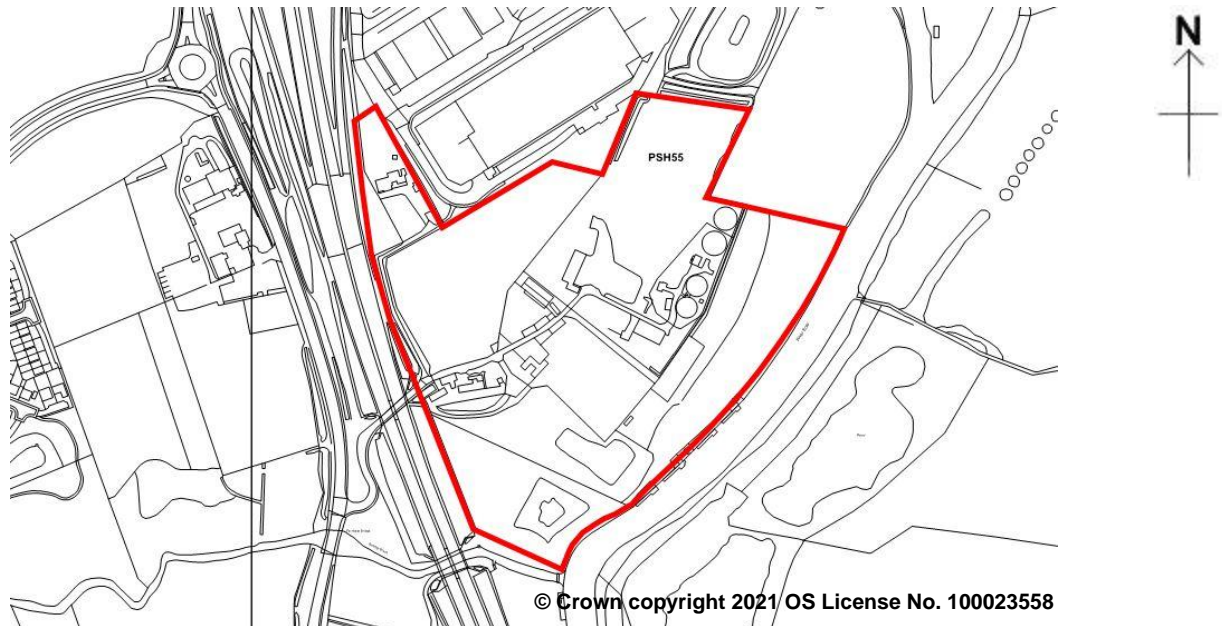


CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	PSH55	Site name/location:	Land between A6(T) & River Soar, south of Wyevale Garden Centre, Rothley
Site size:	9.76ha	Parish:	Rothley
Current land use and character:	Part farmland, part decommissioned sewage treatment works, part river soar floodplain.		
If site is currently being developed what progress has been made:	N/A		
Land uses and character of surrounding area	Rothley Lodge Employment area and Wyevale Garden Centre lie to the 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?

Mix of retail, employment, residential, extra care accommodation and proposed marina

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Eastern part of the site along boundary (3.4ha) affected by Flood Zone 3b. This will be discounted off the available developable area.

Are there any environmental constraints to development?

The disused sewage works would need to ensure no contamination. Part of the site is an old land fill site

What are the potential impacts of the development?

Loss of habitat/ impact on strategic wildlife corridor. A public footpath forms the western boundary of PSH55.

Ecology Assessment

Adjacent to River Soar Local Wildlife Site and Strategic River Corridor. Several ponds and wet woodland on site. Red Data Book invertebrate species associated with wetland habitats recorded on site. Badger records on site.

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? 117

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?: 50 dwellings per annum

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

Is the site available?: Site has been put forward by a planning consultant on behalf of the land owner for development.

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: PSH145 **Site name/location:** Land at The Ridings/West Cross Lane, Rothley Ridgeway

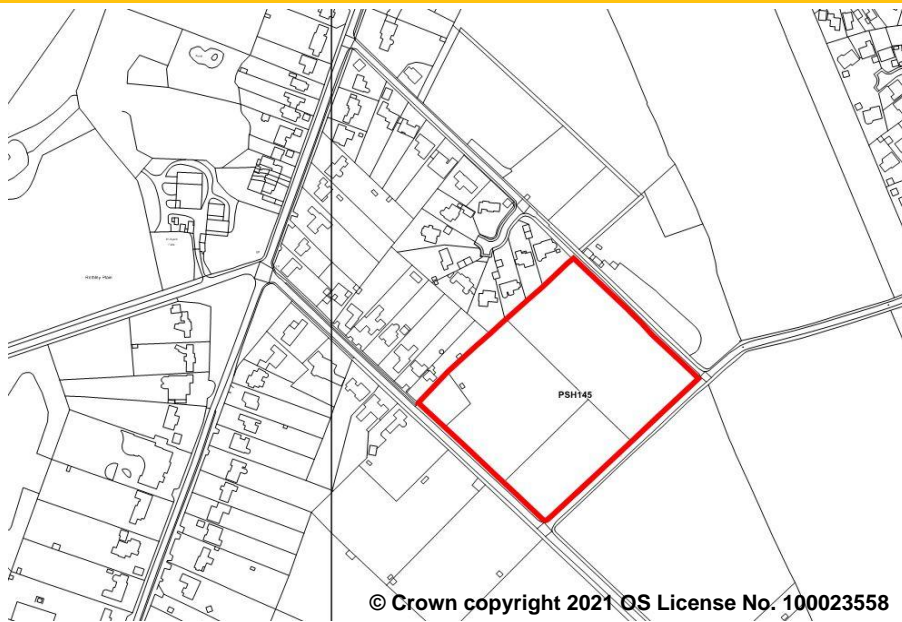
Site size: 2.8ha **Parish:** Rothley

Current land use and character: PSH145 is a large, rectilinear, pastoral field on the edge of Rothley.

