

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

**Site Reference:**  **Site name/location:**

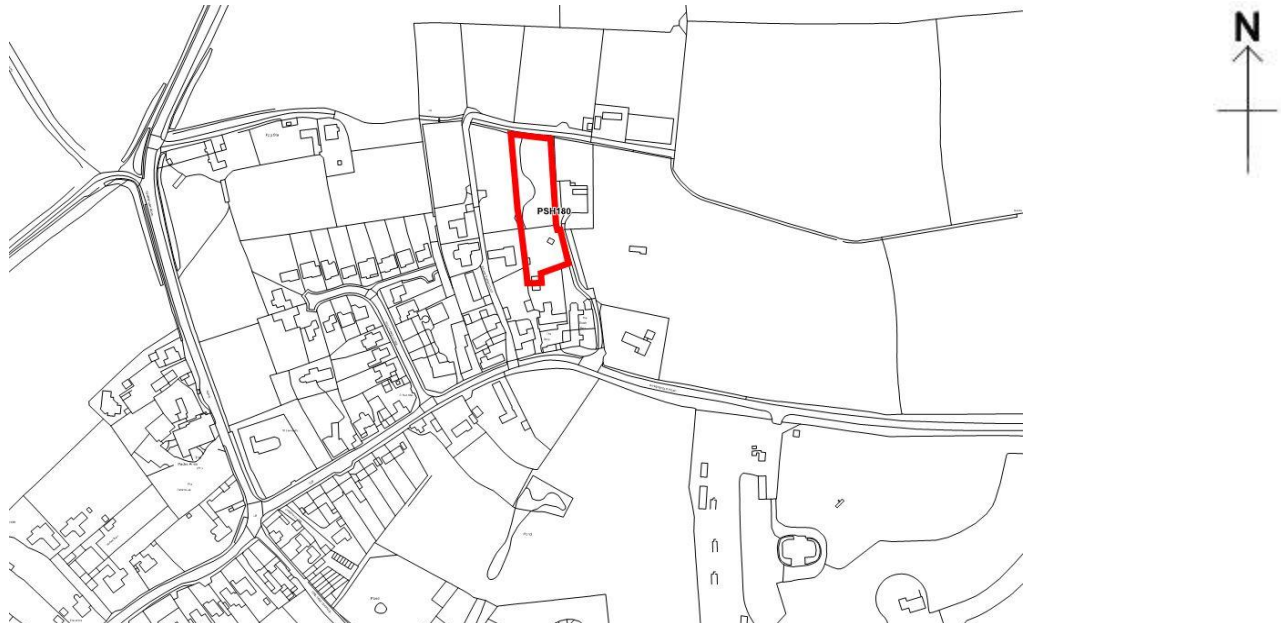
**Site size:**  **Parish:**

**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?**

## What is the development potential of the site?

**Dwellings / employment floorspace m<sup>2</sup>?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### 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?: 11-15 years

What is the expected build out rate?: 9 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 2019

## Site Description

Site Reference:  Site name/location:

