Site Description
Site Reference: PSH386 Site name/location: 77 Byron Street, Loughborough
Site size: 0.24ha Parish: Loughborough
Current land use and character: Site underconstruction
If site is currently being developed what progress has been made: Site underconstruction and will complete in 2020.
Land uses and character of surrounding area Site under construction
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?
N/A Site underconstruction.
Are there any environmental constraints to development? N/A Site underconstruction.
What are the potential impacts of the development?
N/A Site underconstruction.
Is the site affected by the development plan, emerging plan policy and national policy?: N/A Site underconstruction. How appropriate and what is the likely market attractiveness for the type of development proposed? N/A Site underconstruction.
Would the site contribute to any regeneration priority areas? Yes
What is the development potential of the site?
Dwellings / employment floorspace m2?

	development?				
Is the site available for development?					
Is the site available for o	development?: N/A Site under construct	tion			
Are there any legal or or	wnership problems?	I/A Site underconst	ruction.		
If issues have been iden	tified, how will and whe	n will these be o	vercome?		
N/A Site underconstruction	۱.				
Has planning permission	າ been granted previous	ly?: Yes			
What is the likely times	cale for development?				
What is the time frame	for development 0-5, 6-	10 or 11-15 years	? Within 5 years		
What is the expected bu	uild out rate?: 16 dwellin	ngs per annum			
Is the site suitable?:	There are no known irreso site has good access to se		vironmental constra	aints preventing devel	opment. The
Is the site available?:	Site under construction.				
Is the site achievable?	Site under construction ar	nd expected to com	plete in 2020.		
If constraints have been these be overcome?: N/A Site under constructio		on the suitability,	availability and a	achievability of a sit	e, how will

Dwellings / employment floorspace m2?

Site Description Site name/location: Cumberland Industrial Estate, Loughborough **Site Reference:** Parish: Loughborough Site size: 0.71ha **Current land use and character:** Industrial/commerical If site is currently being developed what progress has been made: Land uses and character of surrounding area Residential properties surround the site and the newly built LIDL store is on the eastern boundary. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 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? Flood risk zones only showing on the boundary edges with the brook. Are there any environmental constraints to development? Possiblity of contaminated land due to the previous uses What are the potential impacts of the development? Impact on woodbrook. Close to Conservation Area boundary. Is the site affected by the development plan, emerging plan policy and national policy?: Within 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? Yes What is the development potential of the site?

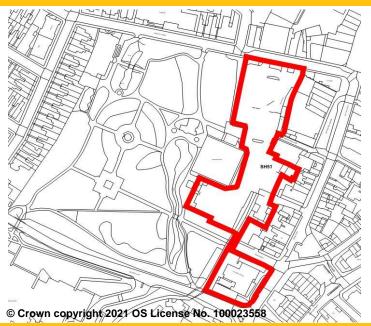
Is the site available for	development?			
Is the site available for development?: Yes				
Are there any legal or o	ownership problems? None			
If issues have been ider	ntified, how will and when will these be overcome?			
No irresolvable physical/e	nvironmental constraints.			
Has planning permissio	n been granted previously?: No			
What is the likely times	scale 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?: 18 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within Loughborough and a suitable access can be achieved.			
Is the site available?:	Vacant properties on the site, developer interest and nearby similar pieces of land have successfully been redeveloped.			
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?: Contaminated land may be	n identified that impact on the suitability, availability and achievability of a site, how will			
Site to be excluded from	n the SHELAA? No			

Site Description			
Site Reference:	SH51	Site name/location:	Devonshire Square Opportunity Site, Loughborough
Site size: 1.08ha	Parish:	Loughborough	
Current land use	and character:	Mixed commercial area of shop	s, offices and car parking.
If site is currently	being develop	ed what progress has been n	nade: N/A

Land uses and character of surrounding area

Other mixed commercial area to the east and north, and queens park to the west.

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/Retail

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Third of the site is affected by Flood Zone 2 and 3a.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

The site has Wood Brook running north/south through the site. The site has been highlighted as an archeaological alert zone. Within 100m of known Archaeological site. There are three locally listed buildings close to the site. Several bat species have been recorded in vicinity of the site. Part of site within Conservation Area.

