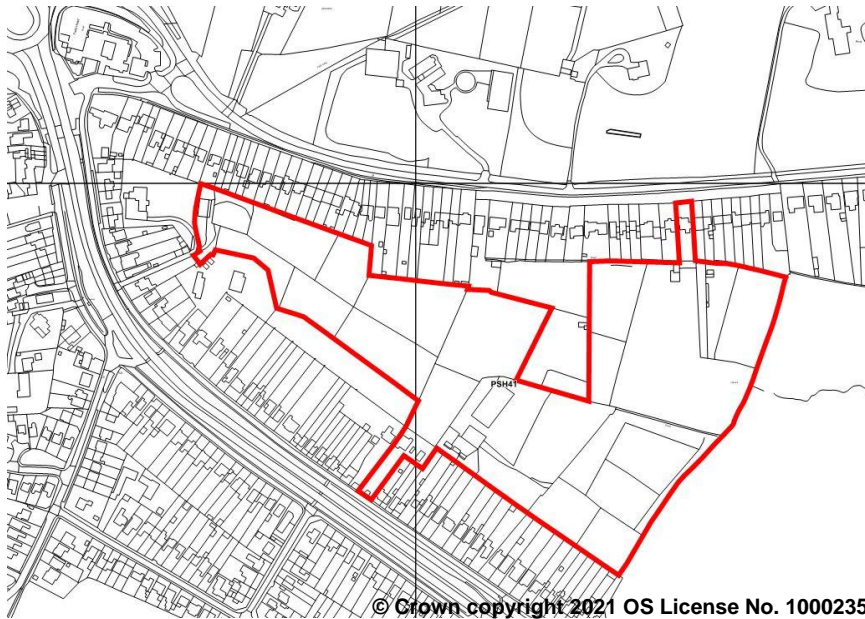
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH41"/>	<b>Site name/location:</b>	<input type="text" value="Land at Markfield Lane, Newtown Linford"/>
<b>Site size:</b>	<input type="text" value="8.1ha"/>	<b>Parish:</b>	<input type="text" value="Newtown Linford"/>
<b>Current land use and character:</b>	<input type="text" value="Mixture of overgrazed /rested horse paddock, semi improved neutral grassland with moderat diversity. Some areas of grassland managed for amenity"/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Existing linear settlement surrounds the area to the north and south. This comprises modern residential development along Markfield Road and the A50."/>		

## 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?

152

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Multiple owners.

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?:

50 dwellings per annum

### Is the site suitable?:

The site is in a suitable location in terms of its access to Markfield which is defined as a sustainable location in the Hinckley and Bosworth Core Strategy.

### Is the site available?:

The site does not have planning permission but being promoted by the landowners.

### 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: PSH40 Site name/location: Pastureland of 50 Ashby Road, Markfield

