

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: PSH74 **Site name/location:** Land off Hamilton Lane (north east of Leicester), Barkby Thorpe, Thurmaston

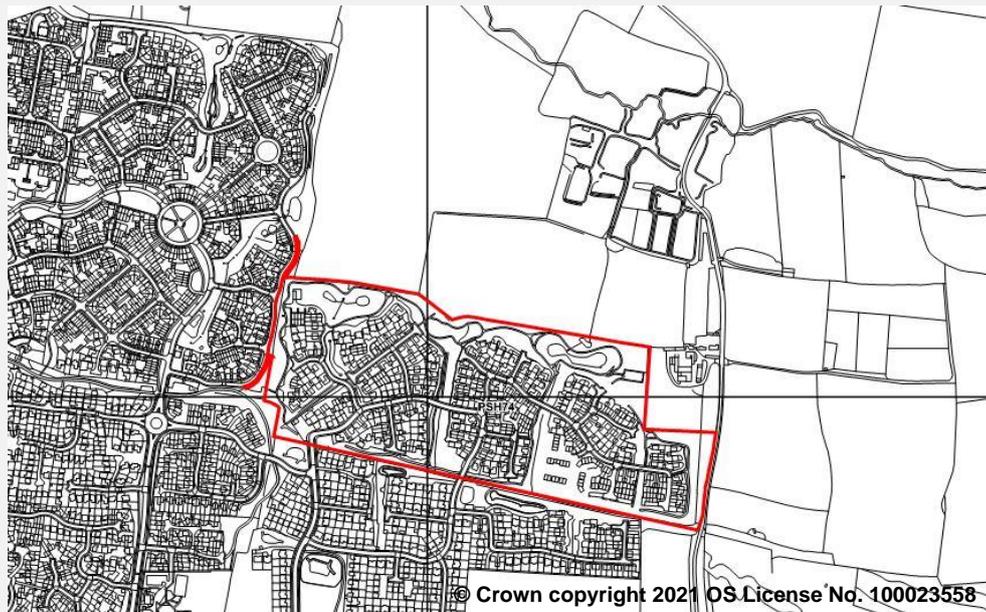
Site size: 6.5ha **Parish:** Hamilton Lea

Current land use and character: Site underconstruction

If site is currently being developed what progress has been made: 23 remaining to be built from the original 320 dwellings, site expected to be completed in 2020.

Land uses and character of surrounding area: Site underconstruction

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?

Site underconstruction

Are there any environmental constraints to development?

Site underconstruction

What are the potential impacts of the development?

Site underconstruction

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

Site underconstruction

How appropriate and what is the likely market attractiveness for the type of development proposed?

N/A

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2? 23

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Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Site underconstruction

If issues have been identified, how will and when will these be overcome?

N/A Site underconstruction

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? Within 5 years

What is the expected build out rate?: 50 dwellings per year

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?:

Site underconstruction with two builders

Is the site achievable?

Site underconstruction with two builders and the majority of site is expected to build out within next 5 years

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

N/A Site under construction

Site to be excluded from the SHELAA? No