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

Land uses and character of surrounding area Low density housing to the north west, dense hedgerows form its south eastern and south western boundaries.

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?

Site has measurable ecological value but is in poor condition. There are opportunities to enhance retained habitat.

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

PSH145 lies within a New Area of Local Separation and 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

53

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?:

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.

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: PSH161 **Site name/location:** Land adjacent to 171 Swithland Lane, Rothley

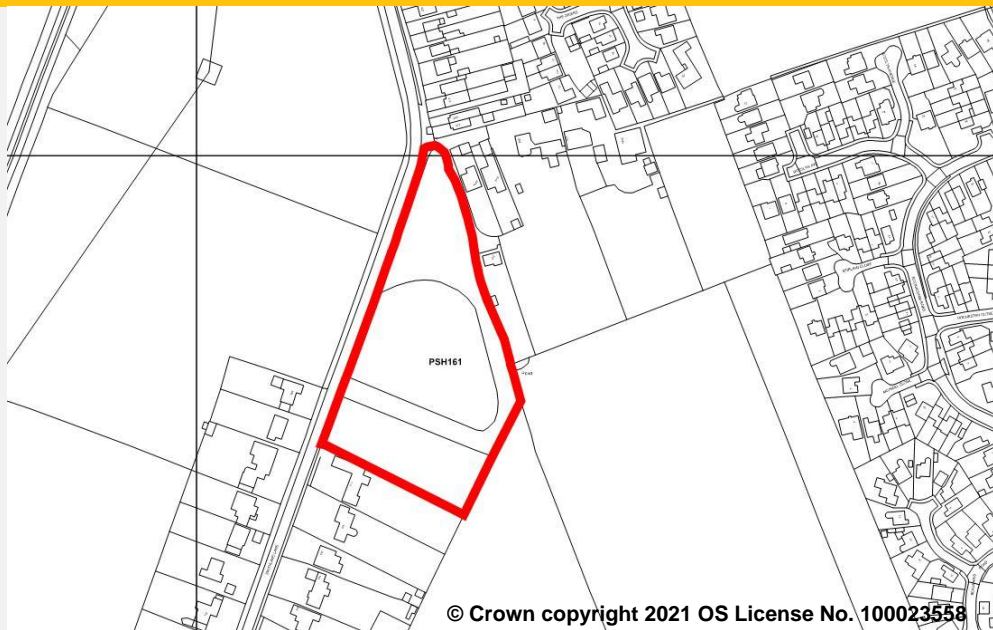
Site size: 1.17 ha **Parish:** Rothley

Current land use and character: PSH161 comprises rough grassland / scrub and pastoral land use of varied condition.

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

Land uses and character of surrounding area Frontage directly onto Swithland Lane, residential properties and gardens form the site's southern extent., land adjacent to far rear is agricultural

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?

Potential for residential development

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?

Partial development of the site (including the amenity grassland area) would present opportunities for positive management of the remainder but otherwise difficult to achieve balance on site. Badger latrine present. Good site for breeding birds and invertebrates. adjacent to the boundary of Rothley Ridgeway Conservation Area.

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

Lies within a New Area of Local Separation and 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

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?:

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 SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: Site name/location:

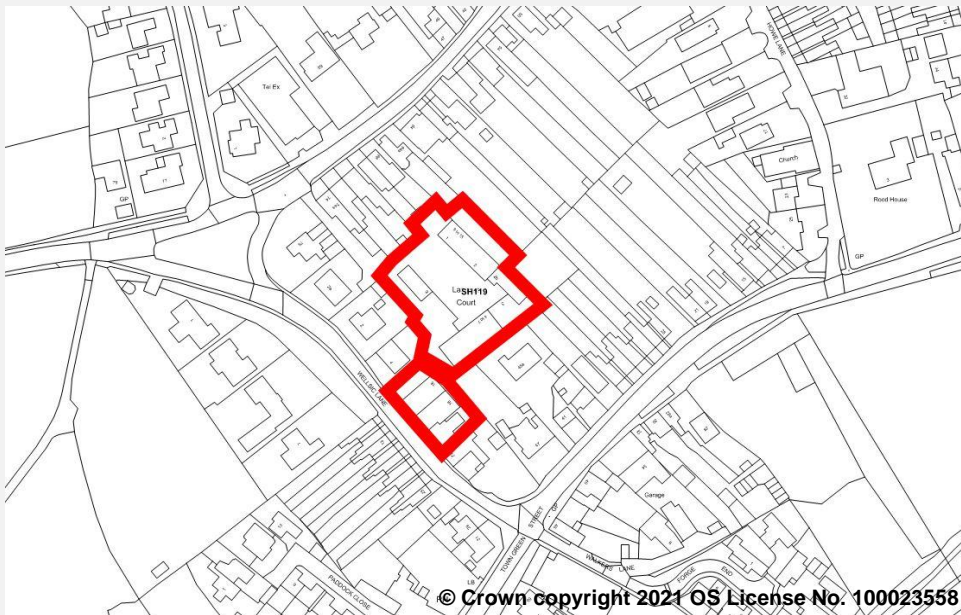
Site size: Parish:

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?: 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?: 9 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 within a service centre and a suitable access can be achieved.

Is the site available?:

Detail planning permission has now lapsed.

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 irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: PSH128 Site name/location: Land at Woodcock Farm, Rothley

Site size: 5.72ha Parish: Rothley

Current land use and character: Agricultural land

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

Land uses and character of surrounding area The land adjoins the built up area of Rothley to the north and the A6 bypass forms the eastern edge to the site. To the west of the Loughborough is an area of allotment land.