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

DRAFT ALLOCATION HS21

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? Yes

What is the developmen	nt potential of the site?
Dwellings / employmen	nt floorspace m2?
Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or or	www.ership problems? Majority of the land is in Charnwood Borough Council ownership.
If issues have been iden	ntified, how will and when will these be overcome?
No known irresolvable phy	ysical/environmental constraints
Has planning permission	n been granted previously?: No
What is the likely times	cale for development?
	for development 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected bu	uild out rate?: 27 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?:	Majority of the land is in Charnwood Borough Council ownership and proactively seeking suitable development on 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.
these be overcome?: No known irresolvable phy. Site to be excluded from	ysical/environmental constraints In the SHELAA? No

Site Description

Site Reference: SH64 Site name/location: Land & premises off Wharncliffe Road & Great Central

Road, Loughborough

Site size: 0.54ha Parish: Loughborough

Current land use and character: Site underconstruction.

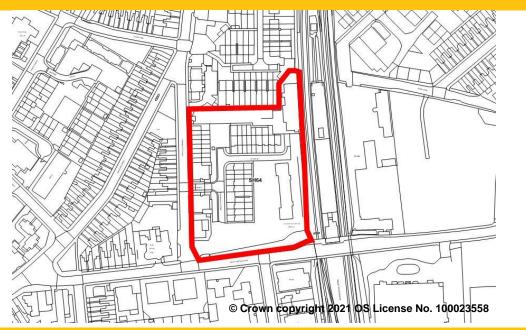
If site is currently being developed what progress has been made: Site underconstruction with 33 left to build out of

the original 78 dwellings as at 31st March 2020.

Land uses and character of surrounding area | Great Central Railway to the east and residential properties to the north,

south and west

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?

N/A Site underconstruction.

Are there any environmental constraints to development?

N/A Site underconstruction.

What are the potential impacts of the development?

N/A Site underconstruction.

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

N/A Site underconstruction.

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

N/A Site underconstruction.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Is the site available for	development?
Is the site available for	
Are there any legal or o	wnership problems? N/A Site underconstruction.
If issues have been iden	itified, how will and when will these be overcome?
N/A Site underconstruction	n.
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected by	uild out rate?: 33 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?:	Site underconstruction
la dha aite a ahiasahia	Cite and appropriate and in appropriate half build out within most 5 ages
Is the site achievable?	Site underconstruction and is expected to build out within next 5 years.
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will
N/A Site underconstruction	
Site to be excluded from	n the SHELAA? No

Site Description

Site Reference: SH65 Site name/location: Land at Empress Road, Great Central Road & Moor Lane

Bridge, Loughborough

Site size: 1.23ha Parish: Loughborough

Current land use and character: Site underconstruction

If site is currently being developed what progress has been made: Site underconstruction and final 10 dwellings

expected to complete in 2020.

Land uses and character of surrounding area Housing and employment

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?

Mixed used development

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site underconstruction

Are there any environmental constraints to development?

N/A Site underconstruction

What are the potential impacts of the development?

N/A Site underconstruction

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

N/A Site underconstruction

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

N/A Site underconstruction

Would the site contribute to any regeneration priority areas? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020				
Is the site available for o	development?			
Is the site available for development?:		N/A Site under construction		
Are there any legal or o	wnership probl	ems? N/A Site underconstruction		
If issues have been iden	tified, how will	and when will these be overcome?		
N/A Site underconstruction	ı			
Has planning permission	n been granted	previously?: Yes		
What is the likely times	cale for develop	oment?		
What is the time frame	for developmer	nt 0-5, 6-10 or 11-15 years?:Within 5 years		
What is the expected bu	uild out rate?:	10 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?:	Site underconstruction			
Is the site achievable?	Site is expected	to be built within 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 underconstruction	١			
Site to be excluded from	the SHELAA?	No		

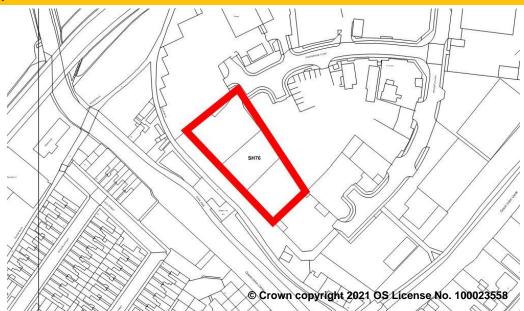
Site Description				
Site Reference:	SH75	Site name/location:	Land to r/o The Old Pack Horse, Pack Horse Lane, Loughborough	
Site size: 0.06 ha	Parish: Loug	ghborough		
Current land use	and character: Car	park		
If site is currently	y being developed v	vhat progress has been m	nade: N/A	
Land uses and ch	naracter of surround	Offices to the no the west.	rth, residential to the south and the Old Pack Horse Pub to	
Site Boundary				
	Same State of the Same State o	(1/ // /)	Pyright 2021 OS License No. 100023558	
Assessment of po	otential use of the s	iite		
Residential	nt of whether the sit	te is suitable for a particu	lar use or as part of a mixed-use development?	
Assessment of co	onstraints and pote	ntial impacts		
Are there any ph	ysical constraints to	development?		
Not within Flood R	isk Zone			
Are there any en	vironmental constr	aints to development?		
What are the pot	tential impacts of th	ne development?		
-	•	haeological Alert zone. Adja	cent Conservation Areas.	
Within Limits to De	evelopment. e and what is the lik	ely market attractiveness	oolicy and national policy?: s for the type of development proposed?	
		active place to live and mark		
Would the site co	ontribute to any reg	generation priority areas?	No	
	elopment potential o			
Dwellings / empl	loyment floorspace	m2? 12		

