

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: PSH152 **Site name/location:** Shepshed Road Allotment & Building Site, Shepshed Road, Hathern

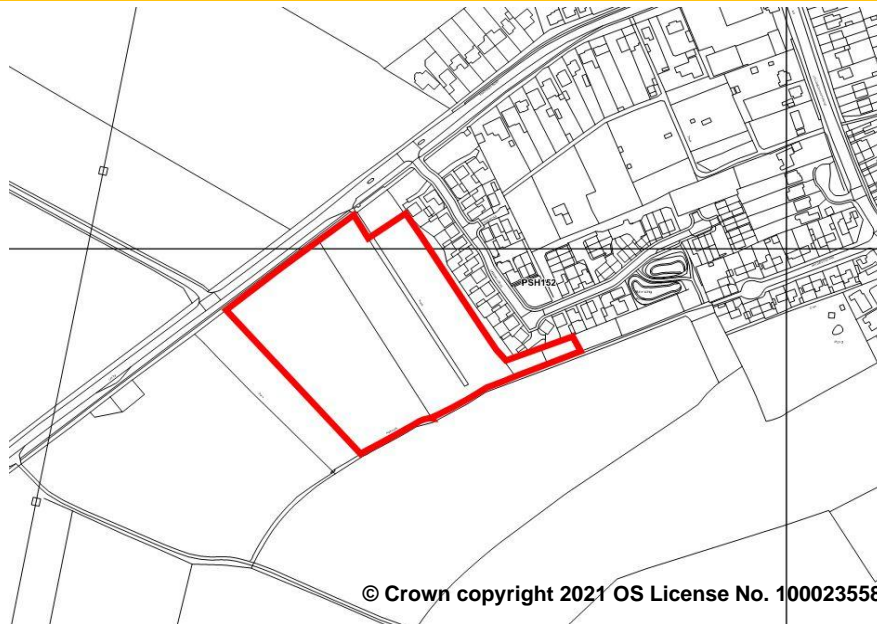
Site size: 2.41 ha **Parish:** Hathern

Current land use and character: Allotments

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

Land uses and character of surrounding area Development of PSH152 would form an extension of the urban edge.

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 zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of habitat. Grade 3 Agricultural Land. A public footpath bounds PSH152 to the immediate south.

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

Outside Limits of 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? 45

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?: 45 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.

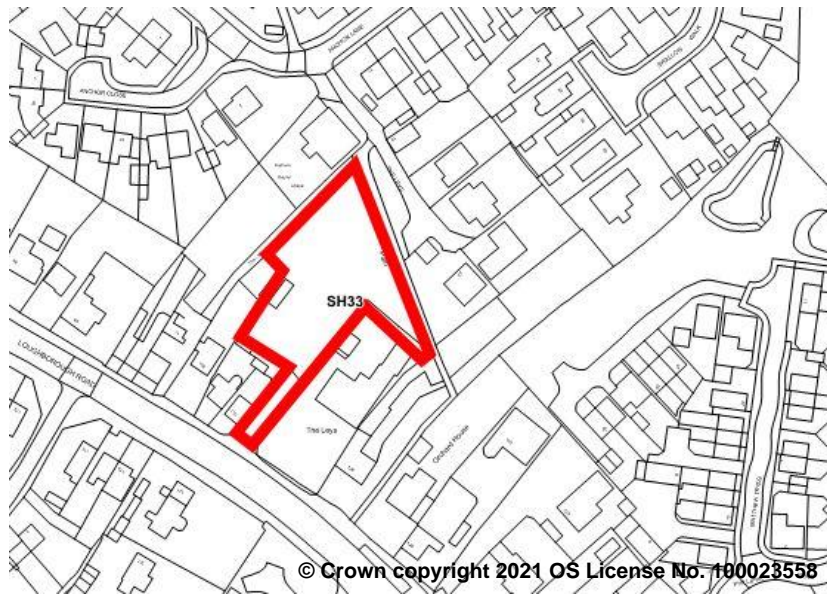
Site to be excluded from the SHELAA? No

CHARNWOOD SHELA A SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="SH33"/>	Site name/location:	<input type="text" value="J R Walton, The Leys, Hathern"/>
Site size:	<input type="text" value="0.2"/>	Parish:	<input type="text" value="Hathern"/>
Current land use and character:	<input type="text" value="Storage Land used for storage of mobile/cabin units."/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A Permission lapsed."/>		
Land uses and character of surrounding area	<input type="text" value="New residential to the North East, Baptist church and play area to the North West, residential to the south west, south east and south."/>		

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 known irresolvable physical/environmental constraints

Has planning permission been granted previously?: Yes

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?: 6 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?: Planning permission has now lapsed and other use has come forward on 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 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 the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference: Site name/location: Land to the rear of 89 Loughborough Road