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?

The corridor of the A6 introduces noise intrusion and reduces perceived tranquillity.

What are the potential impacts of the development?

Within 100m of known Archaeological Site. The barn at Woodcock Farm is a listed building which would need to be protected. Loss of grassland and arable land.

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

DRAFT ALLOCATION HS58. 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

107

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?:

50 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 and a suitable access can be achieved.

Is the site available?:

The site has been promoted by a planning consultant.

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 irresolvable physical/environmental constraints

Site to be excluded from the SHELAA?

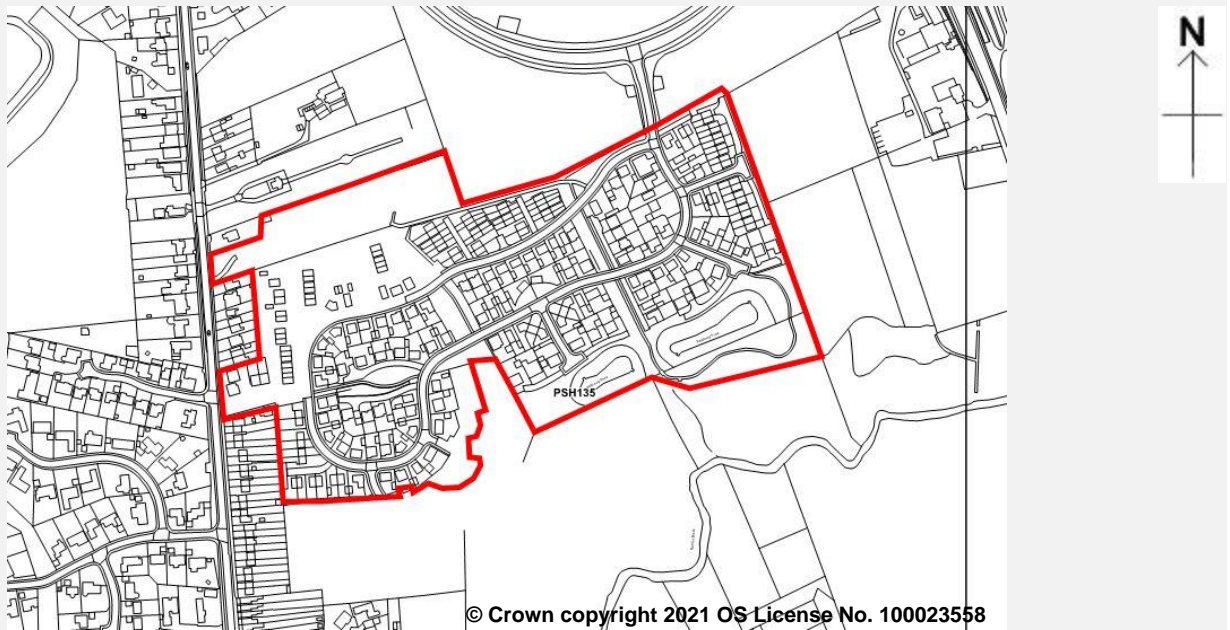
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH135"/>	Site name/location:	<input type="text" value="Land east of Mountsorrel Lane, Rothley"/>
Site size:	<input type="text" value="33ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site progressing well with 93 left to build out from 1st April 2020."/>		
Land uses and character of surrounding area	<input type="text" value="Residential to the 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?: 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 dwellings per annum

Is the site suitable?: The site is a suitable location for development and there are no known irresolvable physical/environmental constraints

Is the site available?: Site underconstruction

Is the site achievable? Site is under construction and is 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: PSH175 **Site name/location:** Linkfield Farm (and adjoining land), Leicester Road, Mountsorrel

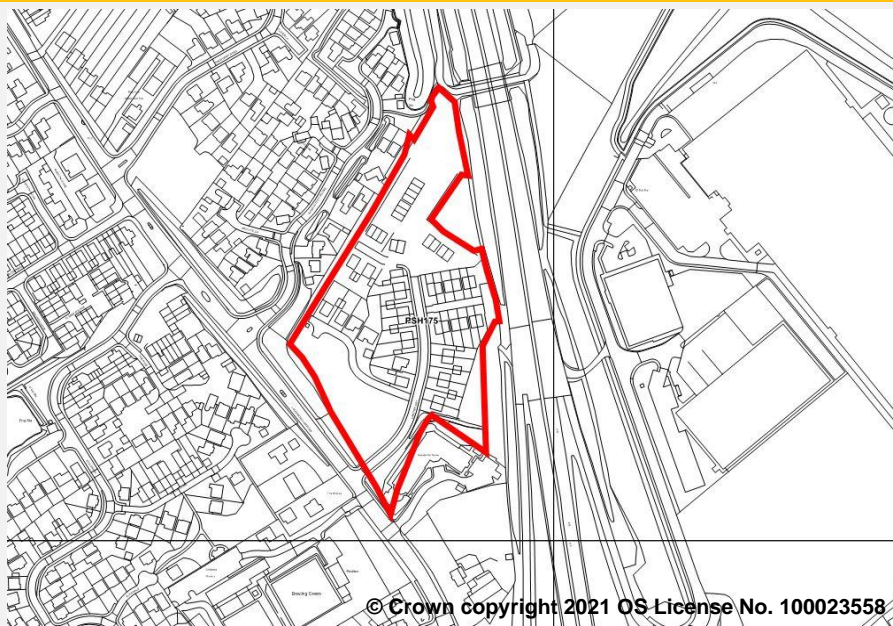
Site size: 1.5 ha **Parish:** Rothley

Current land use and character: Vacant land.

