

# CHARNWOOD SHELA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

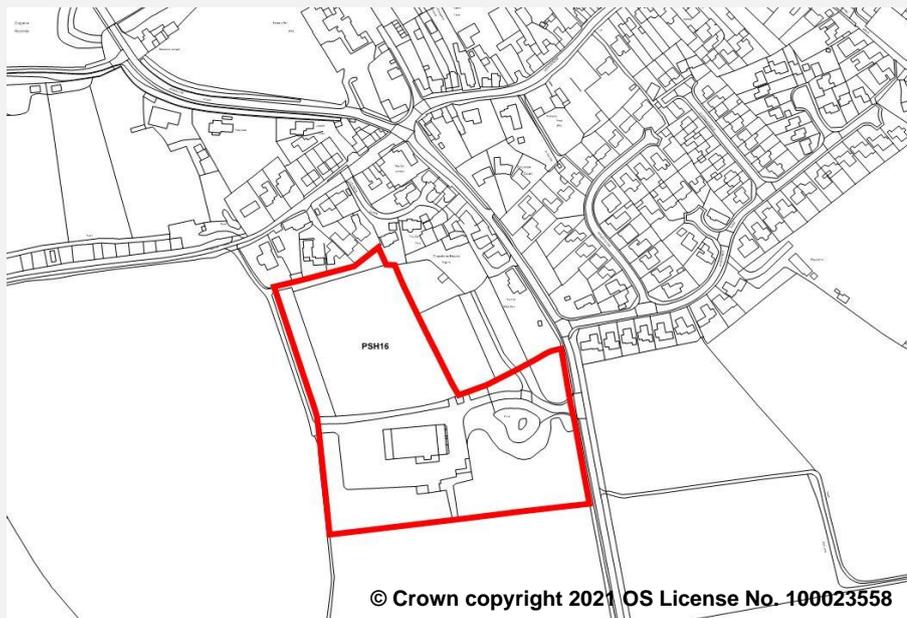
Site size:  Parish:

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?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

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

Dwellings / employment floorspace m2?

64

### 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 2020

## Site Description

Site Reference: PSH236 Site name/location: Land off Station Road

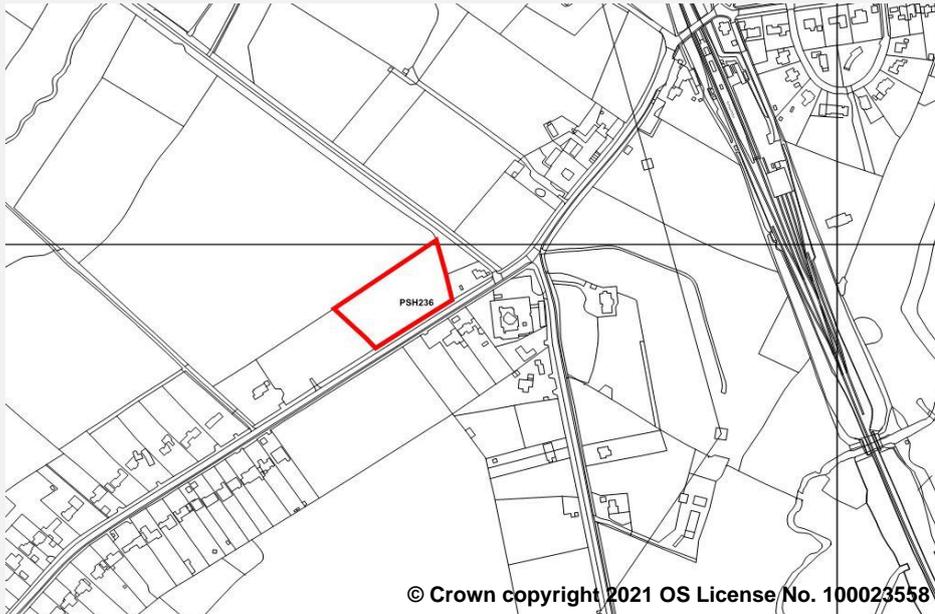
Site size: 0.74ha Parish: Cropston

Current land use and character: Arable

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

Land uses and character of surrounding area Generally the sites retains a rural character despite the proximity of settlement.

## 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 or Commercial

## 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?

Grade 2 Agricultural Land. The site consists of the southern part of a larger field under arable cultivation, with trimmed hedgerows along Station Road and the south-western boundary. An adjacent woodland belt forming the north-eastern boundary functions as a wildlife corridor linking up with Swithland Hall Estate Local Wildlife Site to the north. There are several badger records within the adjacent area, the closest being less than 100 m away from the site. Issues: protection of adjacent wildlife corridor to the east; potential impact of external lighting on the wildlife corridor; fragmentation of hedgerow network. Archaeological Site partially located within the site.

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

Outside the Limits to Developments.

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.

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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? 14

### 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?: 14 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.

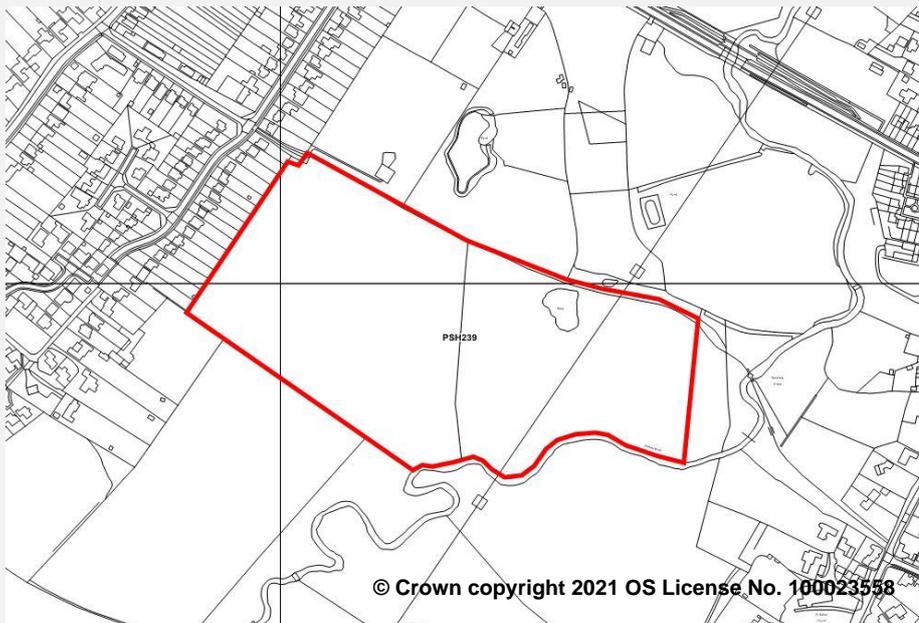
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH239"/>	<b>Site name/location:</b>	<input type="text" value="Pastureland off Latimer Road"/>
<b>Site size:</b>	<input type="text" value="9.7 ha"/>	<b>Parish:</b>	<input type="text" value="Cropston"/>
<b>Current land use and character:</b>	<input type="text" value="Former pasture land with ridge &amp; furrow features now arable."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Generally the site retains a rural character despite the proximity of the settlements."/>		

## 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?**

Gas Line: main gas line runs through the north of the site.  
Overhead Power Line: overhead line runs through the site.  
Flood Zone 2: affected on the east and south edge of the site.  
Flood Zone 3a: affected on the east and south edge of the site.  
Flood Zone 3b: affected on the east and south edge of the site.

**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?**

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## What is the development potential of the site?

Dwellings / employment floorspace m2?

183

## Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Possible farm tenancy

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?:

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 but is 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