

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:** PSH158 **Site name/location:** The Old Grain Store, Back Lane, Cotes (Prestwold)

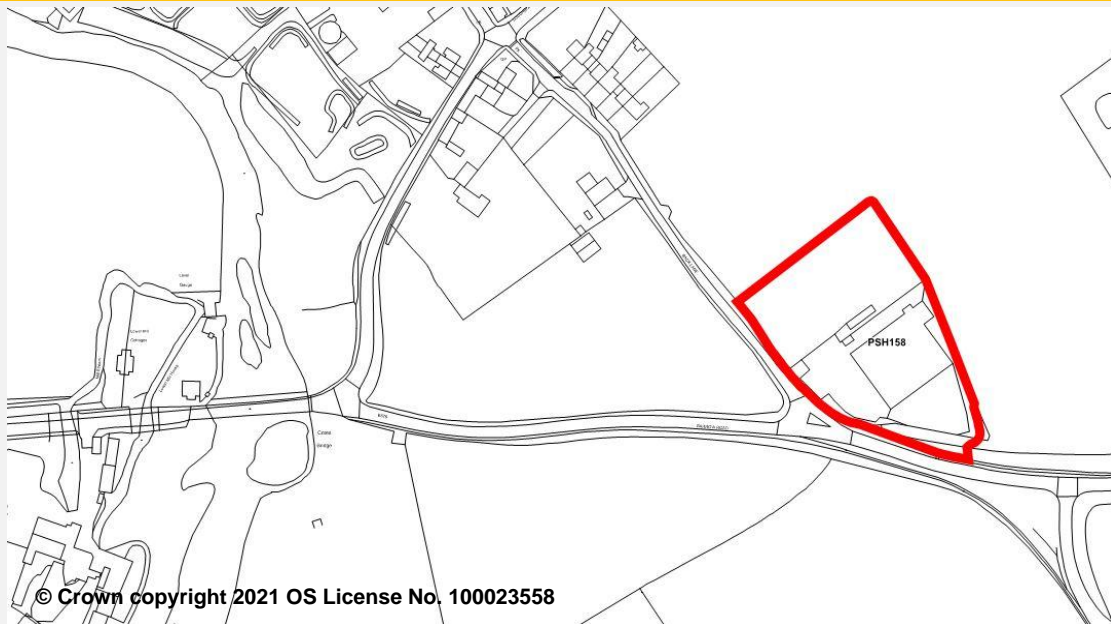
**Site size:** 1.06ha **Parish:** Cotes/Prestwold

**Current land use and character:** Warehouse/light industrial/paddock

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

**Land uses and character of surrounding area:** Farm, agricultural

## 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?**

Not within Flood Risk zones.

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

None

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

Public footpath H85 runs through the southern part of the site. Proximity to Cotes SSSI.

**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>?**

27

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Site owned by 2 parties, each owning specific part of the site. Current business tenants have no/limited security of tenure.

### 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?: 27 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

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## Site Description

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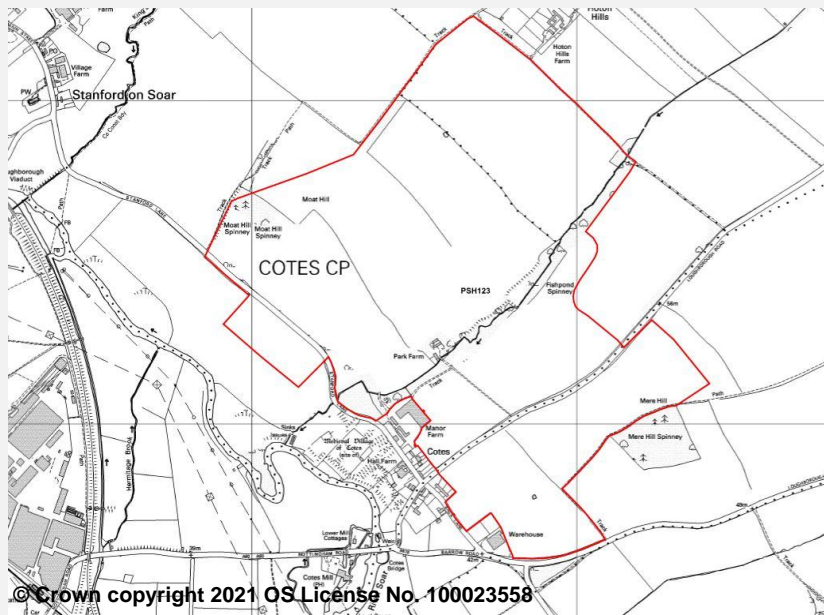
Site size:  Parish:

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



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## 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 Zone: Parts of the site are affected by SFRA FZ2 (Low risk), SFRA FZ3a (Medium risk) and SFRA FZ3b (High risk).