If site is currently being developed what progress has been made: Permission granted in 2019 for 52 dwellings , site underconstruction with 43 left to build out as at 1st April 2020.

Land uses and character of surrounding area Housing (north and west): A6 bypass (east); hilltop junction (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?

Mature trees and scrub.

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?

Single developer

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?

43

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?:

40 dwellings per annum

Is the site suitable?:

N/A Site Under construction

Is the site available?:

N/A Site Under construction

Is the site achievable?

Site is 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: Leicester Rowena (Wyedale) Garden Centre

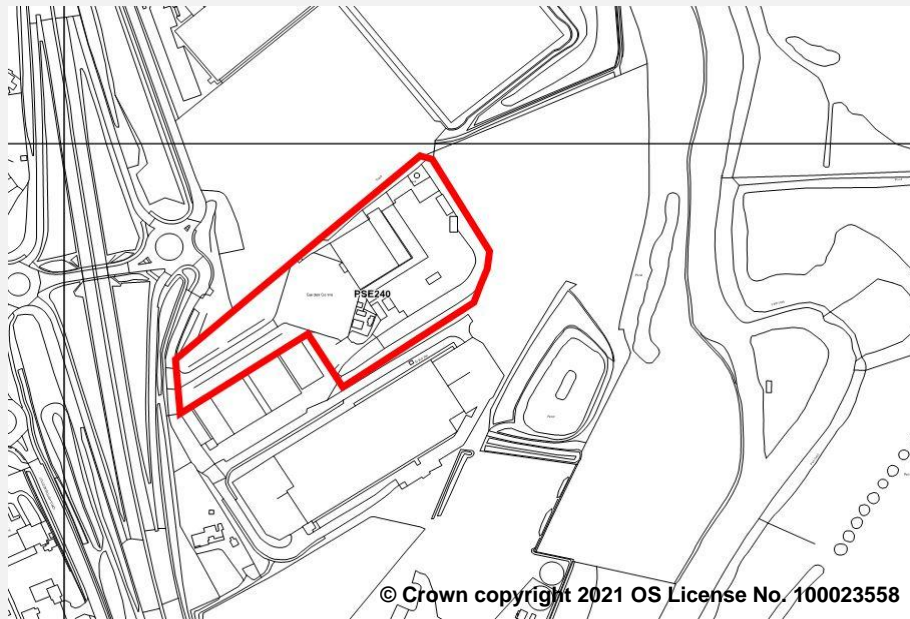
Site size: Parish:

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



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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?

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 SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: PSH240 **Site name/location:** Leicester Rowena (Wyedale) Garden Centre

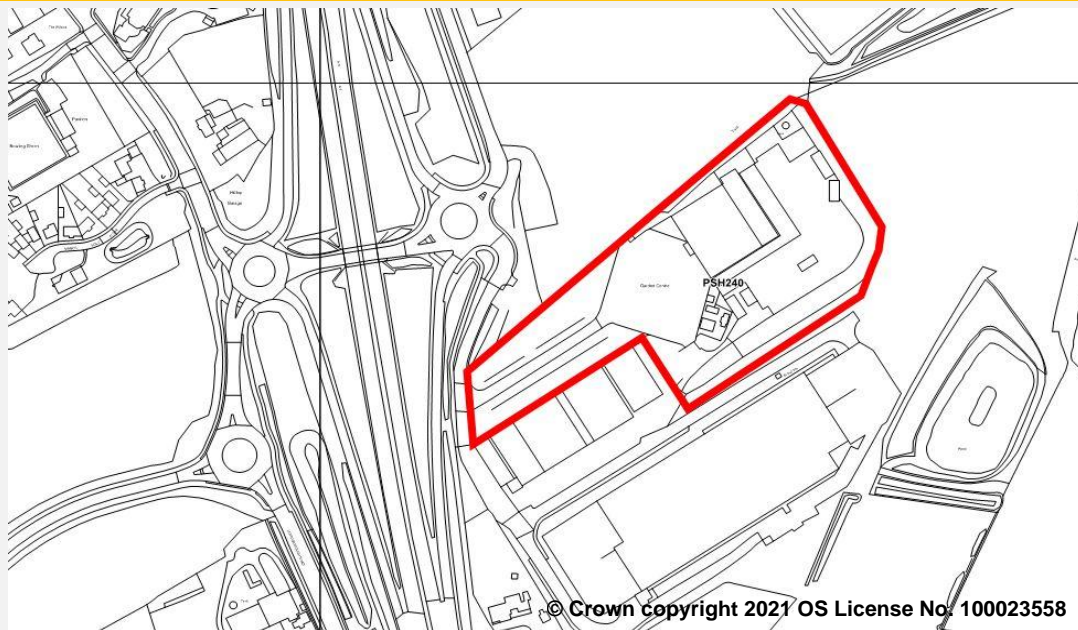
Site size: 2.57 ha **Parish:** Rothley

Current land use and character: Garden centre, greenhouses, car parking and hardstanding areas.

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

Land uses and character of surrounding area: Area of various employment uses backing onto the River Soar valley.

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?

Employment/Commercial/leisure

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood zones.

Are there any environmental constraints to development?

Within Landfill buffer zone.

What are the potential impacts of the development?

Grade 2 Agricultural land. Proximity to Soar LWS and strategic wildlife corridor. Public footpath runs around eastern edge of site.

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?

48

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? 48 dwellings per annum

Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

Is the site available?:

The site does not have planning permission but has been promoted by a planning consultant 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: PSH209 Site name/location: 215-217 Mountsorrel Lane, Rothley

Site size: 0.42 ha Parish: Rothley

Current land use and character: Neglected gardens with fruit trees rank grassland and scrub.

