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Site	DAG	Crit	2ti	nn -
JILE	Des		JUI	<i>-</i>

Site Reference: SH26 Site name/location: Land North of Harrowgate Drive, Birstall

Site size: 3.66 ha Parish: Birstall

Current land use and character: Site underconstruction

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

Last remaning phase (185 dwellings) of the Hallam Fields development. Final 4 dwellings to complete

in 2020.

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?

Housing

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site underconstruction

Are there any environmental constraints to development?

N/A Site underconstruction

What are the potential impacts of the development?

N/A Site underconstruction

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

N/A Site underconstruction

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

N/A Site underconstruction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

Site Description

Site Reference: PSH241 Site name/location: Land off Meadow Lane

Site size: 1.82ha Parish: Birstall

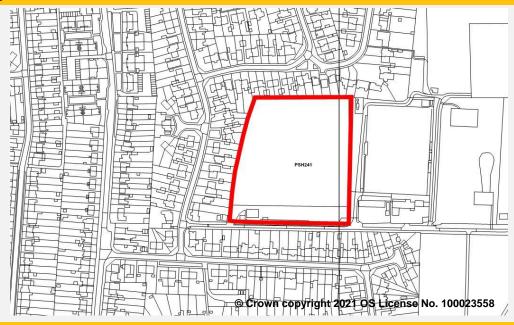
Current land use and character: The current land use is a number of football pitches.

If site is currently being developed what progress has been made: None.

Land uses and character of surrounding area The land is surrounded by existing urban development to the

north, west and south & other sports pitches.

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?

No flood risk.

Are there any environmental constraints to development?

On the edge of the Meadow Lane, Birstall land fill site. 487m north from the Pinfold Road, Thurmaston land fill site. 671m south of the Wanlip land fill site.

What are the potential impacts of the development?

Impacts on Watermead Country Park should be considered.

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

Outside Limits to Development.

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

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the developme	nt potential of the site?	
Dwellings / employmer	it floorspace m2?	45
Is the site available for	development?	
Is the site available for	development?: Yes	
Are there any legal or o	wnership problems? Nor	ne
If issues have been ider	ntified, how will and when	will these be overcome?
No irresolvable physical/e	nvironmental constraints	
Has planning permissio	n been granted previously?	?: No
What is the likely times	cale for development?	
What is the time frame	for development 0-5, 6-10	or 11-15 years? 11-15 years
What is the expected be	uild out rate?: 45 dwellings	s per year
Is the site suitable?:	· ·	ysical/environmental constraints preventing development, the site is in opment and a suitable access can be achieved.
Is the site available?:	The site does not have planning permission and is not owned by a developer with the intention to develop.	
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.	
If constraints have been these be overcome?:	identified that impact on	the suitability, availability and achievability of a site, how will
No irresolvable physical/e	nvironmental constraints.	
Site to be excluded from	n the CUELAAR No	

Dwellings / employment floorspace m2?

Site Description			
Site Reference:	PSH463	Site name/location:	Land off Cliffe Road/Henson Close
Site size: 7.62	Parish: Birst	all	
Current land use	e and character: Two	fields surrounded by hedro	ws and trees
If site is current	ly being developed w	vhat progress has been m	nade: No
Land uses and cl	haracter of surround	ing area Adjacent to grea	t Central Railway. Birstall Golf Course to south (within City).
Site Boundary			
		PSH463	N
	otential use of the s		demonstration and after universal constraints.
Residential	nt of whether the sit	e is suitable for a particu	llar use or as part of a mixed-use development?
Assessment of c	onstraints and poter	ntial impacts	
Are there any pl	hysical constraints to	development?	
No flood risk			
Are there any er	nvironmental constra	aints to development?	
What are the po	tential impacts of th	e development?	
Adjacent Archaeo	logical Site. Footpath J	51 runs through southern pa	ort of the site. Possible LWS?
	•		policy and national policy?:
		servation Order on part of s elv market attractivenes:	s for the type of development proposed?
		active place to live and mark	• • • • • • • • • • • • • • • • • • • •
Would the site of	contribute to any reg	eneration priority areas?	No
What is the deve	elopment potential o	of the site?	

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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 a suitable location for development and a suitable access can be achieved.	is in	
Is the site available?: The site does not have planning permission but has strong developer interest.		
The site does not have planning permission but has strong developer interest.		
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.	timeframe below based on a judgement of the potential economic viability of the site and	
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		

CHARNWOO	D SHELAA SITE AS	SSESSMENT 2020		
Site Description				
Site Reference:	PSH411	Site name/location:	Land off Birstall Meadow Road/Long Meadow Way	,
Site size: 0.36	Parish: Birsta	I		
Current land use	e and character: Small	-scale parcel of rough grass	sland on the north western edge of Birstall.	
If site is currentl	v being developed wi	nat progress has been m	nade: N/A	
		ng area An extensive area	a of modern residential development is located acent to the east of the Site.	
Site Boundary				
	Holan Felis Prinary School		myright 2021 OS License No. 100023558	X
	otential use of the sit			
Initial assessment	nt of whether the site	is suitable for a particu	lar use or as part of a mixed-use development	:?
Assessment of c	onstraints and potent	ial impacts		
Are there any ph	nysical constraints to	development?		
No flood risk.	-	· · · · · · · · · · · · · · · · · · ·		
Are there any er	nvironmental constrai	nts to development?		
What are the po	tential impacts of the	development?		
Agricultural Land (space.	Classification Grade 2. Ar	ea has substantive ecologi	cal value with habitat connections to other areas of	open
	· · · · · · · · · · · · · · · · · · ·		policy and national policy?:	
	N HS4. Within Limits to	·		
		y market attractiveness tive place to live and mark	of for the type of development proposed? et homes.	

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Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for	development?
Is the site available for	·
Are there any legal or o	•
, ,	itified, how will and when will these be overcome?
No known irresolvable phy	vsical/environmental constraints
Has planning permission	n been granted previously?: No
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected by	uild out rate?: 10
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?:	Planning application submitted.
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.
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will vsical/environmental constraints
Site to be excluded from	