

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

**Site Reference:** PSH97 **Site name/location:** Field Adjacent 79 Melton Road, Burton on the Wolds

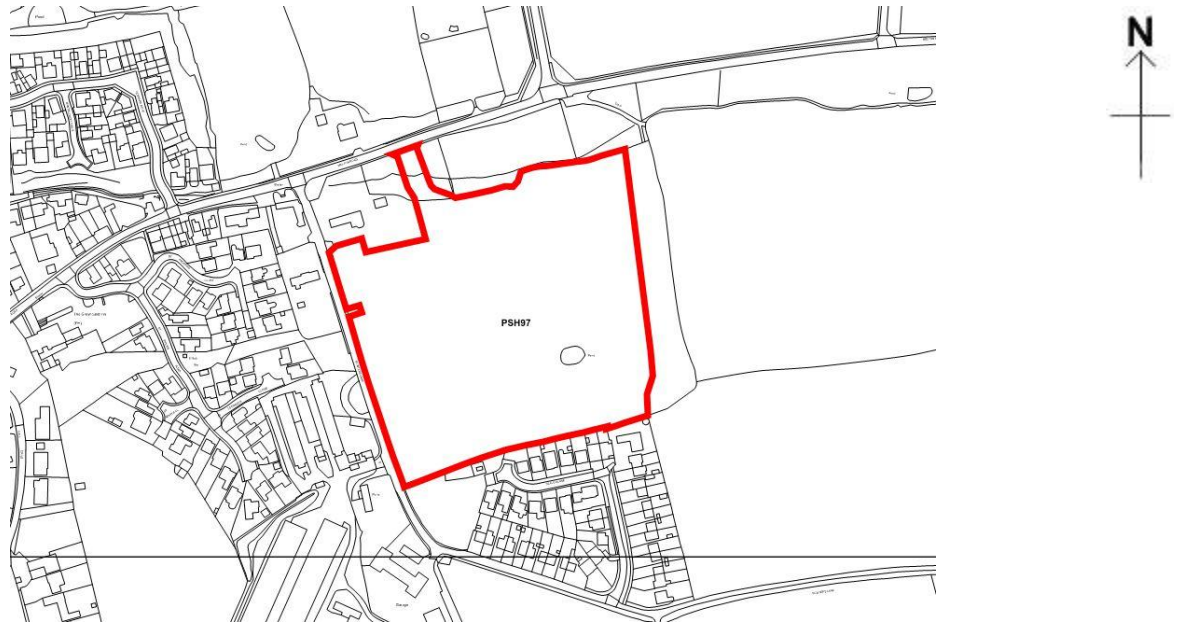
**Site size:** 4.73 ha **Parish:** Burton on the Wolds

**Current land use and character:** Pastoral Land

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

**Land uses and character of surrounding area:** Residential to the south and west, Open space to the north and 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?**

Residential

## Assessment of constraints and potential impacts

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

No Flood Risk shown in 2018 SFRA

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

None

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

Loss of Ridge & Furrow, loss of ecological connectivity across village.

**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 development potential of the site?

**Dwellings / employment floorspace m<sup>2</sup>?** 74

## 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 annum

### Is the site suitable?:

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

### Is the site available?:

The site does not have planning permission but there is 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.

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:** PSH163 **Site name/location:** Land adjacent to 6 St Marys Close, Burton on the Wolds

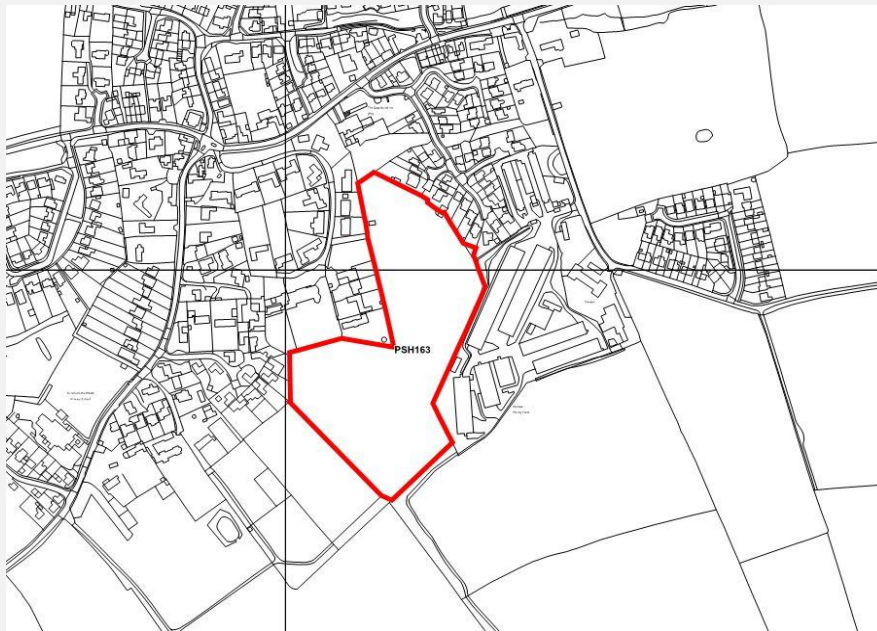
**Site size:** 4.12ha **Parish:** Burton on the Wolds

**Current land use and character:** Single field compartment, horse grazed with informal public access.

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

**Land uses and character of surrounding area** Residential housing on 2 sides, poultry farm on 1 side, open countryside (paddock) on other side

## 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?**

None

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

There are a number of TPO's - two on the boundary to the site and one individual TPO on the north fringe. Grade 3 agricultural land. Archaeological Alert area.