If site is currently being developed what progress has been made: Site progressing well and will complete in 2020.

Land uses and character of surrounding area Residential, Farmland

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?

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? 2 remaining to build out

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?: 9 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 within a service centre and a suitable access can be achieved.

Is the site available?: Site underconstruction

Is the site achievable? Site underconstruction and will complete 2020.

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

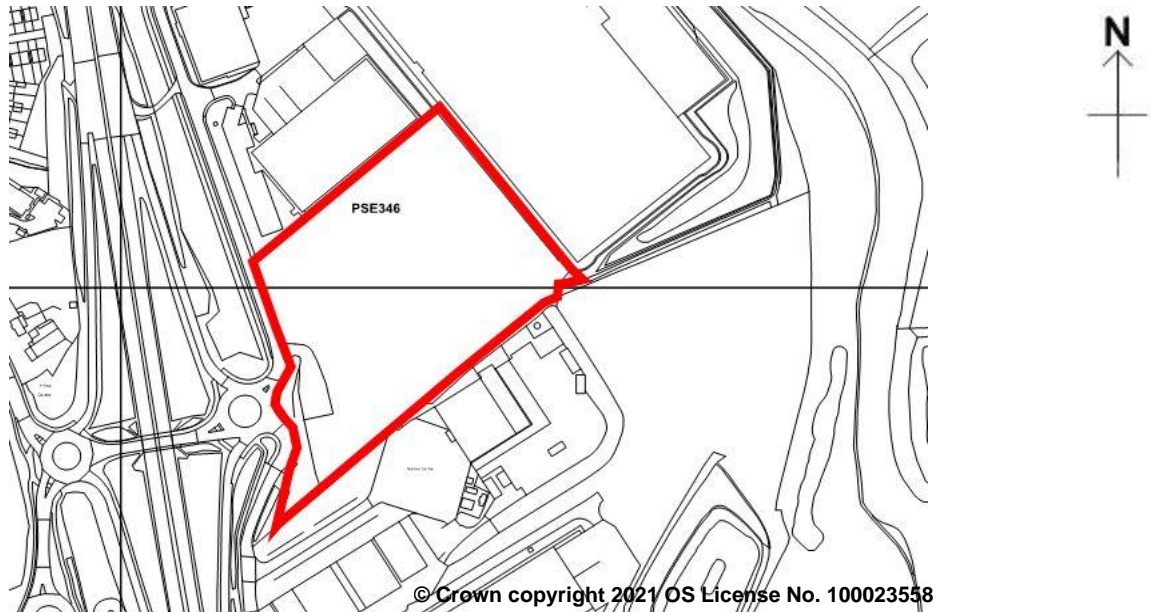
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSE346"/>	Site name/location:	<input type="text" value="Land at Rothley Lodge"/>
Site size:	<input type="text" value="3.35ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site underconstruction and expected to totally build out in 2020/21."/>		
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?: 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?: 2 ha per annum

Is the site suitable?: Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

Is the site available?: The site has planning permission and is 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

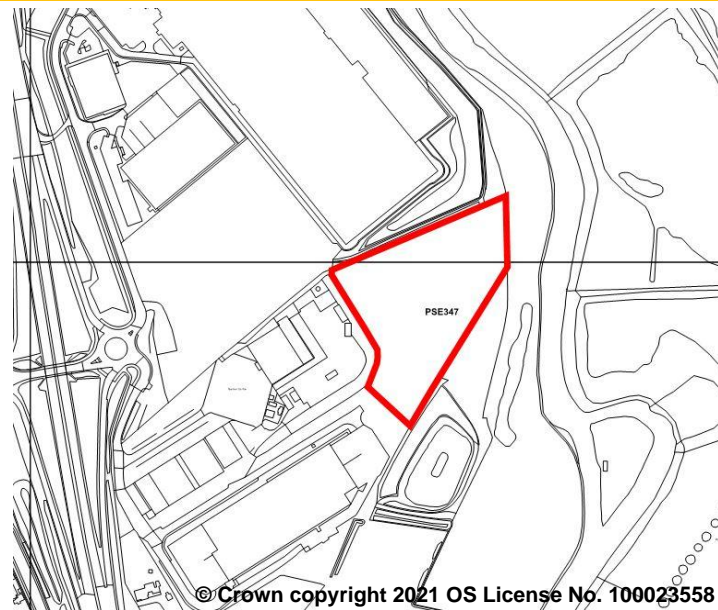
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSE347"/>	Site name/location:	<input type="text" value="Land at Loughborough Road"/>
Site size:	<input type="text" value="2.20 ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="Open countryside"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Remaining part of successful site with permission and expected to complete within 5 years."/>		
Land uses and character of surrounding area	<input type="text" value="To the north and west of the site are large scale industrial units along with a Garden Centre. To the east is the River Soar/Grand Union Canal corridor of the countryside."/>		

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?

8,360sq.m. on one large plot, with 800sq.m. left on residual of the site.

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?

