

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

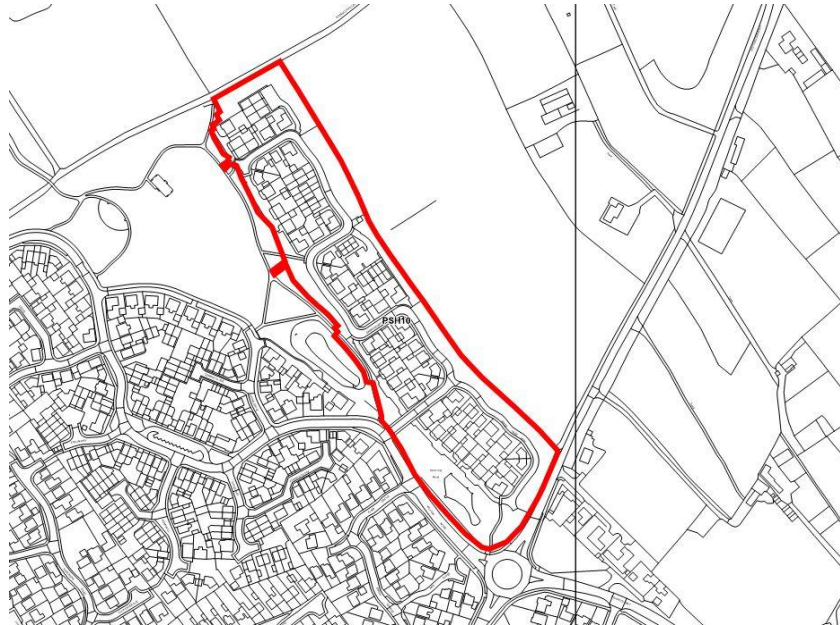
Site size: **Parish:**

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?

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? N/A Site underconstruction

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

N/A Site underconstruction

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

Is the site suitable?: Site underconstruction

Is the site available?: Site underconstruction

Is the site achievable? Site will complete in 2019

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

N/A Site underconstruction

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

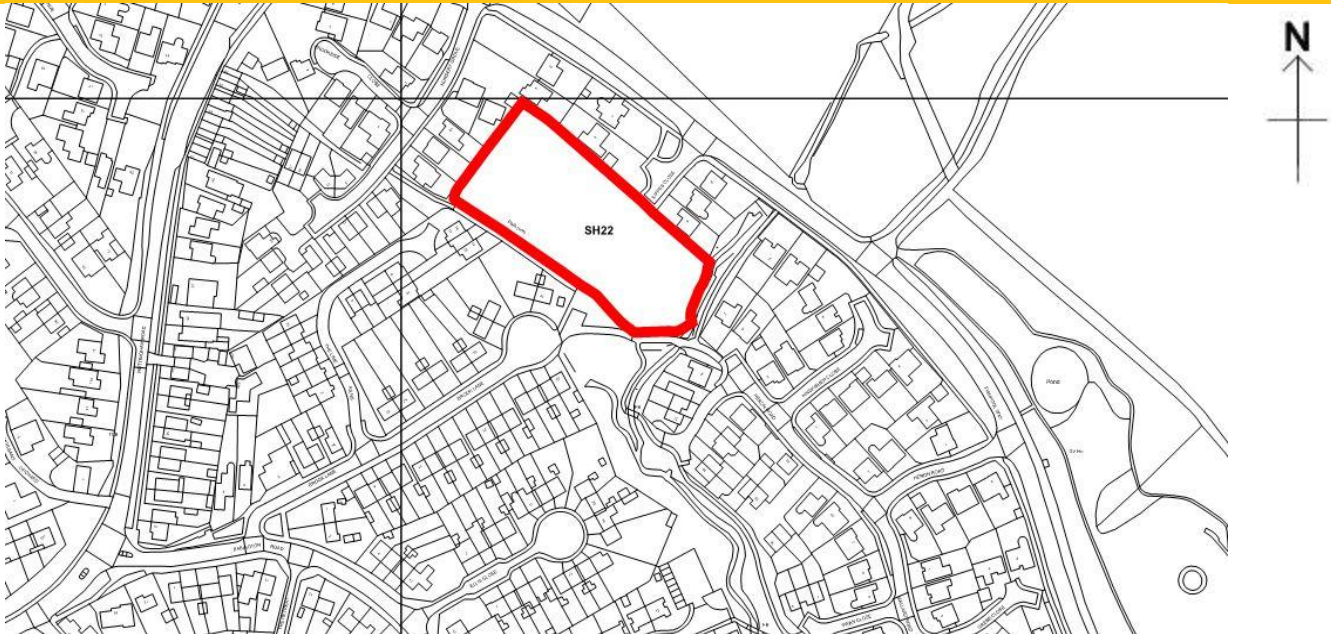
Site size: **Parish:**

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?