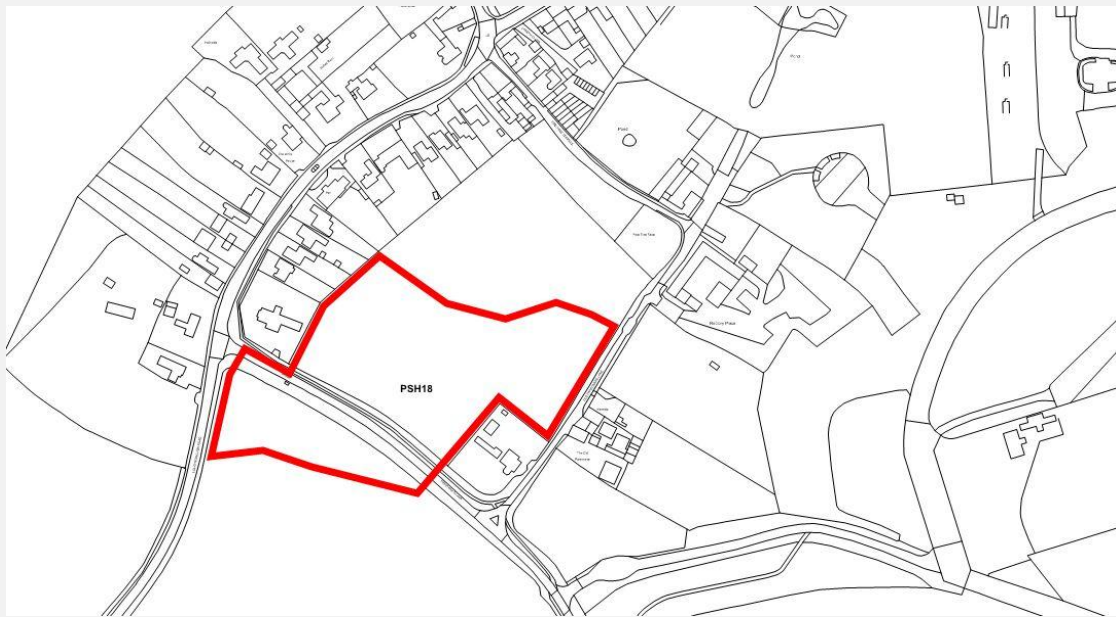
Site size:  Parish:

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?

## What is the development potential of the site?

Dwellings / employment floorspace m<sup>2</sup>?

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### 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? 11-15 years

What is the expected build out rate? 44 dwellings per year

### 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. Site is within PSH394.

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 2019

## Site Description

Site Reference: PSH87 Site name/location: Wymeswold Airfield, Wymeswold

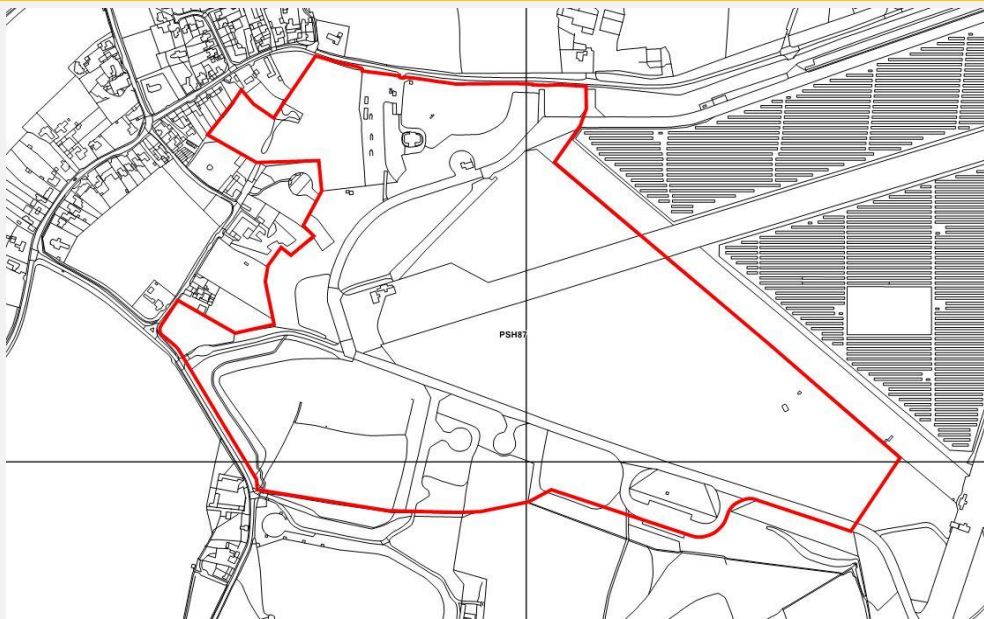
Site size: 51.2 ha Parish: Hoton

Current land use and character: Recreational activities including the Kite Park and Prestwold Driving Centre.

