Site Description				
Site Reference: SH31		Site name/location:	West of Railway Line, ex Sewage Works, off Broome L East Goscote	
Site size: 2.91 ha	Parish:	East Goscote		
Current land use and character: Golf course with rough, ponds		scrub.		
If site is currently	being develope	ed what progress has been m	de: N/A	
Land uses and character of surrounding area Golf club to the west, industrial land to the east on the other side fo the			to the east on the other side fo the	

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? Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Risk Zone: Flood Zone 2 on the northern boundary, slightly on the southern corner and on the western boundary of the site.

Are there any environmental constraints to development?

The site is within a landfill site buffer zone.

What are the potential impacts of the development?

Requirement to buffer habitat corridors.

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?	54

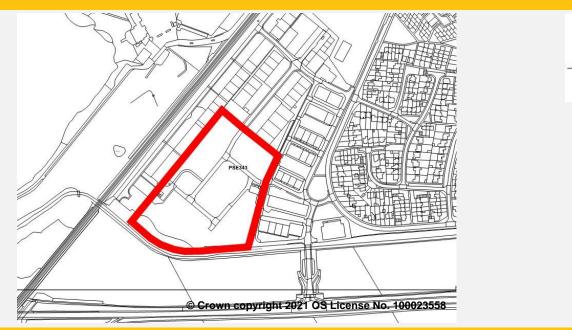
Is the site available for	development?			
Is the site available for	development?: Yes			
Are there any legal or o	wnership problems?	None		
If issues have been iden	ntified, how will and w	when will these be ov	ercome?	
No irresolvable physical/er	nvironmental constraints	š.		
Has planning permission	n been granted previo	ously?: No		
What is the likely times	cale for development	?		
What is the time frame	for development 0-5,	6-10 or 11-15 years?	11-15 years	
What is the expected be	uild out rate?: 50 dwe	ellings per annum.		
Is the site suitable?:	There are no known irr suitable access could p		ironmental constraints preventing d	levelopment and a
Is the site available?:	The site does not have develop.	planning permission an	d is not owned by a developer with	the intention to
Is the site achievable?	timeframe below based	d on a judgement of the	ect that development will be deliver e potential economic viability of the e development over that period.	
If constraints have beer these be overcome?: No irresolvable physical/er	•		availability and achievability of	a site, how will
Site to be excluded from	n the SHELAA? No			

Site Description			
Site Reference:	PSE343	Site name/location:	The Warren
Site size: 3.95 ha	Parish: Ea	st Goscote	
Current land use and character: Bare		are ground forming part of exi	sting industrial estate.

If site is currently being developed what progress has been made: Site cleared ready for development.

Land uses and character of surrounding area Surrounded on 3 sides by existing employment areas.

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?

None - site has planning permission.

What are the potential impacts of the development?

None - site has planning permission.

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

Within the Limits to Development. Draft Local Plan Employment Allocation.

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?

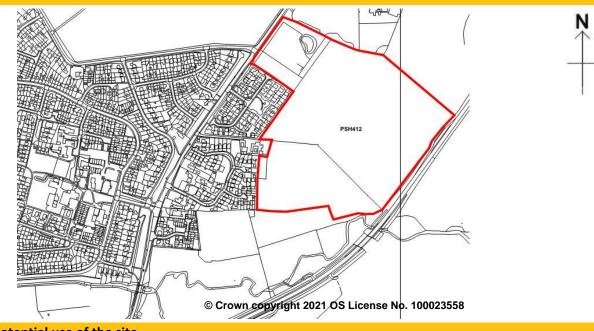
16,590 sq.m.

Is the site available for o	development?
Is the site available for (-
Are there any legal or o	
	tified, how will and when will these be overcome?
Site has planning permissio	ก
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bu	uild out rate?: 1ha per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development.
Is the site available?:	Site has planning permission
Is the site achievable?	Site has planning permission and is expected to build out within 5 years
If constraints have been these be overcome?:	i identified that impact on the suitability, availability and achievability of a site, how will
No irresolvable physical/er	ivironmental constraints.
Site to be excluded from	n the SHELAA? No

Site Descri	ption				
Site Refere	ence:	PSH412	Site name/location:	Land off Melton Road	
Site size: 1	17.6ha	Parish:	East Goscote		
		and character:	The area retains a rural character despite the proximity of development.		
If site is cu	rrently	/ being develop	ed what progress has been n	nade: N/A	

Land uses and character of surrounding area The land is predominantly agricultural with equine and arable use.

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?

Very minimal Flood zone 2,3a,3b on south east boundary of site.

Are there any environmental constraints to development?

Old landfill site in south west corner.

What are the potential impacts of the development?

Agricultural Land Classification Grade 2. Loss of arable/ grassland.

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

DRAFT ALLOCATION HS67

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?

270

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?:	Planning application has been submitted on 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?:	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