# **Site Description**

Site Reference: PSE450 Site name/location: Land adjacent Charnwood Edge Business Park

Site size: 7.39 ha Parish: Cossington

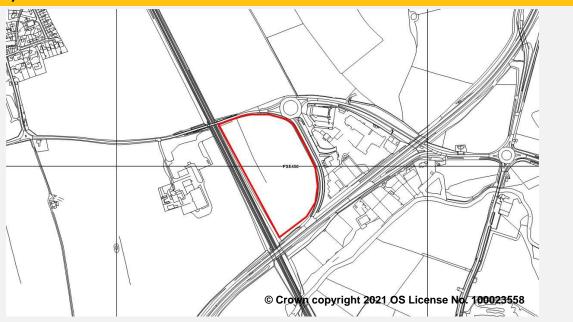
Current land use and character: Arable field.

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

Land uses and character of surrounding area Adjacent existing industrial estate to the east and also bordered by the A46

and the Midland Mainline Railway.

# **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?

Employment

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

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

Noise intrusion from adjoining railway line and A46.

# What are the potential impacts of the development?

Over half is Grade 3 Agricultural Land with remaining Grade 2 towards the railway line. Habitat creation possible through landscaping and SuDS.

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

Would the site contribute to any regeneration priority areas? No

#### What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

28,824 sq.m.

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?:	The site does not have planning permission but put forward through the SHELAA process.					
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.					
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:  No irresolvable physical/environmental constraints.						
Site to be excluded from the SHFLAA2 NO						

Site Description					
Site Reference: PSH464 Site name/location: Land rear of Reservoir House, Ratcliffe Road					
Site size: 2.07 ha Parish: Cossington					
Current land use and character: Grassland					
If site is currently being developed what progress has been made: N/A					
Land uses and character of surrounding area Predominantly agricultural with Ratcliffe College to the north.					
Site Boundary					
PSIMAL PRIMAL PR					
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?					
Grade 3 Agricultural land. Dominated by improved grassland. Row of Pines across main site access.					
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? 39					

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	n 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?: 39 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 but forward through the SHELAA process.				
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.				
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:					
No irresolvable physical/environmental constraints.					
Site to be excluded from the SHFLAA? No					

# **Site Description**

Site Reference: PSH393 Site name/location: Land to west of Main St, North of Syston Rd.

Site size: 2.89 ha Parish: Cossington

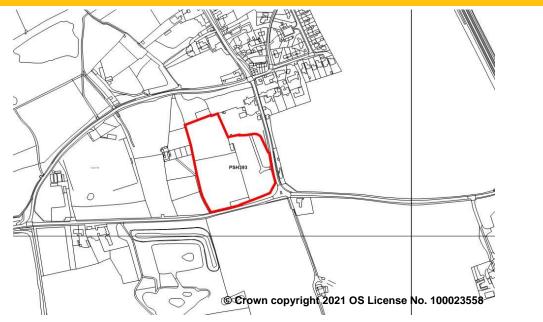
**Current land use and character:** Relatively flat fields and the area has rural character.

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

Land uses and character of surrounding area The field within the eastern side of this Site is currently grassland. The field

to the western side is divided into pony paddocks.

# **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 on site.

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

Within buffer zone of old landfill site.

# What are the potential impacts of the development?

The site contributes to the rural setting of the Conservation Area. In the north eastern corner of the site there is part of an Archaeological Interest Site. There is also an Archaeological Alert Zone crossing into the north of the Site.

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

**DRAFT ALLOCATION HS65** 

## 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?

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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 iden	ntified, how will and when will these be overcome?				
No known irresolvable phy	ysical/environmental constraints				
Has planning permissio	on been granted previously?: No				
What is the likely times	scale 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, 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 forward through the SHELAA process.				
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.				
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:  No known irresolvable physical/environmental constraints					
Site to be excluded from					

**Site Description** 

Site Reference: PSH260 Site name/location: Land to rear of Derry's Garden Centre

Site size: 12.0ha Parish: Cossington

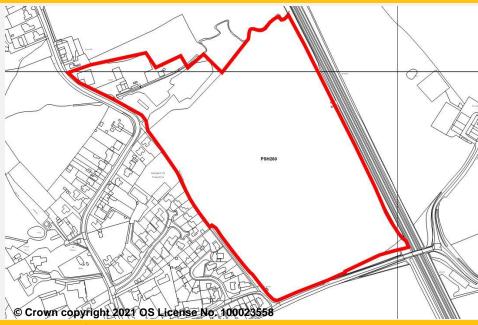
**Current land use and character:** The site comprises a large scale arable and relatively open field.

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

Land uses and character of surrounding area The site sits to the rear of Derry's Garden Centre and to the north of

Humble Lane, Cossington

#### **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?

Strategic Flood Risk Assessment shows Flood Zone 2,3a & 3b on whole length of the north western boundary but minimal intrusion into the site.

## Are there any environmental constraints to development?

Trains on the adjacent railway line are intrusive, and produce significant noise and visual disruption as there is no buffering between the field and the train tracks along the embankment.

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

Grade 2 Agricultural Land.

The brook and associated trees should be protected from potential adverse impact; there is scope for biodiversity gain and habitat creation / restoration. Provides a rural setting to the Conservation Area in Cossington.

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

**DRAFT ALLOCATION HS66** 

# 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 developmen	nt notential of the site?				
Dwellings / employmen		225			
	·				
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	n been granted previously?:	No			
What is the likely timescale for development?					
What is the time frame	for development 0-5, 6-10 or	r <b>11-15 years?</b> 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, 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 is being promoted for development.				
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	Site to be excluded from the SHFLAA? No				