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?: 2 ha per annum

Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

Is the site available?:

The site has planning permission and is 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

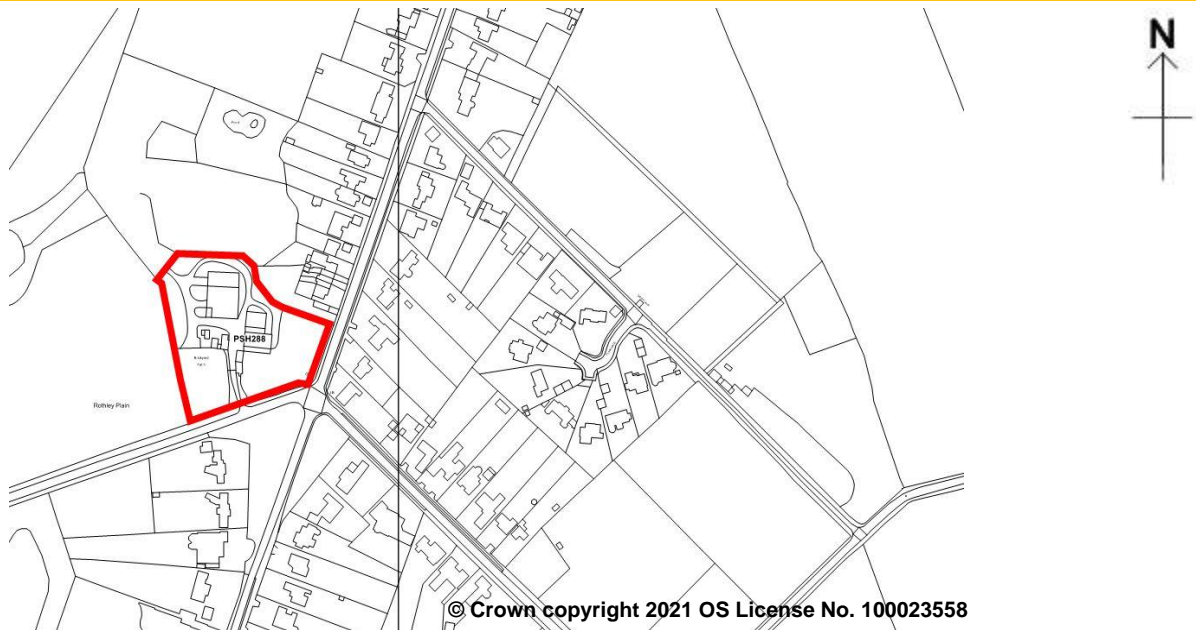
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH288"/>	Site name/location:	<input type="text" value="Brickyard Farm Rothley"/>
Site size:	<input type="text" value="0.86 ha"/>	Parish:	<input type="text" value="Rothley Ridgeway"/>
Current land use and character:	<input type="text" value="Farmyard with derelict building and tall ruderal/scrub surrounds."/>		
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 and Residential, Swithland Reservoir forms a large waterbody approximately 800m 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?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

21

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?:

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?:

21 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 is being promoted by a land agent.

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?

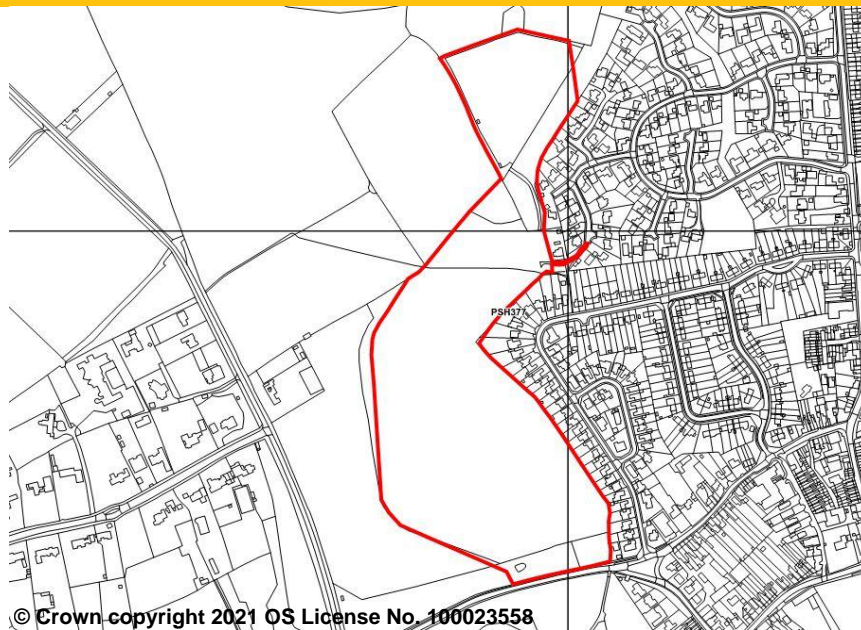
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH377"/>	Site name/location:	<input type="text" value="Land off Westfield Lane"/>
Site size:	<input type="text" value="12.3ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="PSH377 comprises a large, irregular shaped arable field lying at the western settlement edge of Rothley."/>		
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="Deciduous woodland adjacent to Westfield Lane and at the north eastern. The Site forms a settlement edge location at the western extent of Rothley village."/>		

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?

175

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?:

50 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?:

Planning application submitted on site for 175 dwellings but refused in July 2016.

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: PSH400 **Site name/location:** Land off Brookfield Road