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 o	wnership problems? None
If issues have been iden	tified, 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 bu	uild out rate?: 12 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?:	Application previously submitted on site for 12 flats.
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.
these be overcome?: No irresolvable physical/er Site to be excluded from	

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

Land uses and character of surrounding area Adjacent canal and commercial area, residential properties on the other side of the canal.

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?

No flood risk shown on latest SFRA though access to the site from Belton Road is affected by flood zone 2.

Are there any environmental constraints to development?

Possible contamination from previous uses

What are the potential impacts of the development?

Site adjacent to Grand Union Canal and Wood Brook which form wooded corridors.

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

Within 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	•			
. •	ntified, how will and when will these be overcome?			
No irresolvable physical/er	· ·			
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 by	uild out rate?: 10 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			
Site to be excluded from				

Site Description

Site Reference: SH77 Site name/location: Land used for Storage, Windmill Road, Loughborough

Site size: 3.03 ha Parish: Loughborough

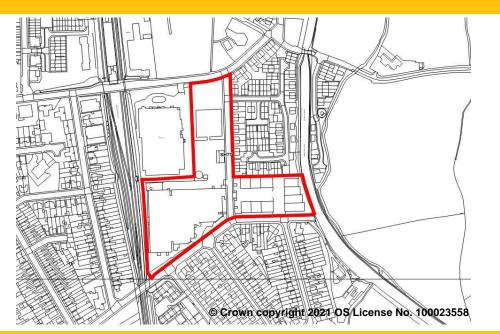
Current land use and character: Commercial uses with a large car park and grassed area on the northern part.

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

Land uses and character of surrounding area Residential to the south and west, commercial use to the north. Open

countryside to the East

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?

Flood risk zones on the canal side boundary.

Are there any environmental constraints to development?

Possible contaminated land due to the previous uses of the site.

What are the potential impacts of the development?

Site adjacent to Grand Union Canal and wooded corridor. Loss of TPO trees loss of ecological connectivity.

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

Within 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? Yes

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? Various owners.			
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 by	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?:	Some of the site is still in commercial use, though new housing recently completed on adjacent land. 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.			
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will			
Site to be excluded from	d land which would have to be removed before development commenced.			
Site to be excluded if of	n the SHELAA? No			

CHARITY COD SHELAA SHE ASSESSIVILIYI 2020	
Site Description	
Site Reference: SH78 Site name/location:	Leicester Road/Aumberry Gap Opportunity Site, excluding PH, Loughborough
Site size: 0.55 ha Parish: Loughborough	
Current land use and character: A mix of commercial and retail u	ises
If site is currently being developed what progress has been m	nade: Site under construction.
Land uses and character of surrounding area A mix of commer	cial and retail uses and is close to residential properties.
Site Boundary	
SH773	Sopyright 2021 OS License No. 100023558
Assessment of potential use of the site Initial assessment of whether the site is suitable for a particu	lar use or as part of a mixed use development?
Mixed Use.	ial use of as part of a mixed-use development:
Assessment of constraints and potential impacts	
Are there any physical constraints to development?	
N/A Site underconstruction	
Are there any environmental constraints to development? N/A Site underconstruction	
What are the potential impacts of the development?	
N/A Site underconstruction	
Is the site affected by the development plan, emerging plan pN/A Site underconstruction	policy and national policy?:
How appropriate and what is the likely market attractiveness	for the type of development proposed?
N/A Site underconstruction Would the site contribute to any regeneration priority areas?	Yes
What is the development potential of the site? Dwellings / employment floorspace m2? 196	
2 Training / Chiproyhitent hoorspace hiz.	