Most active badger sett considered to be a main sett occupying a pinch point on the site - Requirement for a 30m buffer would make the site difficult to develop. Loss of permanent grassland. Historically PSH163 was part of parkland associated with Burton Hall.

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

Outside the limits to development.

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

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

**Would the site contribute to any regeneration priority areas?** No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## What is the development potential of the site?

Dwellings / employment floorspace m2?

77

## Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

One ransom strip (owned by Best Homes) on access from St Marys Close.  
Multiple ownership.

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

## What is the likely timescale for development?

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

6-10 years

What is the expected build out rate?:

50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and 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 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:** PSH13 **Site name/location:** Land near Fishpond Plantation, Burton on the Wolds

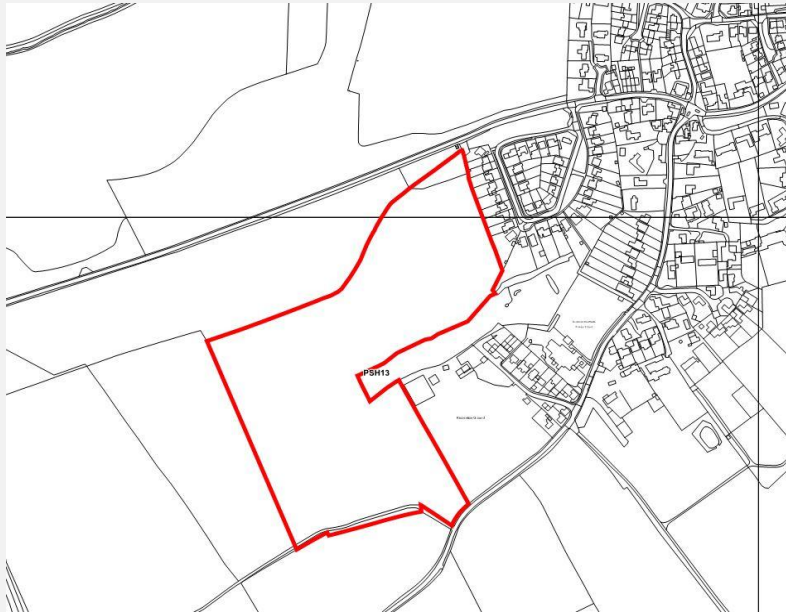
**Site size:** 9.85ha **Parish:** Burton on the Wolds

**Current land use and character:** Arable agricultural land

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

**Land uses and character of surrounding area** The Sites form the western extent of Burton on the Wolds settlement, divided by the route of Loughborough 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

## Assessment of constraints and potential impacts

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

No Flood Risk

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

None.

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

Impacts on LWS loss of arable habitat, impact on woodland. Grade 3 Agricultural Land.

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

Outside Limits to Development. Adjacent Archaeological Site.

**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?** 185

## 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 annum

### 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?:

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:** PSH182 **Site name/location:** Sturdee Poultry Farms Site, Sowters Lane, Burton on the Wolds

**Site size:** 3.1 ha **Parish:** Burton on the Wolds

**Current land use and character:** Poultry farm

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

**Land uses and character of surrounding area** Residential to the north, open countryside to the south

## Site Boundary



## Assessment of potential use of the site

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

Residential

## Assessment of constraints and potential impacts

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

No Flood Risk

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

None

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

Agricultural buildings with low/negligible bat potential. Historically PSH182 was part of parkland associated with Burton Hall.

**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 development potential of the site?

**Dwellings / employment floorspace m2?** 60

## 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 annum

### Is the site suitable?:

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

### Is the site available?:

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

### Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

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

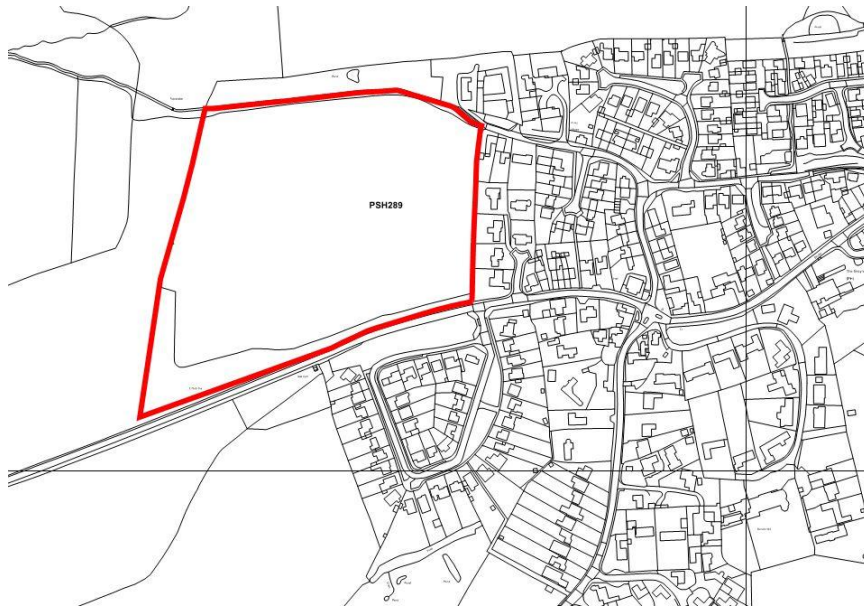
**Site size:**  **Parish:**

**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 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?:

Strong developer interest in the site and has previously been refused planning permission.

### 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?**

## 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? Planning permission granted.

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

Planning permission granted.

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 does not have good access to service and facilities but has the benefit of planning permission.

### Is the site available?:

Planning permission granted

### Is the site achievable?

Site has planning permission and is expected to build out within 5 years

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

Planning permission granted.

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?: 11-15 years

What is the expected build out rate?: 2 builders 50 each dwellings per annum

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

**Is the site available?:** The site 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.

**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