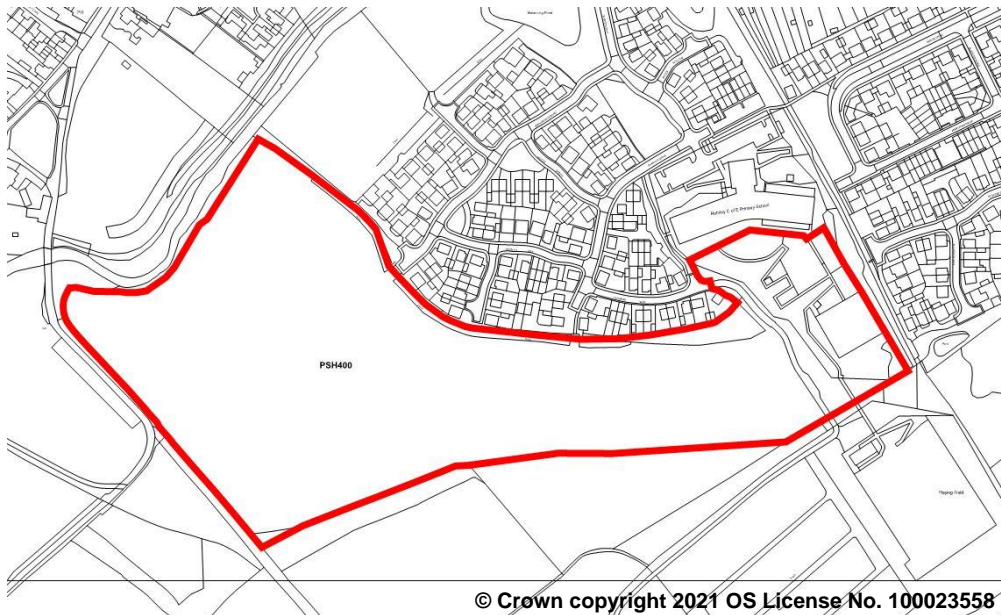
Site size: 5.7ha **Parish:** Rothley

Current land use and character: PSH400 is comprised of an arable field and part school grounds.

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

Land uses and character of surrounding area Bounded by vegetation along the Rothley Brook to the north and a line of trees 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?

Residential & Extension to school.

Assessment of constraints and potential impacts

Are there any physical constraints to development?

A small area of the site around the boundary with Rothley Brook is within Flood Zones 2, 3a & 3b.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of arable land, impact on protected trees and stream corridor, also cumulative effects in association with Hallfields lane development to immediate east (as well as Broadnook to south).

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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

80

Is the site available for development?

Is the site available for development?:

Yes

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

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?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre. Site capacity shown is for the whole site without extension to the school.

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 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?

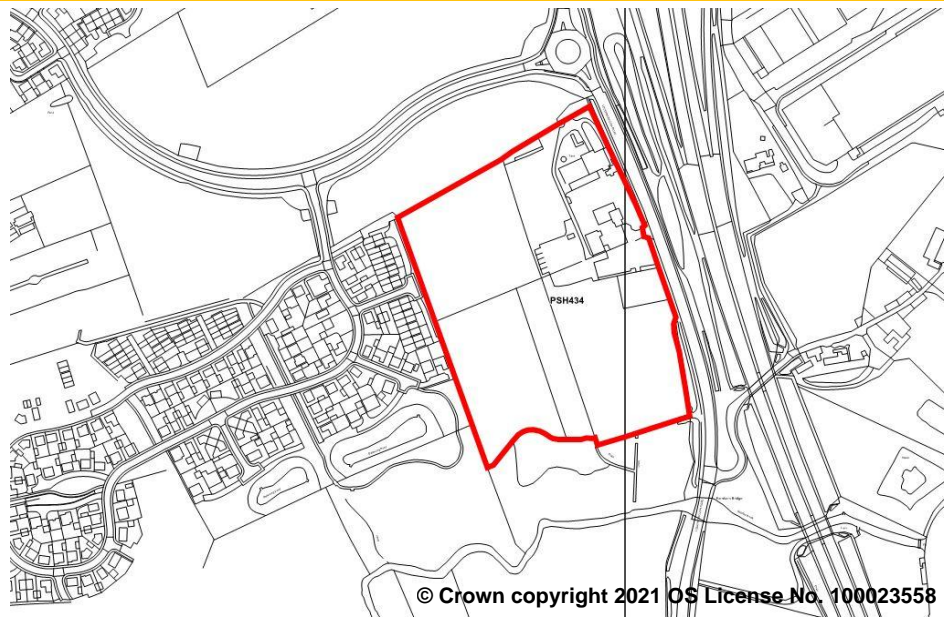
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH434"/>	Site name/location:	<input type="text" value="Brooklea Nursery, Loughborough Road"/>
Site size:	<input type="text" value="5.30ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="PSH434 comprises rectilinear arable fields and sheds, polytunnels and parking at Brooklea Nurseries."/>		
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 constructed residential development located off Bier Way forms the western boundary with the A6 close by on the east."/>		

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?

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? No

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?: 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 but forward through the SHELAA process by developer.

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 irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

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

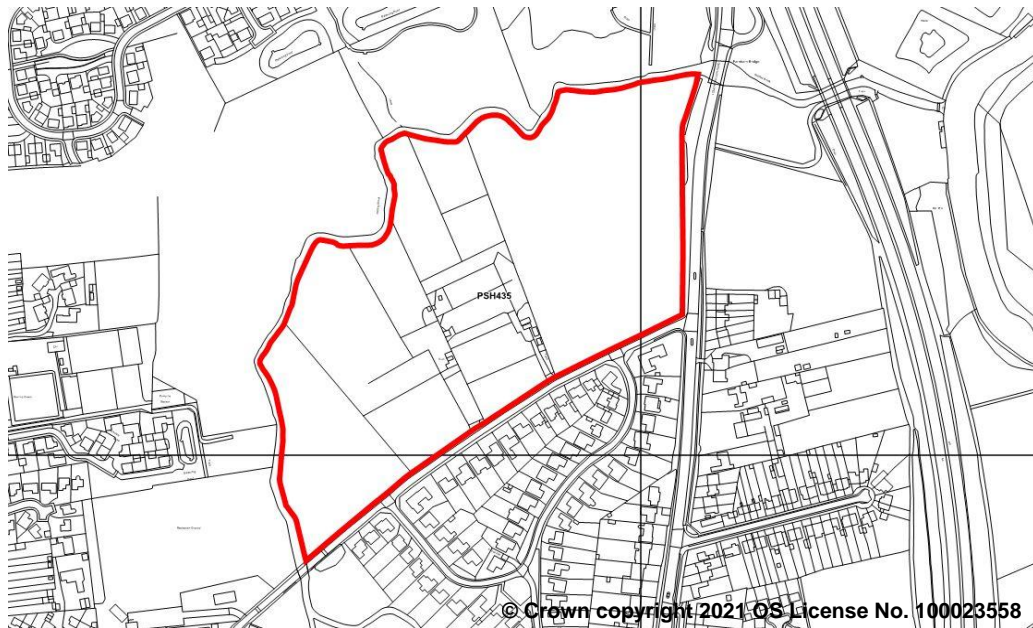
Site size: **Parish:**

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?