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?: 10 dwellings per year

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

Is the site available?: This is the remainder of a Local Plan allocation, previous parts of this allocation have come forward and been developed.

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 SHELA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH89"/>	Site name/location:	<input type="text" value="Land adj. Strancliffe Hall, Cotes Road, Barrow Upon Soar"/>
Site size:	<input type="text" value="2.38ha"/>	Parish:	<input type="text" value="Barrow Upon Soar"/>
Current land use and character:	<input type="text" value="Site underconstruction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Only 4 dwellings left to build from the original 94."/>		
Land uses and character of surrounding area	<input type="text" value="Humphrey Perkins School to the southeast, residential development to the northeast which is currently 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?: Yes

Are there any legal or ownership problems? N/A Site underconstruction

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

N/A Site underconstruction

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 irresolvable physical/environmental constraints preventing development.

Is the site available?: Site underconstruction

Is the site achievable? Site underconstruction and expected to build out in 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 underconstruction

Site to be excluded from the SHELAA? No

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? N/A Site underconstruction

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

N/A Site underconstruction

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?: No known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.

Is the site available?: Under construction

Is the site achievable? Majority of the site to be completed 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 underconstruction

Site to be excluded from the SHELAA? No

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?: 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?: 13 dwellings per year

Is the site suitable?: No known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

Is the site available?: Being promoted by a planning consultant on behalf of land owner.

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: SH18 Site name/location: Sileby Road, Barrow Upon Soar

Site size: 0.67 ha Parish: Barrow Upon Soar

Current land use and character: Factory building still in use.

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

Land uses and character of surrounding area The site is surrounded residential properties.

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?

A small part of the east side of the site is affected by Flood Zone 2.

Are there any environmental constraints to development?

Possible continuation from any previous use of the industrial buildings.

What are the potential impacts of the development?

Impact on potential bat roost.

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

Within 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? 10

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?: 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?: 10 dwellings per year.

Is the site suitable?:

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

Is the site available?:

Planning permission now lapsed on site.

Is the site achievable?

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

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

No 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="PSH177"/>	Site name/location:	<input type="text" value="Cotes Road, Barrow upon Soar"/>
Site size:	<input type="text" value="6.6ha"/>	Parish:	<input type="text" value="Barrow upon Soar"/>
Current land use and character:	<input type="text" value="Equestrian/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="Adjoins linear development along Cotes Road and lies east of the confluence of the River Soar and Grand Union Canal at Pilling's Lock."/>		

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?

122

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

Formal agricultural tenancy agreement with a local farmer on part of the 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?: 50 dwellings per year

Is the site suitable?:

There are no irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.

Is the site available?:

The site has been submitted by a consortium of land owners who are willing to develop. The site does not have planning permission but there is known developer interest in the site. Planning application refused at appeal on part of the site (PSH280).

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?

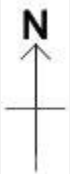
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH307"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="0.52 ha"/>	Parish:	<input type="text" value="Barrow upon Soar"/>
Current land use and character:	<input type="text" value="Grazed pasture bounded by hedgerows."/>		
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="Cotes Road is predominantly residential in character."/>		

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?

12

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?:

12 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?:

Previously promoted by a planning consultant on behalf of land owner.

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 PSH321.

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?

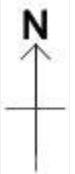
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH308"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="0.37 ha"/>	Parish:	<input type="text" value="Barrow"/>
Current land use and character:	<input type="text" value="Farm buildings"/>		
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="Cemetary,paddock. Cotes Road is predominantly residential in character."/>		

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?: 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? 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?: Previously promoted by a planning consultant on behalf of land owner.

