

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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 75 dwellings of the original 160 dwellings are expected to complete during 2019/20."/>		
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 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

75

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 2019

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 2019

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 2019

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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?: 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 2019

Site Description

Site Reference:	<input type="text" value="SH10"/>	Site name/location:	<input type="text" value="Land between 1 & 3 Latimer Street & 10a & 16 Bradgate Road, Anstey"/>
Site size:	<input type="text" value="0.13ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Derelict land fenced off."/>		
If site is currently being developed what progress has been made:	<input type="text" value="Builder got into financial difficulties, majority of the site was completed but this area of land was not completed."/>		
Land uses and character of surrounding area	<input type="text" value="The site is surrounded by residential properties and adjacent Anstey Local Centre."/>		

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 2019

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

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 2019

Site Description

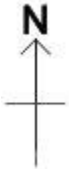
Site Reference: **Site name/location:**
Site size: **Parish:**

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 ther 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 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

4

Is the site available for development?

Is the site available for development?:

No

Are there any legal or ownership problems?

Possible tenancy on site.

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?:

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved. The site is in a suitable location for development within a service centre.

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 2019

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 2019

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?:

50

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH2"/>	Site name/location:	<input type="text" value="Land west of Gorse Hill, Anstey"/>
Site size:	<input type="text" value="4.58 ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Scrubland/vacant 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 immediate surroundings are dominated by the A46 associated junction with the A5630 (Anstey Lane) and nearby residential properties and landscape areas."/>		

Site Boundary



Assessment of potential use of the site

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

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

86

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?:

Suitable location for development with no known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.

Is the site available?:

The site is owned by a developer with the intention to develop

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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?

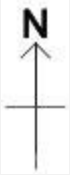
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH92"/>	Site name/location:	<input type="text" value="Land off Groby Road, Anstey (1)"/>
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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

91

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?:

It does not have planning permission but there is strong developer interest in the site.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period. Within site PSH389.

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?

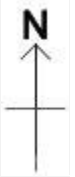
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

8

Is the site available for development?

Is the site available for development?: Unknown

Are there any legal or ownership problems? Possibly under two ownerships.

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? 11-15 years

What is the expected build out rate? 8 dwellings per year

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.

Is the site available?:

Part of the site has already been redeveloped for housing. The ownership of the rest of the site is unknown.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been 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 2019

Site Description

Site Reference:	<input type="text" value="PSH212"/>	Site name/location:	<input type="text" value="Land at Green Farm, 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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

109

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?

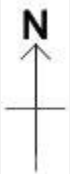
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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



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 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

57

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

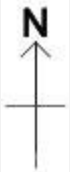
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH306"/>	Site name/location:	<input type="text"/>
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 expected 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 2019

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?

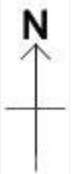
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH482"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="2.5 ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Arable field forming buffer zone associated with adjacent development."/>		
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="Adjacent soon to complete housing estate on rural edge of settlement."/>		

Site Boundary



Assessment of potential use of the site

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

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 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No known irresolvable physical/environmental constraints

Has planning permission been granted previously?:

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate? 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 2019

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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 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 2019

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

91

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?:

It does not have planning permission but there is strong developer interest in the site.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period. 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 2019

Site Description

Site Reference:	<input type="text" value="PSE390"/>	Site name/location:	<input type="text" value="Land off Anstey Lanes"/>
Site size:	<input type="text" value="1.2 ha"/>	Parish:	<input type="text" value="Anstey"/>
Current land use and character:	<input type="text" value="Tall ruderal habitat within larger grassland/arable land parcel."/>		
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="Close to urban Leicester boundary adjacent busy A5630."/>		

Site Boundary



Assessment of potential use of the site

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

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 2019

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