CHARNWOOD SHEL	AA SITE ASS	SESSMENT 2020
Is the site available for de	evelopment?	
Is the site available for development?:		N/A Site under construction
Are there any legal or ow	nership proble	ems? N/A Site underconstruction
If issues have been identi	ified, how will	and when will these be overcome?
N/A Site underconstruction		
Has planning permission	been granted	previously?: Yes
What is the likely timesca	ale for develop	oment?
What is the time frame for	or developmen	nt 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bui	ld out rate?:	50 dwellings per annum
		own irresolvable physical/environmental constraints preventing development, the ble location for development and a suitable access can be achieved.
Is the site available?:	Planning applica	tion granted for student flats which provides the equivalent of 196 dwellings.
Is the site achievable?	Site underconstr	ruction and expected to build out within 5 years.
these be overcome?:	dentified that	impact on the suitability, availability and achievability of a site, how will
N/A Site underconstruction		
Site to be excluded from	the SHELAA?	No

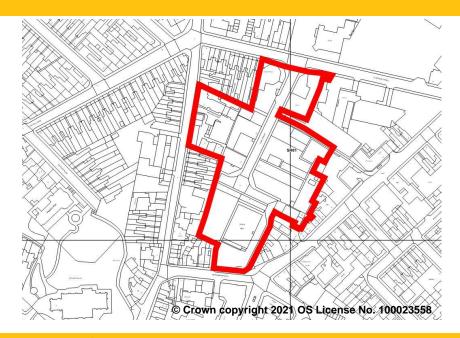
Site Description Site Reference: SH81 Site name/location: Nottingham Road, Loughborough Site size: 1.46 ha Parish: Loughborough

Current land use and character: Various commercial/Industrial units

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

Land uses and character of surrounding area The site lies within a predominantly industrial area but turning into a mixed use 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?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Access to Duke Street from Clarence Street is affected by flood zones 2,3a & 3b.

Are there any environmental constraints to development?

Possibility of contaminated land due to the previous uses of the site

What are the potential impacts of the development?

There is a public footpath running through the site from Duke Street to Meadow Lane. Half the site is within Archaeological Alert zone. Adjacent Conservation Area to the south of the site. Loe ecological impact.

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

Within Limits to Development.

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

Unknown

Would the site contribute to any regeneration priority areas? Yes

What is the development potential of the site?

Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? Multiple ownerships
If issues have been iden	tified, 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 by	uild out rate?: 36 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?:	Site does not have planning permission and is not owned by a developer with the intention to develop.
Is the site achievable?	This is a large site with multiple uses, parts are still in commercial use and some vacant. Possibility of redevelopmentof parts over the longer time frame.
	identified that impact on the suitability, availability and achievability of a site, how will
these be overcome?:	
No irresolvable physical/er	nvironmental constraints.
No irresolvable physical/en	

CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site Reference: SH91 Site name/location: Retail Warehouse & Premises, Regent Place Retail Park, Loughborough Parish: Loughborough Site size: 0.19 ha Current land use and character: Car parking area for retail park If site is currently being developed what progress has been made: N/a Land uses and character of surrounding area | The site is on the edge of the town centre adjacent to the A6 Derby Road, within a mixed use are of commercial, retail and residential **Site Boundary** © Crown copyright 2021 O\$ License No 100023558 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/Commercial **Assessment of constraints and potential impacts**

Are there any physical constraints to development?

No Flood risk.

Are there any environmental constraints to development?

Possible contamination from previous land use.

What are the potential impacts of the development?

Within 100m of Known Archaeological Site

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

DRAFT ALLOCATION HS24

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?

Site to be excluded from the SHELAA? No

Is the site available for	development?
Is the site available for	development?: No
Are there any legal or o	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/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?: 37 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and 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 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 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?:	identified that impact on the suitability, availability and achievability of a site, how will
No known irresolvable phy	rsical/environmental constraints.

Site Description

Site Reference: PSH27 Site name/location: Bull in the Hollow Farm, Leicester Road, Loughborough

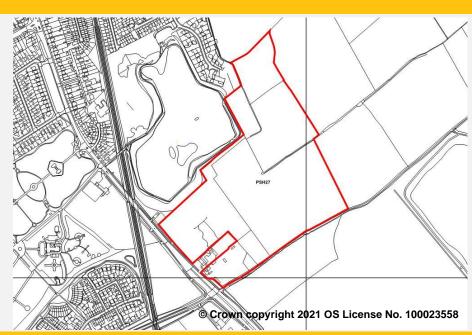
Site size: 15.45ha Parish: Loughborough

Current land use and character: Arable fields, wet woodland and grassland.

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

Land uses and character of surrounding area Countryside outlook on the edge of Loughborough.

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?

The east half of the site is affected by SFRA FZ2 (Low risk), SFRA FZ3a (Medium risk), SFRA FZ3b (High risk).

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Two Local Wildlife Sites on site with BAP habitats – wet woodland and marsh. Site also adjacent to Charnwood Water Local Wildlife Site with important amphibian assemblage and bat foraging area. Site adjacent to watercourse and within River Soar floodplain. Bat records in vicinity. Grade 2 agricultural land on half of the developable area.