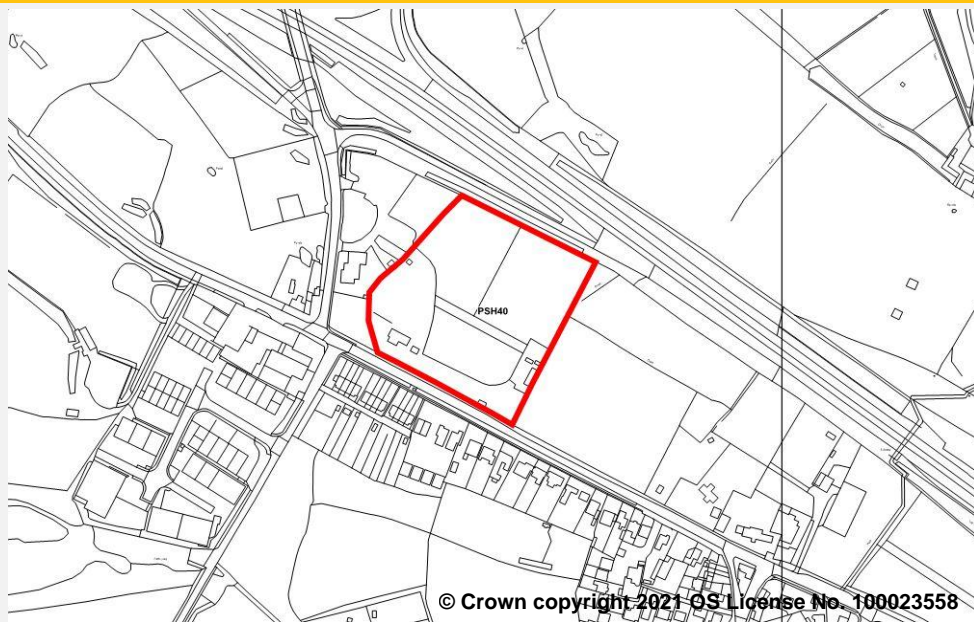
Site size: 2.02 ha Parish: Markfield

Current land use and character: Horse grazed SNG with single dwelling and domestic garden.

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

Land uses and character of surrounding area The site is strongly associated with the existing settlement at Markfield; the A50 dual carriageway separates it from the wider countryside.  
Residential development.

## 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 flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of SNG with moderate to moderately high plant richness. Traffic noise and movement from the adjacent A50 dual carriageway is a dominant feature.

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

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## What is the development potential of the site?

Dwellings / employment floorspace m2?

38

## 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?:

38 dwellings per annum

## Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site is in a suitable location in terms of its access to Markfield which is defined as a sustainable location in the Hinckley and Bosworth Core Strategy.

## Is the site available?:

The site does not have planning permission and is not 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 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:** PSH99 **Site name/location:** Land to the west of Newtown Linford, Newtown Linford

**Site size:** 0.67ha **Parish:** Newtown Linford

**Current land use and character:** Small scale piecemeal enclosure.

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

**Land uses and character of surrounding area** Site is strongly associated with the existing settlement at Newtown Linford.

## 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?**

Flood Risk Zones 2,3a,3b affect the land around southern boundary of the site.

**Are there any environmental constraints to development?**

None

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

Loss of permanent pasture, harm to brook corridor. Adjacent Conservation Area, Archaeological Alert Zone and Archaeological Site Area.

**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 m<sup>2</sup>?

17

# 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? Ownership held in a Trust. The access off Main Street is not owned by the Trustees.

## 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?: 11-15 years

What is the expected build out rate?: 17 dwellings per annum

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.

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

Is the site achievable? Does not have ownership or control of the only access onto the site.

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

Control of site access will need to be achieved.