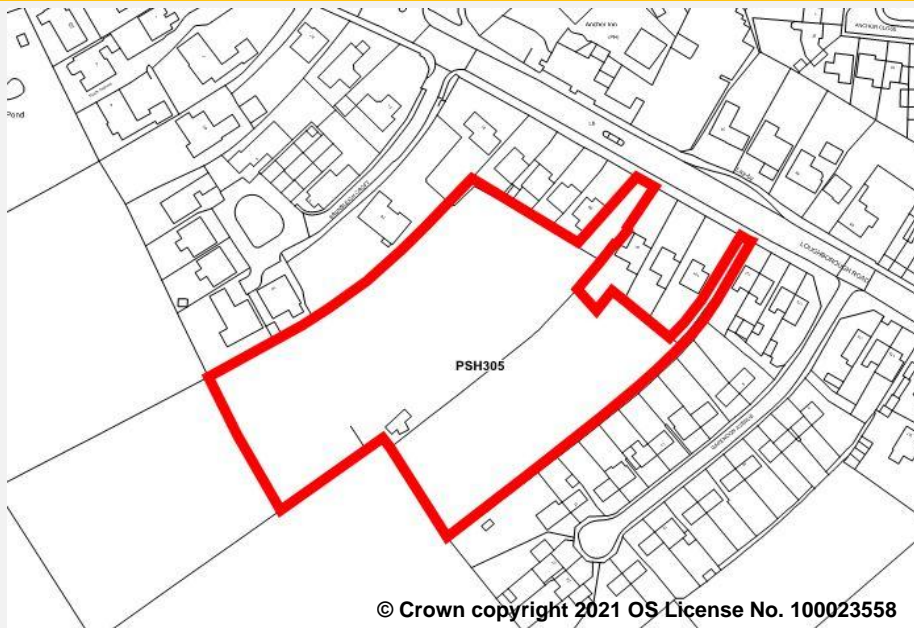
Site size: Parish:

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?

The site consists of a grassland field; boundary hedgerows with mature trees run along the south-eastern boundary and part of the north-western boundary. There are records of bat roosts and foraging common pipistrelle bats in the vicinity and badgers are known to occur within the wider area. The hedgerows form part of the local biodiversity network which is likely to be of importance as commuting routes / foraging grounds to local bats and badgers. Issues: long-term retention and protection of trees and hedgerows as habitats and wildlife corridors. Grade 3 Agricultural Land

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?

41

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 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?:

41 dwellings per annum

Is the site suitable?:

There are no 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 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 below shown 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 the SHELAA?

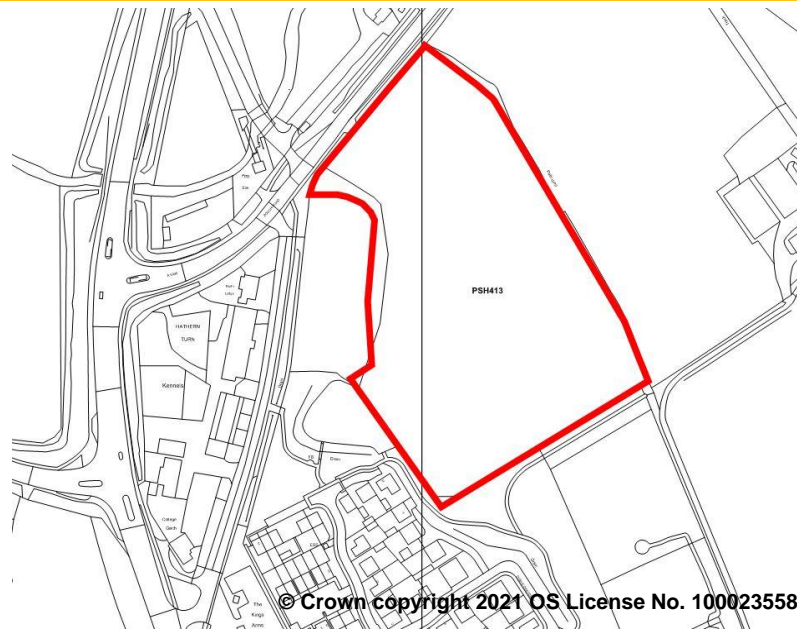
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH413"/>	Site name/location:	<input type="text" value="Land off Zouch Road"/>
Site size:	<input type="text" value="2.65ha"/>	Parish:	<input type="text" value="Hathern"/>
Current land use and character:	<input type="text" value="Comprised of a single pastoral field, both the southern and western boundaries are demarcated by recently planted hedgerows with timber post and rail fencing."/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Recently constructed residential development on Goodacre Road borders the Site to the South."/>		

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 known 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, 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 owned by a developer with the intention to build out 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 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 the SHELAA? No