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

Outside the limits to development. In Area of Local Separation.

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

Site to be excluded from the SHELAA? No

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	I these be ove	ercome?	
No irresolvable physical/er	nvironmental constraints.			
Has planning permission 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 build out rate?: 50 dwellings per annum				
Is the site suitable?:	no known irresolvable physical/	environmental	uded from consideration as develop I constraints preventing developmer velopment and a suitable access can	nt on the rest of
Is the site available?:	The site has been put forward by	v a developer v	with the intention to develop.	
is the site available		,		
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?:				
The part of the site affecte	d by flood risk has been excluded	I from consider	ation	

CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description Site name/location: Shepshed Lace, Great Central Road, Loughborough **Site Reference:** PSH32 Parish: Loughborough Site size: 1.25ha **Current land use and character:** The site is existing commercial premises. If site is currently being developed what progress has been made: n/a Land uses and character of surrounding area Adjacent to the Great Central Railway **Site Boundary** copyright 2021 OS License No. 100023558 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 Risk Zone. Are there any environmental constraints to development? Possible contaminated land due to the previous uses of the site.

What are the potential impacts of the development? Low potential risk to bat roost, minor loss of connectivity.

What is the development potential of the site?

Dwellings / employment floorspace m2?

Within Limits to Development.

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

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? Yes

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

Is the site available for o	development?
Is the site available for o	development?: No
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/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 bu	uild out rate?: 31 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?:	Site is fully occupied for employment needs. However the owner of the site has shown previous intention to develop 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.
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 name/location: Land at Frederick Street, Loughborough Site Reference: PSH119

Parish: Loughborough Site size: 0.33ha

Current land use and character: The site includes a garage court and rear garden land to properties on Arthur Street.

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

Land uses and character of surrounding area The site is a backland site bounded by residential uses to the north and south. The Polish Community Centre lies to the south of the site. True Lovers Walk, a footpath linking Frederick Street with William Street forms the south site boundary.

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?

N/A

What are the potential impacts of the development?

Previous badger records in area.

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

DRAFT ALLOCATION HS17

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 / employmen	t floorspace m2?	10			
Is the site available for	development?				
Is the site available for	development?: Yes				
Are there any legal or o	wnership problems?	The site is in multiple	ownership.		
If issues have been iden	tified, how will and w	hen will these be ov	ercome?		
No known irresolvable phy	sical/environmental cons	straints			
Has planning permission	n been granted previo	usly?: 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?: 10 dwe	llings per annum			
Is the site suitable?:	There are no known irre suitable access could po		ronmental constrain	ts preventing devel	opment and a
Is the site available?:	The site does not have p	olanning permission bu	t has had developer	interest in the past.	
Is the site achievable?	There is considered to be timeframe shown based developer capacity to consider the constant of	d on a judgement of th	e potential economic	viability of the site	
If constraints have been these be overcome?:	identified that impac	t on the suitability,	availability and ach	nievability of a sit	e, how will
No known irresolvable phy	sical/environmental cons	straints.			
Site to be excluded from	n the SHFLAA? No				

Site Description

Site Reference: Site name/location: Bull in the Hollow Farm PSE451

Parish: Loughborough Site size: 0.44 ha

Current land use and character: Hard standing and buildings, grassland with some trees.

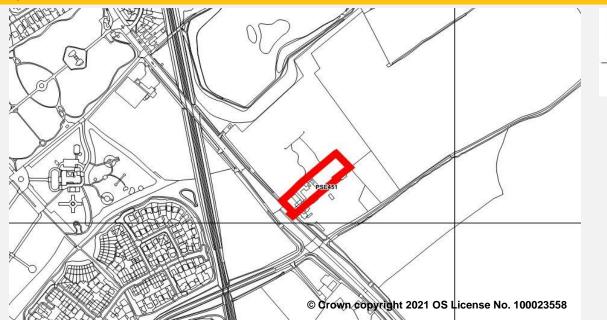
Approved use for all B1 Uses (planning permission If site is currently being developed what progress has been made:

Ref P/01/1947/2 refers). P/19/2632/2 pending a

decision as at 1st April 2020.

Land uses and character of surrounding area On eastern edge of Loughborough adjacent busy Loughborough Road and situated between Loughborough and Quorn.

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?

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?

None.

What are the potential impacts of the development?

Some bat potential.

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

Outside the Limits to Development.