Are there any environmental constraints to development?

What are the potential impacts of the development?

Site adjacent to the River Soar Local Wildlife Site and Strategic River Corridor, Cotes Grassland Site of Special Scientific Interest and Cotes Grassland Local Wildlife Site. Site in proximity to Loughborough Meadows Site of Special Scientific Interest. Site adjacent to King's Brook. Range of protected / BAP species. Grade 2 Agricultural Land. Archaeological Sites. Site is located within close proximity to a Scheduled Monument (Cotes deserted medieval village).

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 2020

## What is the development potential of the site?

Dwellings / employment floorspace m2?

1500

## 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?:

2 builders 50 dwellings each per annum

## Is the site suitable?:

There are no irresolvable physical/environmental constraints preventing development of the land, though access roads into and out of Loughborough to the site are affected by Flood Zone 3b. The site does not have good access to services and facilities although it's adjacent to Loughborough.

## Is the site available?:

Site has been promoted through the planning application process although this has been refused permission.

## 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

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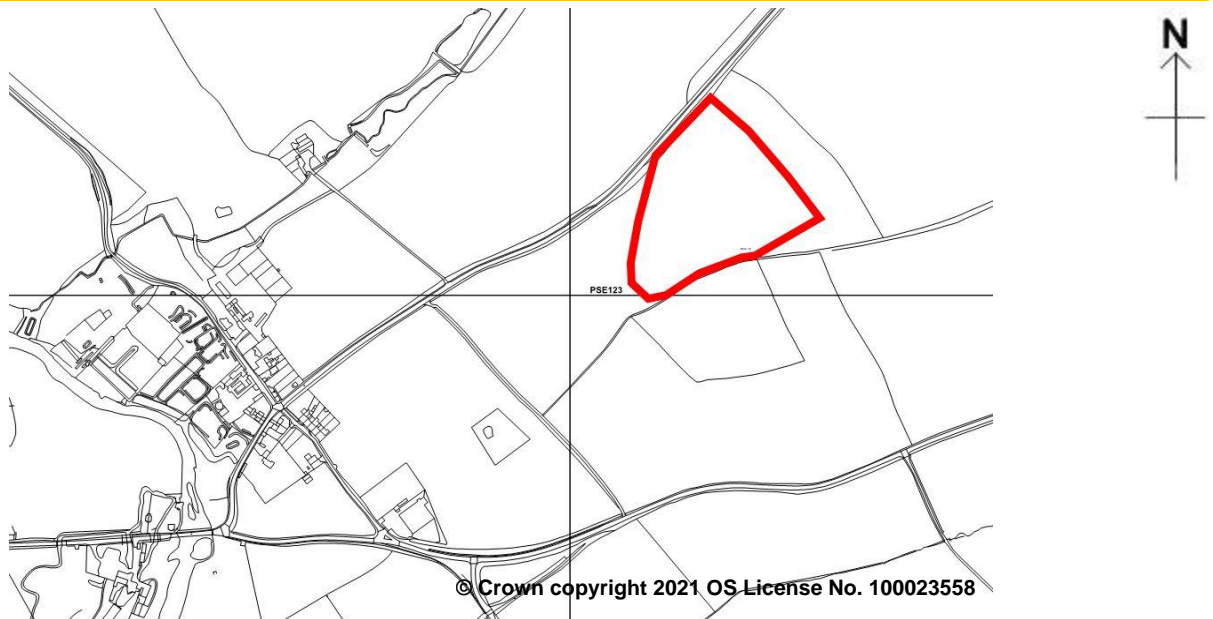
**Site size:**  **Parish:**

**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 2020

### 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 irresolvable physical/environmental constraints preventing development of the land, though access roads into and out of Loughborough to the site are affected by Flood Zone 3b. The site does not have good access to services and facilities although it's adjacent to Loughborough.

### Is the site available?:

Site has been promoted through the planning application process although this has been refused permission.

### 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