Site to be excluded from the SHELAA? No

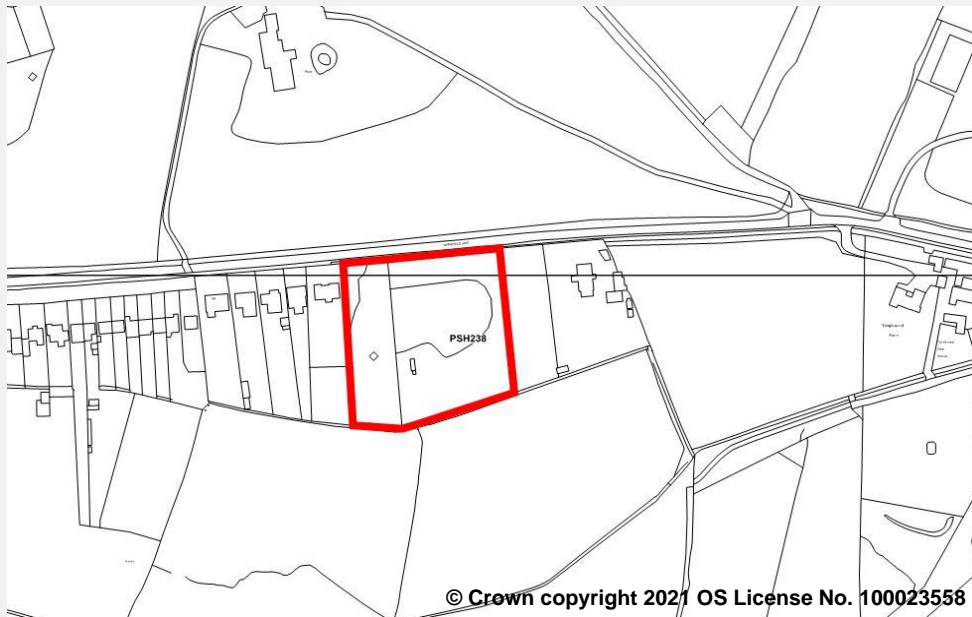


# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH238"/>	<b>Site name/location:</b>	Land between 151 and 185 Markfield Lane
<b>Site size:</b>	<input type="text" value="1.01ha"/>	<b>Parish:</b>	<input type="text" value="Newtown Linford"/>
<b>Current land use and character:</b>	<input type="text" value="Semi mature broad leaved woodland with a few conifers, a central clearing with birch regeneration and rank grass/tall herbs, some wetter areas with rush and iris ."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="House &amp; garden at 185 Markfield Lane - Section of same wooded scrub land with house and garden at 151 Markfield 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?**

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## What is the development potential of the site?

Dwellings / employment floorspace m2?

9

## Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Couple of owners.

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?:

11-15 years

What is the expected build out rate?:

9 dwellings per annum

## Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. Site now includes PSH38 giving an increased site area though due to the number of protected trees on the whole site, the full site potential of over 20 dwellings is unlikely to be reached.

## Is the site available?:

Site has been put forward on behalf of the landowners.

## 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:  Site name/location: Land North of Markfield Lane

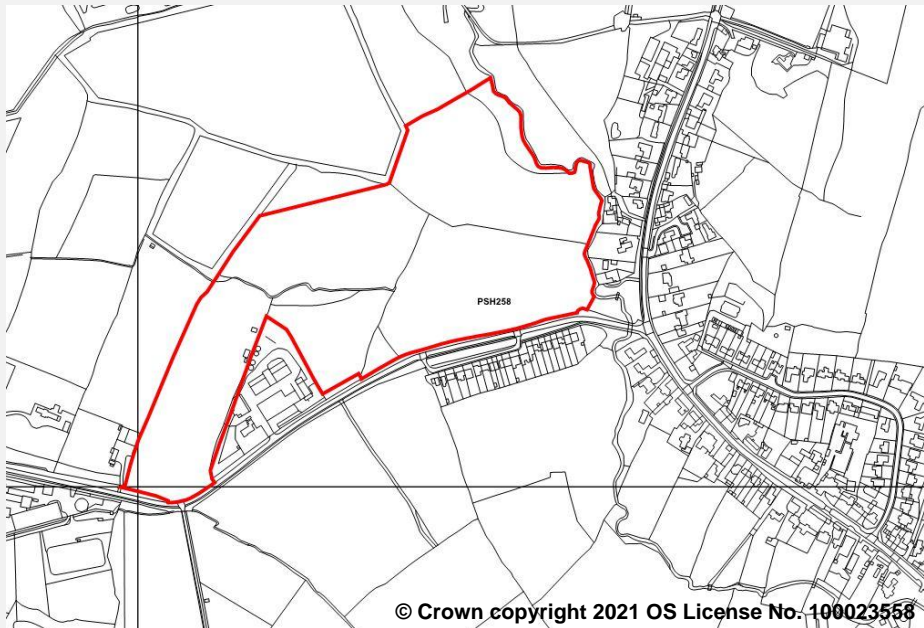
Site size:  Parish:

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?

237

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Ownership held in a Trust. The land is subject to a Agricultural Land Holdings Tenancy Agreement.

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?:

11-15 years

What is the expected build out rate?:

50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.

Is the site available?:

The site does not have planning permission and is not owned by a developer with the intention to develop. The land is subject to a tenancy agreement.

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?