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

Land uses and character of surrounding area The Site encompasses the western extent of Wymeswold Airfield, a disused Second World War facility lying to the south east of the settlement of Hoton. The Wymeswold Solar Farm lies to the immediate north east of the Site.

## 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, 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?

Possible contamination from previous uses.

What are the potential impacts of the development?

Loss of grassland and woodland.

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

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

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

Dwellings / employment floorspace m2?

770

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Tenancy agreements with the recreational uses.

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?:

2 builders 50 dwellings each 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?:

Developer interest is around the northern area of the site north of the airfield.

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 2019

## Site Description

Site Reference: PSH394 Site name/location: Land North of Prestwold Lane & South of Wymeswold Rd

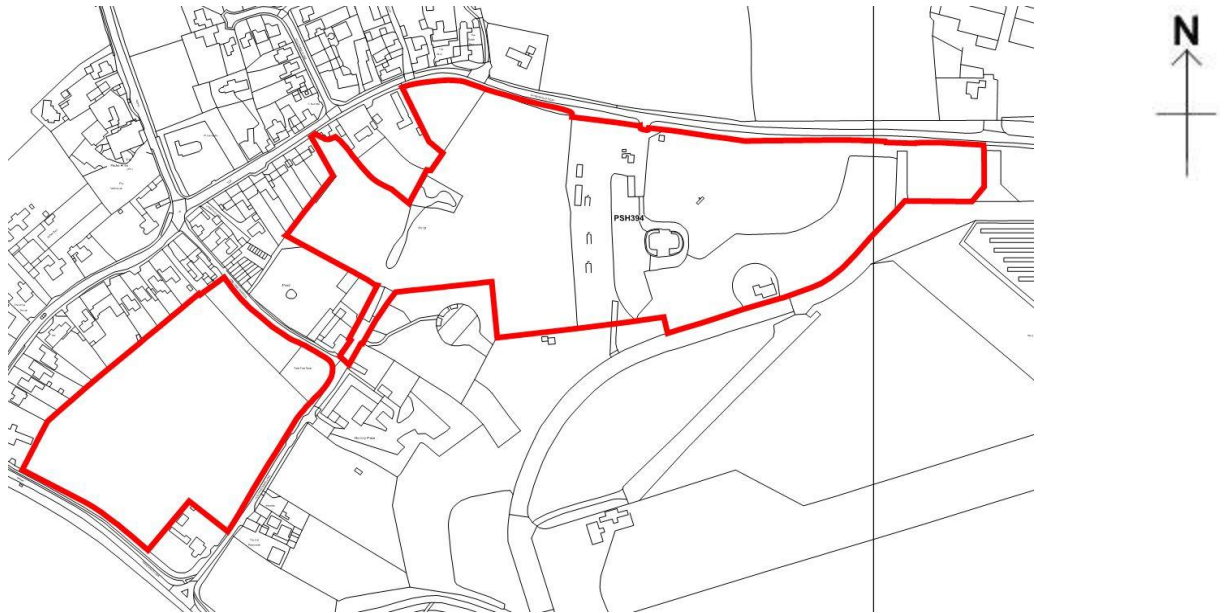
Site size: 11.14ha Parish: Hoton

Current land use and character: Pasture land on the settlement edge.

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

Land uses and character of surrounding area: Edge of small village with former Wymeswold Airfield to the south of the site.

## 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?

Not within a flood zone

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Agricultural Land Classification Grade 2, Within Conservation Area. Loss of habitat.

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: 210

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### 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? 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 though there is strong interest in the site.

### 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. Site is within PSH87.

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



Land off Holly Tree Close

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? No. The land is in multiple ownership but both are committed to bringing the site forward. There are no tenancies or ransom positions.

### 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?: 39 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 forward through the SHELAA process.

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 irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No