Dwellings / employment floorspace m2?

CHARIVWOOD SHELAA SITE ASSESSIVIENT 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
f 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
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Assessment of potential use of the site
nitial 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.
s the site affected by the development plan, emerging plan policy and national policy?: Dutside 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?

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CHARIVVOOD 3HE	LAA SITE ASSESSIVIENT 2020		
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 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		
	uild 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 these be overcome?: No irresolvable physical/en	n identified that impact on the suitability, availability and achievability of a site, how will invironmental constraints.		
Site to be excluded from	n the SHELAA? No		

CHARNWOOD SHELAA SITE ASSESSMENT 2020
Site Description
Site Reference: SH33 Site name/location: J R Walton, The Leys, Hathern
Site size: 0.2 Parish: Hathern
Current land use and character: Storage Land used for storage of mobile/cabin units.
If site is currently being developed what progress has been made: N/A Permission lapsed.
Land uses and character of surrounding area 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
SH33 © Crowin copyright 2021 OS License No. 190023558
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?
No flood risk.
Are there any environmental constraints to development?
Possible contaminated land due to the previous use on the site
What are the potential impacts of the development?
Negligible impacts.
Is the site affected by the development plan, emerging plan policy and national policy?: DRAFT ALLOCATION HS70
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? $\ensuremath{\,^{\text{No}}}$

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 o	wnership problems? None				
If issues have been ider	ntified, how will and when will these be overcome?				
No known irresolvable phy	ysical/environmental constraints				
Has planning permissio	n been granted previously?: Yes				
What is the likely times					
	for development 0-5, 6-10 or 11-15 years? 6-10 years				
What is the expected be	uild 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.				
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will ysical/environmental constraints.				
Site to be excluded from					
Site to be excluded from	ii the Shelaar				

Site Description

Site Reference: PSH305 Site name/location: Land to the rear of 89 Loughborough Road

Site size: 1.67ha Parish: Hathern

Current land use and character: vacant agricultural land, gently falls broadly west to east.

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

Land uses and character of surrounding area Occupying land to the rear of residential properties on the A6,

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?

No flood risk

Are there any environmental constraints to development?

None

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?:

DRAFT ALLOCATION HS68

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	ne 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 proble	ems? None				
If issues have been identified, how will	and when wi	II these be ove	ercome?		
No known irresolvable physical/environment	tal constraints.				
Has planning permission been granted p	previously?:	No			
What is the likely timescale for develop	ment?				,
What is the time frame for developmen	t 0-5, 6-10 or	r 11-15 years?	6-10 years		
What is the expected build out rate?:	41 dwellings pe	er annum			
	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 propermission.	Site has been promoted through the planning application process although this has been refused permission.				
timeframe below	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 th	e suitability, a	vailability and a	achievability of a	site, how will
these be overcome?: No known irresolvable physical/environment	tal constraints				
Site to be excluded from the SHELAA?	No				

CHARNWOO	D SHELAA SI	TE ASSESSI	MENT 2020			
Site Description						
Site Reference:	PSH413	Site	name/location	Land off Zouch	Road	
Site size: 2.65ha	Parish:	Hathern				
Current land use	e and character:		•	•	uthern and western boun n timber post and rail fend	
If site is currentl	y being develop	ed what prog	ress has been	made: N/A		
Land uses and ch	naracter of surro	ounding area	Recently constr the Site to the S		development on Goodacro	e Road borders
Site Boundary						
				3	[3]	Ņ



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?

Gas pipeline runs along eastern boundary edge. No flood risk.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 2 Agricultural Land. Habitat loss (cumulative).

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

DRAFT ALLOCATION HS69

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?

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CHARNWOOD SHE	ELAA SITE ASSESSIVIENT 2020				
Is the site available for	development?				
Is the site available for	development?: Yes				
Are there any legal or o	ownership problems? None				
If issues have been ider	ntified, how will and when will these be overcome?				
No known irresolvable phy	ysical/environmental constraints				
Has planning permissio	on been granted previously?: No				
What is the likely times	scale for development?				
	for development 0-5, 6-10 or 11-15 years? 6-10 years				
What is the expected b	uild 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.				
Site to be excluded from	m the SHELAA? No				