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 PSH321.

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH237"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="16.1ha"/>	Parish:	<input type="text" value="Barrow upon Soar"/>
Current land use and character:	<input type="text" value="Pastoral 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="Residential to the south west, an area of land defined as Local Green Space borders the Site at its southernmost extent."/>		

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?

300

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?:

11-15 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 and a suitable access could potentially be achieved.

Is the site available?:

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

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe 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="PSH280"/>	Site name/location:	<input type="text" value="Land at Cotes Road, Barrow Upon Soar"/>
Site size:	<input type="text" value="3.5ha"/>	Parish:	<input type="text" value="Barrow Upon Soar"/>
Current land use and character:	<input type="text" value="Arable field"/>		
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="Adjoins linear development along Cotes Road and lies east of the confluence of the River Soar and Grand Union Canal at Pilling's Lock"/>		

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?

56

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 and a suitable access can be achieved.

Is the site available?:

Strong developer interest in the site, planning application dismissed at appeal.

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 PSH177.

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="PSH281"/>	Site name/location:	<input type="text" value="Meadow Farm Marina, Huston Close, Barrow Upon Soar"/>
Site size:	<input type="text" value="2.5 ha"/>	Parish:	<input type="text" value="Barrow Upon Soar"/>
Current land use and character:	<input type="text" value="Marina and caravan park"/>		
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 north of the Site adjoins residential land use on Huston Close and River View. The layout of caravans dominates the landscape of the Site although a commercial property lies at the Site's northern edge."/>		

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?

35

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?:

35 dwellings per year

Is the site suitable?:

Access and 1.42ha of site outside of the Flood Zones, the site is in a suitable location for development and a suitable access could potentially be achieved.

Is the site available?:

The site does not have planning permission but 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 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: 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 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? The land is let partly on Allotment Agreements and partly to an agricultural tenant.

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 and the site is in a suitable location for development and a suitable access could potentially be achieved.

Is the site available?: Whilst the site is being promoted by a land agent, the land is let partly on Allotment Agreements and partly to an agricultural tenant.

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="PSH321"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="7.4ha"/>	Parish:	<input type="text" value="Barrow Upon Soar"/>
Current land use and character:	<input type="text" value="Small and Medium sized rectilinear fields occupied by pastures and lowland wet grassland / 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="A Local Green Space (Barrow upon Soar Cemetery) borders PSH321 and forms the frontage on Cotes Road. LWS along the railway corridor to the west, linear residential along Cotes Road on the east."/>		

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?

139

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 year

Is the site suitable?:

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

Is the site available?:

Developers have an agreement with the landowners to promote the site for residential purposes and there are therefore no ownership constraints to the delivery of this site for housing.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown 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?

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?: 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?: 10 dwellings per year

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. Part of site excluded as it is affected by Flood Zone 3b.

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 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: **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 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?

N/A Site granted planning permission.

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 and a suitable access could potentially be achieved.

Is the site available?:

New planning application granted on 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?:

N/A Site granted planning permission.

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?

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?: 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 year

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved if flooding concerns can be mitigated.

Is the site available?:

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

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe 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: **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 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?: 50 dwellings per year

Is the site suitable?:

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

Is the site available?:

Site put forward 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 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 2019

Site Description

Site Reference:	<input type="text" value="PSE452"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="2.31 ha"/>	Parish:	<input type="text" value="Barrow Upon Soar"/>
Current land use and character:	<input type="text" value="Vacant office building and 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="Adjacent urban edge of Barrow Upon Soar with industrial estate to the north and Soar Valley 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?

Flood Risk Zones 2,3a & 3b evident around a small area of the site on south western boundary, majority of site unaffected.

Are there any environmental constraints to development?

It is necessary to safeguard the conveyor route alongside the site as the conveyor is part of the quarry infrastructure which makes Mountsorrel Quarry of national importance.

What are the potential impacts of the development?

Grade 4 Agricultural Land Classification.

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

Adopted Barrow Upon Soar Neighbourhood Plan employment allocation

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

9,009 m2

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 and a suitable access could potentially be achieved.

Is the site available?:

Put forward as an employment allocation in the Adopted Barrow Upon Soar Neighbourhood Plan.

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