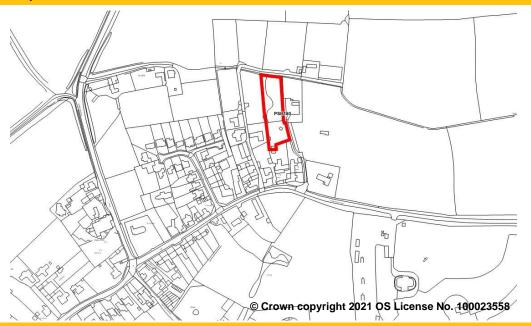
Site Descri	ption				
Site Refere	nce:	PSH180	Site r	name/location:	Land at The Dutch Barn, 27A Wymeswold Road, Hoton
Site size: 0	.32ha	Parish:	Hoton		
Current lan	d use	and character:	Amenity grass	and with large he	edge.
If site is cui	rrently	being develop	ed what prog	ress has been n	nade: N/A
Land uses a	and ch	aracter of surro	ounding area	Garden lands on	edge of small village.

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 Flood Risk Zone:

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Archaeological alert zone. Southern boundary of PSH180 abuts Conservation Area. Loss of grassland and hedge,

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?

CHAKINWOOD SHE	LAA 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 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? 11-15 years		
What is the expected be	uild 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 these be overcome?: No irresolvable physical/en	n identified that impact on the suitability, availability and achievability of a site, how will nvironmental constraints.		
Site to be excluded from	m the SHELAA? No		

Site Description

Site Reference: PSH18 Site name/location: Land off Old Parsonage Lane, Hoton

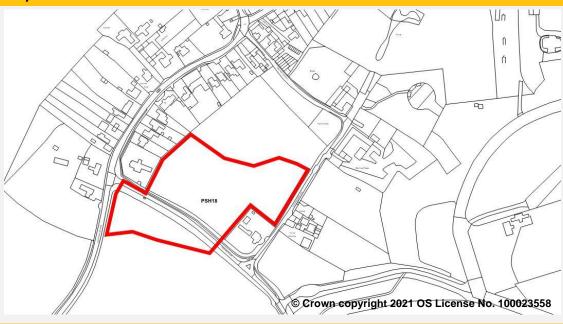
Site size: 2.37ha Parish: Hoton

Current land use and character: Arable land

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

Land uses and character of surrounding area Edge of residential area of small village.

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 Flood Risk Zone:

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Boundary hedgerows. Badger record in proximity to site. Loss of habitat. Archaeological alert zone. Within Conservation Area.

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?

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	tified, how will and when will these be overcome?				
No irresolvable physical/environmental 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? 11-15 years				
What is the expected bu	uild 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 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 fron	n the SHELAA? No				

	_			
Site	Dag	Crir	۱tia	nn
JILE	Des	VI 11	JUI	911

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

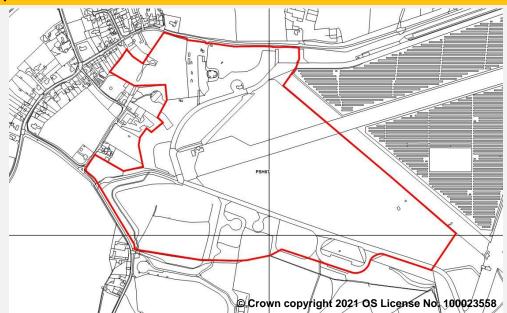
Site size: 51.2 ha Parish: Hoton

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

What is the developme	nt potential of the si	te?				
Dwellings / employmen	t floorspace m2?		770			
Is the site available for	development?					
Is the site available for	development?: Yes					
Are there any legal or o	wnership problems?	Tenan	cy agreements	with the recrearion	onal uses.	
If issues have been ider	tified, how will and	when wi	ll these be ov	ercome?		
No irresolvable physical/e	nvironmental constrain	ts.				
Has planning permissio	n been granted prev	iously?:	No			
What is the likely times	cale for developmer	nt?				
What is the time frame	for development 0-5	5, 6-10 or	11-15 years?	6-10 years		
What is the expected be		lders 50 d nnum	wellings each			
Is the site suitable?:	There are no known i suitable access could			ronmental constr	aints preventing d	evelopment and a
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 these be overcome?:	•		e suitability, a	availability and	achievability of a	a site, how will
No irresolvable physical/er	nvironmental constrain	its.				
Site to be excluded from	the SHELAA2 No.					

Site Description

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

Site size: 11.14ha Parish: Hoton

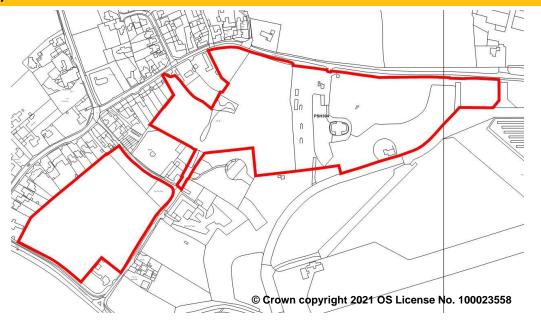
Current land use and character: Pasture land on the settlement edge.

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

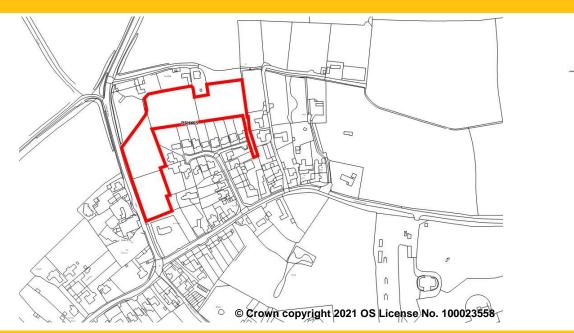
What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for	develonment?			
Is the site available for development?				
Is the site available for development?: Yes Are there any legal or ownership problems? None				
. •	ntified, how will and when will these be overcome?			
No irresolvable physical/e	·			
	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? 11-15 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 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?	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.			
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will			
No irresolvable physical/e	nvironmental constraints.			
Site to be excluded from	n the SHELAA? No			

Site Description			
Site Reference:	PSH465	Site name/location	: Land off Holly Tree Close
Site size: 1.57ha	Parish:	Hoton	
Current land use	and character:	Undeveloped grazing land	
If site is currently	y being develop	ed what progress has been	made: N/A
Land uses and ch	aracter of surre	ounding area Edge of residen	tial area of small village.

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 risk zone

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of connectivity to woodlands just east of site and divides back garden corridors to the brook. Within Conservation Area.

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?

CHARNWOOD SHE	LAA SITE ASSESSMENT 2020				
Is the site available for o	development?				
Is the site available for o	development?: Yes				
Are there any legal or ownership problems? No. The land is in multiple ownership but both are common bringing the site forward. There are no tenancies or ransor					
If issues have been identified, 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?: 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/er	ovironmental constraints				
Site to be excluded from					