84

Is the site available for development?

Is the site available for development?:

Yes

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.

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?:

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 but forward through the SHELAA process by developer.

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 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="PSH53"/>	Site name/location:	<input type="text" value="Land south of Rothley"/>
Site size:	<input type="text" value="2.37ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="Horse Paddocks and agricultural land"/>		
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 limits to Rothley and is bounded to the north, west and south by existing development and to the east by the A6"/>		

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?: 44 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 and a suitable access can be achieved.

Is the site available?: Promoted by a planning consultant.

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 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? No

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?: 25 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 but forward through the SHELAA 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 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 off Mountsorrel Lane

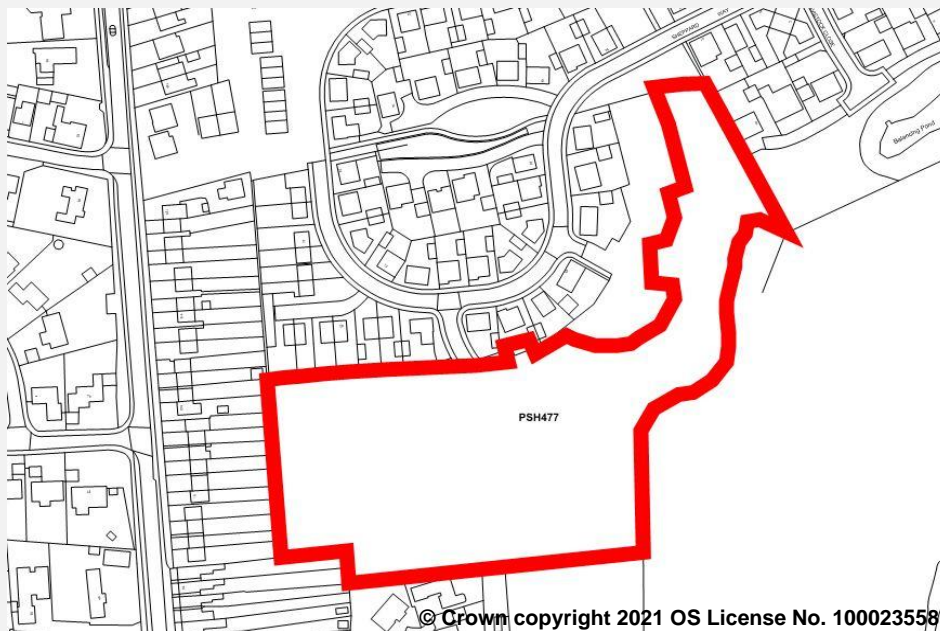
Site size: Parish:

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



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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?

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? No

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?: 39 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?: Planning application submitted by developer.

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 irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

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

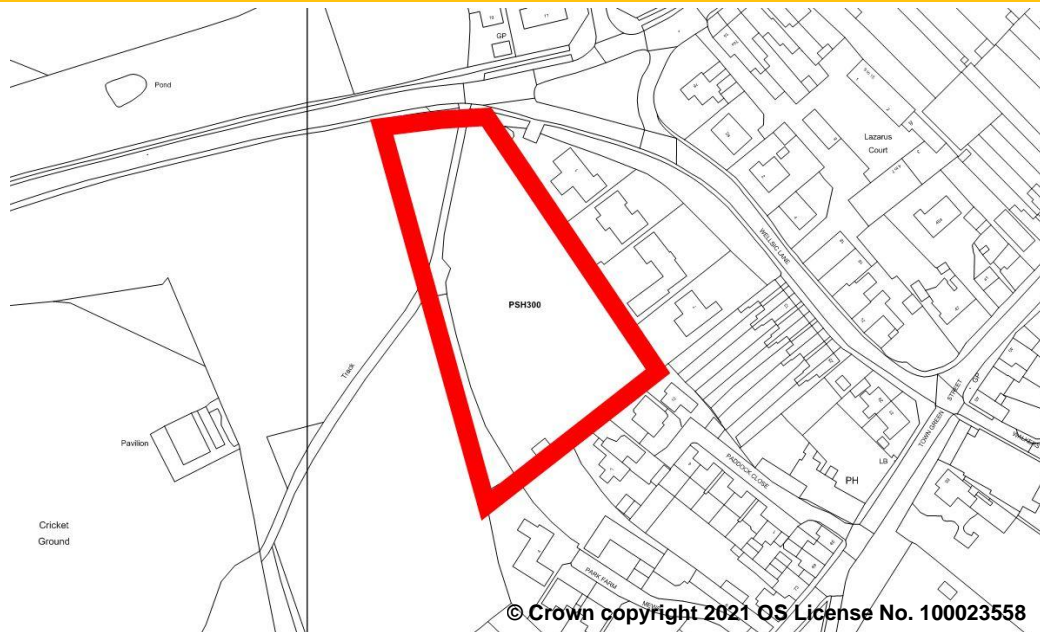
Site size: **Parish:**

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?: 14 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?:

The site is being promoted by a planning consultant.

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