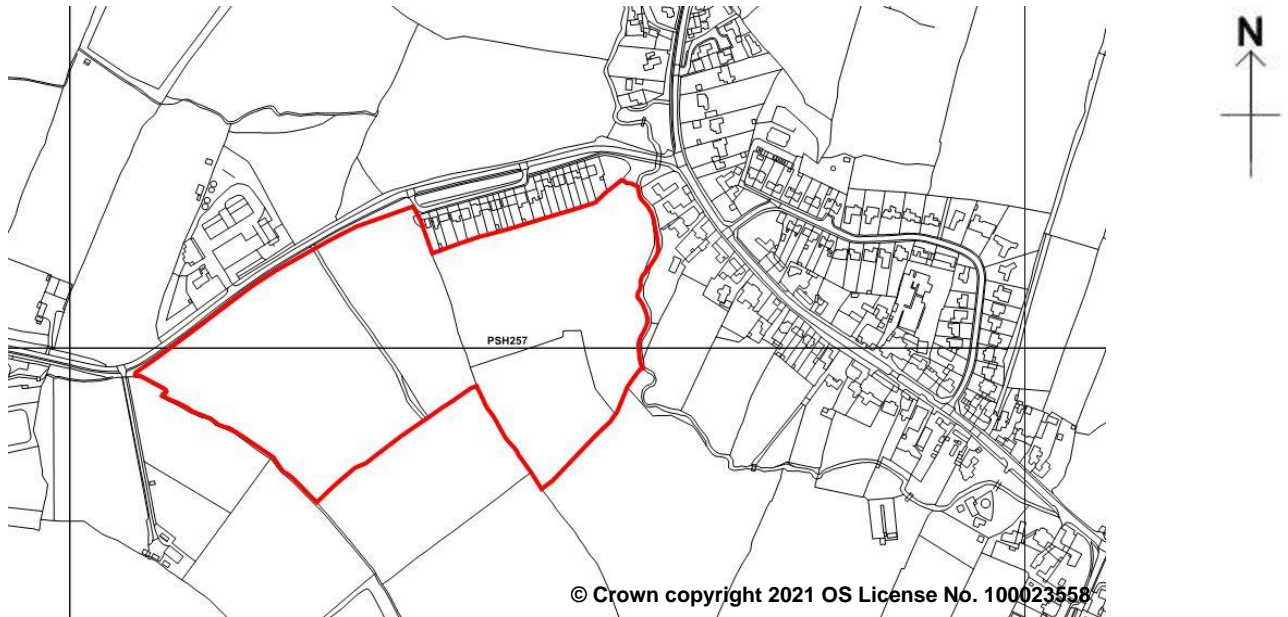
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH257"/>	Site name/location:	<input type="text" value="Land South of Markfield Lane"/>
Site size:	<input type="text" value="10.4 ha"/>	Parish:	<input type="text" value="Newtown Linford"/>
Current land use and character:	<input type="text" value="The site consists of several fields which are bounded by strong hedgerows with mature 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="Agricultural/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?: Yes

Are there any legal or ownership problems? The ownership is held in a Trust and is subject to a Agricultural Land Holdings Tenancy Agreement.

### 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?: 11-15 years

What is the expected build out rate?: 50 dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.

**Is the site available?:** The site does not have planning permission and is not owned by a developer with the intention to develop. The land is subject to a tenancy agreement.

**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:  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?

27

## 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?:

27 dwellings per annum

## Is the site suitable?:

There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a Hinckley & Bosworth service centre and a suitable access can be achieved.

## Is the site available?:

The site does not have planning permission and is not 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 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?