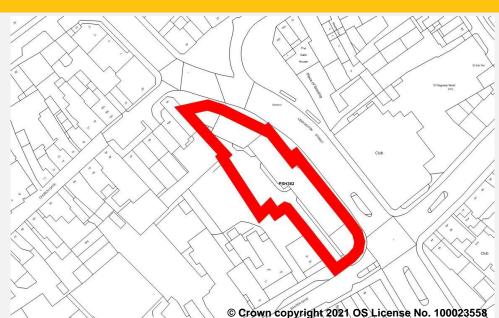
How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

Add at the decider of a second				
What is the development potential of the site?				
Dwellings / employmen	t floorspace m2?		650sq.m.	
Is the site available for o	development?			
Is the site available for o	development?:	⁄es		
Are there any legal or o	wnership probler	ms? None		
If issues have been iden	tified, how will a	nd when wil	I these be overcome?	
No irresolvable physical/er	nvironmental const	raints.		
Has planning permission	n been granted p	reviously?:	Yes	
What is the likely times	cale for developr	ment?		
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?: 0	.44 ha per anr	num	
Is the site suitable?:	There are no know suitable access co			aints preventing development and a
Is the site available?:	The site does not	have planning	permission but put forward thro	ough 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 in	mpact on the	e suitability, availability and a	chievability of a site, how will
these be overcome?:				
No irresolvable physical/environmental constraints.				
Site to be excluded from	n the SHELAA?	No		

CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site Reference: PSH382 Site name/location: Pennine House, Former Government Offices, 2 Lemyngton Street. Parish: Loughborough Site size: 0.19ha Current land use and character: N/A Site Under construction Site is underconstruction and progressing well and If site is currently being developed what progress has been made: expected to complete in 2020/21 Land uses and character of surrounding area Town Centre Uses **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/Commercial

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site is under construction.

Are there any environmental constraints to development?

N/A Site is under construction.

What are the potential impacts of the development?

N/A Site is under construction.

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

N/A Site is under construction.

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

N/A Site underconstruction

Would the site contribute to any regeneration priority areas? N/A Site underconstruction

What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o	development?
Is the site available for o	development?: N/A Site under construction
Are there any legal or o	wnership problems? N/A Site is under construction.
If issues have been iden	tified, how will and when will these be overcome?
N/A Site underconstruction	1
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? Within 5 years
What is the expected bu	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.
Is the site available?:	Site is under construction
Is the site achievable?	Site is under construction
If constraints have been these be overcome?: N/A Site underconstruction	identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	

Site Description

Site Reference: PSH202 Site name/location: Hospital Way,

Cumberland Trading Estate,

CumberlandRd.

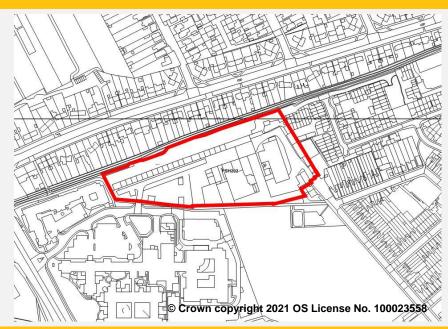
Site size: 2.29ha Parish: LOUGHBOROUGH

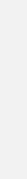
Current land use and character: Industrial/warehouse/manufacturing/workshops

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

Land uses and character of surrounding area Residential/hospital

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?

Flood risk but only edge of the boundary with the brook.

Are there any environmental constraints to development?

Possible contamination from previous uses.

What are the potential impacts of the development?

Adjacent to Burleigh Brook & wooded belt which functions as the main wildlife corridor in the locality; previous records of protected species activity in neighbourhing area. Protected species survey required; retention of wooded corridor and buffer zone along length of watercourse, free from development; potential for biodiversity gain to enhance brook corridor; SUDS.

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

Within 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?

Is the site available for	development?				
Is the site available for development?: Yes					
Are there any legal or o	Are there any legal or ownership problems? Parts of site leased.				
If issues have been iden	tified, 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 on the site, it is in a suitable location for development and a suitable access can be achieved.				
Is the site available?:	The land is owned by a landowner who is actively promoting the site. However, many units are currently in use so there may be lease issues that would need to be resolved before it is available.				
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?:	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 Description Site Reference: PSH449 Site name/location: 28 Moor Lane Loughborough Leicestershire LE11 1BA Parish: Loughborough Site size: 0.05 ha Current land use and character: Former funeral directors If site is currently being developed what progress has been made: Site work not yet started. Land uses and character of surrounding area The area is characterised by traditional 19th century terraced housing with 1970's 3 storey flats opposite. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 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 zones. Are there any environmental constraints to development? What are the potential impacts of the development? None Is the site affected by the development plan, emerging plan policy and national policy?: Within the 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? 6

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 ident	tified, how will and when will these be overcome?			
No irresolvable physical/en	vironmental constraints.			
Has planning permission been granted previously?: Yes				
What is the likely timeso	cale for development?			
What is the time frame f	for development 0-5, 6-10 or 11-15 years? Within 5 years			
What is the expected bu	ild out rate?: 6 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?:	Site has detail planning permission			
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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will			
No irresolvable physical/en	vironmental constraints.			
Site to be excluded from	the SHELAA? No			

What is the development potential of the site?

