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?

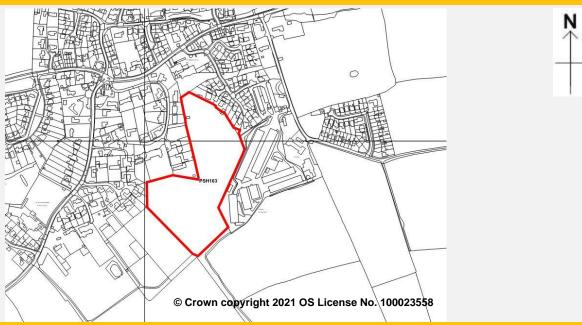
Dwellings / employment floorspace m2?

Is the site available for o	development?		
Is the site available for a	development?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental 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 bu	uild 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/er	nvironmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description					
Site Reference:	PSH163	Site name/location:	Land adjacent to 6 St Marys Close, Burton on the Wolds		
Site size: 4.12ha	Parish: Burt	ton on the Wolds			
Current land use and character: Sing		gle 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.

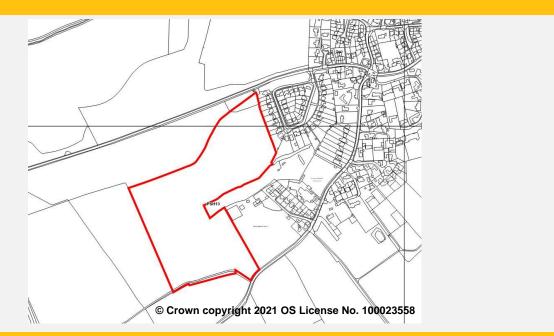
Would the site contribute to any regeneration priority areas? No

What is the development	potential of the site	?	
Dwellings / employment	floorspace m2?	77	
Is the site available for de	evelopment?		
Is the site available for de	evelopment?: Yes		
Are there any legal or ow	nership problems?	One ransom strip (owned by Best Homes) on access from St Marys Close. Multiple ownership.	
If issues have been identi	ified, how will and w	hen will these be overcome?	
No irresolvable physical/env	ironmental constraints.		
Has planning permission	been granted previou	usly?: No	
What is the likely timesca	ale for development?		
What is the time frame for	or development 0-5, (6-10 or 11-15 years? 6-10 years	
What is the expected bui	Id out rate?: 50 dwe	llings per annum	
		esolvable physical/environmental constraints preventing development and ocation for development and a suitable access could potentially be achieved.	
	e?: The site does not have planning permission and is not owned by a developer with the intention to develop.		
	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 i these be overcome?:	dentified that impact	t on the suitability, availability and achievability of a site, how will	
No irresolvable physical/env	rironmental constraints.		
Site to be excluded from	the SHELAA? No		

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 Archaelogical 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?

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185
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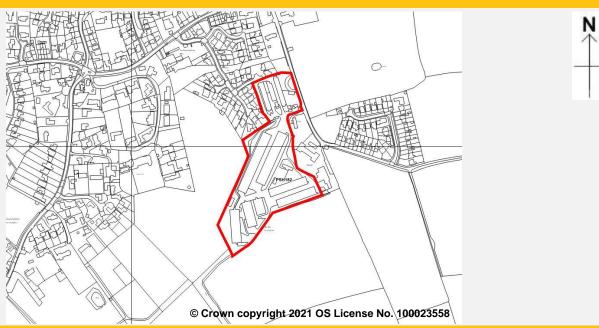
Is the site available for o	levelopment?		
Is the site available for o	levelopment?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/en	vironmental constraints.		
Has planning permissior	n been 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 bu	uild 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.		
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/en	vironmental constraints.		

Site to be excluded from the SHELAA? No

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: Pe		Poulty 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?