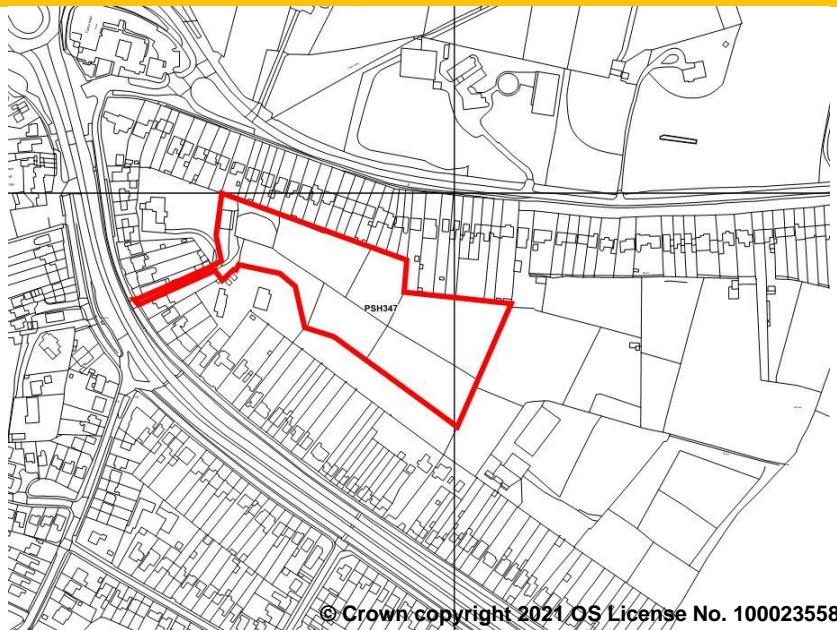
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH347"/>	<b>Site name/location:</b>	<input type="text" value="Land off Leicester Road, Markfield"/>
<b>Site size:</b>	<input type="text" value="2.05 ha"/>	<b>Parish:</b>	<input type="text" value="Markfield"/>
<b>Current land use and character:</b>	<input type="text" value="Elevated, gently sloping horse grazed semi improved neutral grassland located to the east of Markfield."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Existing linear settlement surrounds the area to the north and south. This comprises modern residential development along Markfield Road and the A50."/>		

## 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?

40

### 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?:

11-15 years

What is the expected build out rate?:

40 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, part of existing site PSH41.

### Is the site available?:

The site does not have planning permission but being promoted by land agent for 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. Within site PSH41.

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?

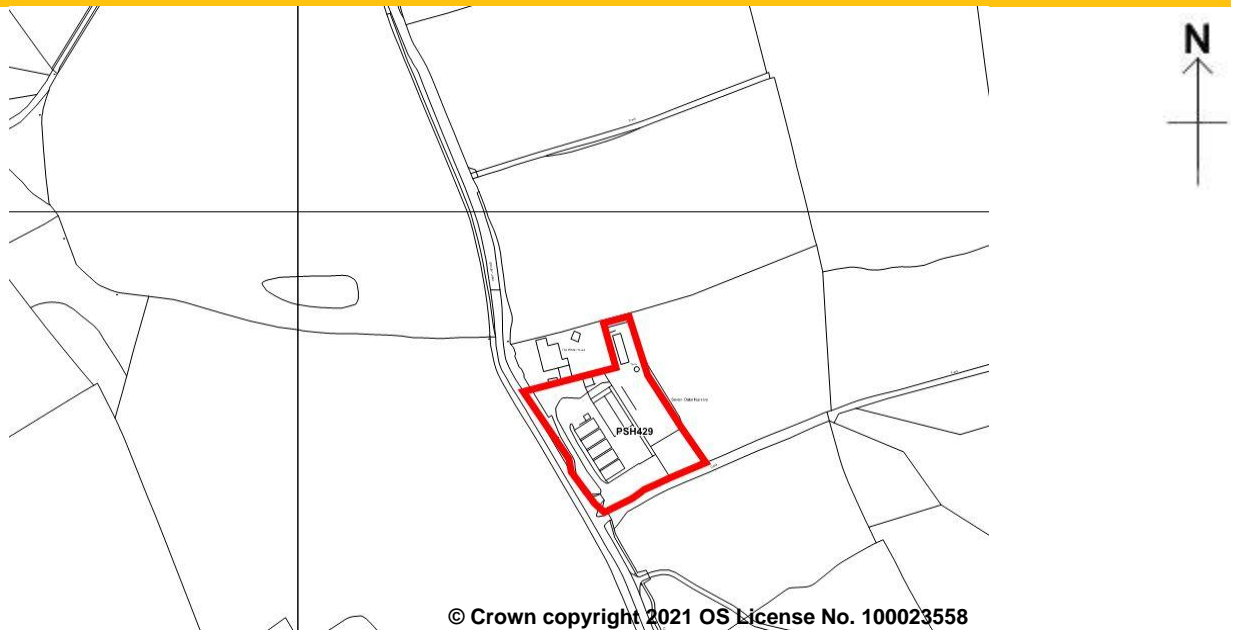
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH429"/>	<b>Site name/location:</b>	<input type="text" value="Seven Oaks Nursery, Groby Lane"/>
<b>Site size:</b>	<input type="text" value="0.76 ha"/>	<b>Parish:</b>	<input type="text" value="Newtown Linford"/>
<b>Current land use and character:</b>	<input type="text" value="Small-scale parcel of gently sloping land. Existing features including a residential building, polytunnels and trees also create the perception of a small scale landscape."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="A dense area of woodland to the south (Sheet Hedges Wood) also influences the natural character of the 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?