Dwellings / employment floorspace m2?

Site Description Site Reference: PSH450 **Site name/location:** Synergy House, Lisle Street, Loughborough. Parish: Loughborough Site size: 0.05 ha Current land use and character: Vacant 3 storey flat roofed commercial building. If site is currently being developed what progress has been made: Under construction will complete in 2020. Land uses and character of surrounding area | Mostly terrace housing with some isolated employment & retail uses. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 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 zones. Are there any environmental constraints to development? None What are the potential impacts of the development? None Is the site affected by the development plan, emerging plan policy and national policy?: Within the 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

9

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 wil	I these be overcome?		
No irresolvable physical/er	nvironmental constraints.			
Has planning permission been granted previously?: Yes				
What is the likely times	cale for development?			
What is the time frame	for development 0-5, 6-10 or	11-15 years? Within 5 years		
What is the expected bu	uild out rate?: 9 dwellings per	annum		
Is the site suitable?:	There are no known irresolvable suitable access could potentially	e physical/environmental constraints preventing de y be achieved.	evelopment and a	
Is the site available?:	Site has detail planning permiss	ion.		
Is the site achievable?	Site has planning permission and is expected to build out within 5 years.			
If constraints have been these be overcome?:	identified that impact on the	e suitability, availability and achievability of a	site, how will	
No irresolvable physical/environmental constraints.				
Cita ta la accelerdad force	A A DA CUELA A DA NO			

CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description Site Reference: PSH451 **Site name/location:** The Independent Traveller, Devonshire Lane. Parish: Loughborough Site size: 0.05 ha Current land use and character: Lower commercial floor of a four storey building. If site is currently being developed what progress has been made: Site works not started yet. Land uses and character of surrounding area Within Loughborough town centre and Granby Street car park. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 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? Access within Flood Zone 2.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within Conservation Area.

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

Within the 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?

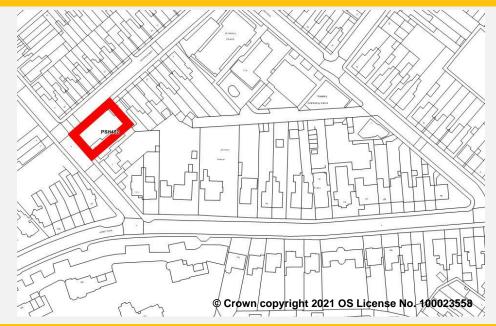
Dwellings / employment floorspace m2?

5

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 wil	Il these be overcome?			
No irresolvable physical/er	nvironmental constraints.				
Has planning permission been granted previously?: Yes					
What is the likely times	cale for development?				
What is the time frame	What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years				
What is the expected bu	uild out rate?: 5 dwellings per	annum			
Is the site suitable?:	There are no known irresolvabl suitable access could potentiall	e physical/environmental constraints preventing de y be achieved.	evelopment and a		
Is the site available?:	Site has detail planning permiss	ion.			
Is the site achievable?	? Site has detail planning permission and is expected to build out within 5 years				
If constraints have been these be overcome?:	identified that impact on the	e suitability, availability and achievability of a	site, how will		
No irresolvable physical/environmental constraints.					
Cito to be avaluated from	a tha CUELAAD No				

Site Reference: PSH452 Site name/location: Land adj 5 Cumberland Road Site size: 0.05ha Parish: Loughborough Current land use and character: Side curtilage of 5 Cumberland Road which is a large semi-detached Victorian 'villa' style property in multi occupational use. If site is currently being developed what progress has been made: Site works not started yet. Land uses and character of surrounding area The surrounding area is predominantly residential in character comprising of a range of different styles, consisting mainly of terraced and pairs of semi-detached dwellings.