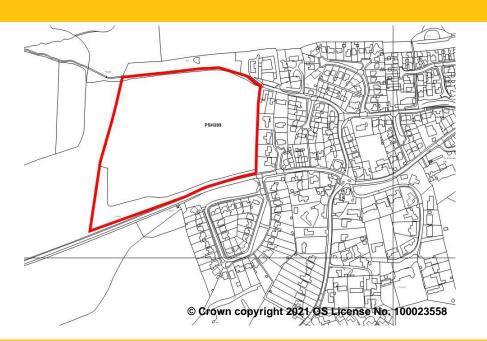
Dwellings / employment floorspace m2?

Is the site available for	development?		
Is the site available for			
Are there any legal or o			
	ntified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental 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 be	uild 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.		
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/er			

Site to be excluded from the SHELAA? No

Site Description					
Site Reference:	PSH289	Site name/location:	Land off Loughborough Road		
Site size: 6.5ha	Parish:	Burton on the Wolds			
Current land use and character: A		Arable agricultural land.			
If site is currently being developed what progress has been made: N/A					
Land uses and character of surrounding area Residential and agricultural land					

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

No Flood Risk according to 2018 SFRA.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 2 Agricultural Land. Loss of habitat, impacts on BLW. Archaelogical Interest on eastern boundary of site.

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

Close to boundary of Historical Park & Garden. 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?

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Is the site available for o	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental 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 bu	uild 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/environmental constraints.			
Site to be excluded from	n the SHELAA? No		

Site Description					
Site Reference:	PSH373	Site name/location:	Seymour House, Seymour Road.		
Site size: 0.3 ha	Parish:	Burton on the Wolds			
Current land use and character: Residential property		Residential property			
If site is currently being developed what progress has been made: Works not started yet.					
Land uses and character of surrounding area North side of Burton on the Wolds with agricultural land adjoining the					

boundaries of the site.

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?

Planning permission granted.

Are there any environmental constraints to development?

Planning permission granted.

What are the potential impacts of the development?

Planning permission granted.

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

Planning permission granted.

How appropriate and what is the likely market attractiveness for the type of development proposed? Planning permission granted.

Would the site contribute to any regeneration priority areas? No

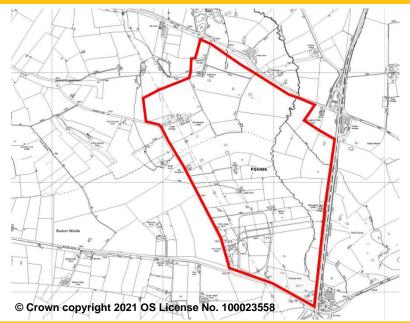
What is the development potential of the site?

Dwellings / employment floorspace m2?

le the site quailable for a	dou clonmont?							
Is the site available for o	development?							
Is the site available for development?: Yes								
Are there any legal or ownership problems?		Plannir	ning permission granted.					
If issues have been identified, how will and when will these be overcome?								
Planning permission granted.								
Has planning permission	n been granted previo	usly?:	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?:	Plannning permission granted							
Is the site achievable?	Site has planning permission and is expected to build out within 5 years							
If constraints have been these be overcome?: Planning permission grante	•	t on the	he suitability, availability and achievability of a site, how will					
Site to be excluded from the SHELAA? No								

Site Description	1						
Site Reference: PSH486		Site name/location: Land adjacent Six Hills Garden Village					
Site size: 230ha	Parish:	Burton on the Wolds & Wymeswold					
Current land us	e and character:	Agricultural Land					
If site is current	ly being develop	ped what progress has been made: N/A					
Land uses and c	haracter of surr	ounding area Agricultural Land					

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

No Flood Risk. Electricity lines run along western edge of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

SSSI sits within the site boundary.

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?

Is the site available for development?									
Is the site available for	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?:			Νο						
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 these be overcome?:			e suitability, a	availability and ach	nievability of a	site, how will			
No irresolvable physical/environmental constraints.									
<u>.</u>									

Site to be excluded from the SHELAA? No