19

### 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?:

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 though the site does not have good access to services and facilities.

### Is the site available?:

The site does not have planning permission and is not owned by a developer but is promoted by 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

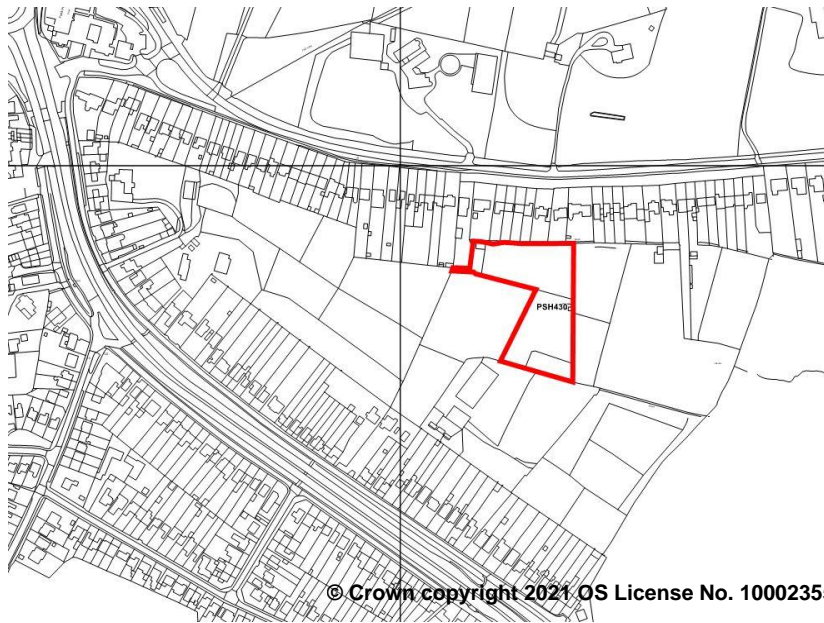


# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH430"/>	<b>Site name/location:</b>	<input type="text" value="Land off Markfield Lane, Markfield"/>
<b>Site size:</b>	<input type="text" value="0.79ha"/>	<b>Parish:</b>	<input type="text" value="Newtown Linford"/>
<b>Current land use and character:</b>	<input type="text" value="Elevated, gently sloping land located to the east of Markfield"/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Existing linear settlement surrounds the area to the north and south. This comprises modern residential development along Markfield Road and the A50."/>		

## 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?**

20

## 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?

No 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?:

What is the expected build out rate?:

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints though would be better suited brought forward in a comprehensive scheme together with site PSH41.

**Is the site available?:** The site does not have planning permission and is not owned by a developer but is promoted by 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?