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 zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Located within the Ashby Road Conservation Area

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

Within the 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 site?		
Dwellings / employmen	nt floorspace m2?	7	
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	I these be overcome?	
No irresolvable physical/er	nvironmental constraints.		
Has planning permission	n been granted previously?:	Yes	
What is the likely times	scale for development?		
What is the time frame	for development 0-5, 6-10 or	11-15 years? Within 5 years	
What is the expected be	uild out rate?: 7 dwellings per	annum	
Is the site suitable?:	There are no known irresolvable suitable access could potentially		nts preventing development and a
Is the site available?:	Site has detail planning permissi	ion.	
Is the site achievable?	Site has planning permission and	d is expected to build out within 5	years.
If constraints have been these be overcome?:	n identified that impact on the	e suitability, availability and ac	chievability of a site, how will
No irresolvable physical/er	nvironmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description

Site Reference: PSH304 Site name/location: Empress Road Local Plan Allocation

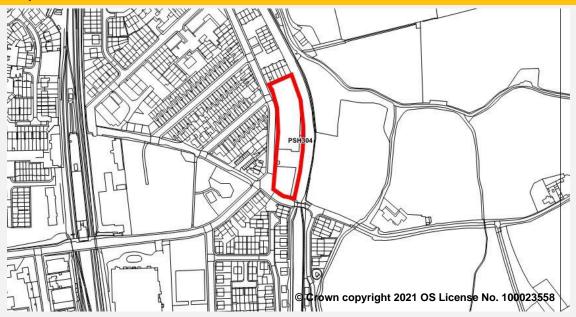
Site size: 0.53ha Parish: Loughborough

Current land use and character: Industrial buildigns hardstanding and area of scrub/ ruderal vegetation.

If site is currently being developed what progress has been made: Planning permission lapsed.

Land uses and character of surrounding area Adjacent canal in a predominantly residential 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?

Housing

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood risk zones only on the canal side boundary edge.

Are there any environmental constraints to development?

Possible contamination from previous uses. Northern part of site within 250m buffer zone of landfill site.

What are the potential impacts of the development?

Loss of green space.

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

Within 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 d	levelopment?			
Is the site available for d	levelopment?: Yes			
Are there any legal or ov	wnership problems? None			
If issues have been ident	tified, how will and when wil	I these be overcome?		
No irresolvable physical/en	vironmental constraints.			
Has planning permission	been granted previously?:	Yes		
What is the likely timeso	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	ild out rate?: 30 dwellings pe	r annum		
Is the site suitable?:	There are no known irresolvable suitable access could potentially	e physical/environmental constraints preventing de y be achieved.	evelopment and a	
Is the site available?:	Previous strong developer intere	est in the site. Residential planning permission now	lapsed.	
Is the site achievable?	timeframe shown based on a ju	onable prospect that development will be delivered dgement of the potential economic viability of the and let/sell the development over that period.		
these be overcome?:	•	e suitability, availability and achievability of a	site, how will	
No irresolvable physical/environmental constraints.				
Site to be excluded from	the SHELAA? No			

Site Description
Site Reference: PSH311 Site name/location: Sital House, 3 to 6 Cattlemarket.
Site size: 0.04 ha Parish: Loughborough
Current land use and character: Retail/Leisure Use within Loughborough Town Centre
If site is currently being developed what progress has been made: Site works not started yet.
Land uses and character of surrounding area Town centre uses
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/Retail/Leisure
Assessment of constraints and potential impacts
Are there any physical constraints to development?
Not within a Flood Risk Zone but just outside Flood Zone 2.
Are there any environmental constraints to development?
None
What are the potential impacts of the development?
Site between two Listed Buildings. Within Archaeological Alert Zone. Within 100m of Archaeological Site.
Is the site affected by the development plan, emerging plan policy and national policy?: DRAFT ALLOCATION HS19
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? 15

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 known irresolvable phy	vsical/environmental constraints			
Has planning permission	n been granted previously?: Yes			
What is the likely times	cale for development?			
What is the time frame	for development 0-5, 6-10 or 11-15 years?:0 - 5 years			
What is the expected build out rate?: 15 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?:	Site has Prior Approval Notification for conversion of office space into 15 flats.			
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.			
	identified that impact on the suitability, availability and achievability of a site, how will			
these be overcome?:	reical (any iran montal constraints			
No known irresolvable physical/environmental constraints.				
Site to be excluded from	n the SHELAA? No			

Site Description

Site Reference: PSH369 Site name/location: Land at 341 Beacon Road

Site size: 0.48ha Parish: Loughborough

Current land use and character: N/A Site Under construction

If site is currently being developed what progress has been made: Site underconstruction and is expected to build

out during 2020/21

Land uses and character of surrounding area N/A Site Under construction

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?

N/A Site Underconstruction

Are there any environmental constraints to development?

N/A Site Underconstruction

What are the potential impacts of the development?

N/A Site Underconstruction

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

N/A Site Underconstruction

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

N/A Site Under construction

Would the site contribute to any regeneration priority areas? N/A Site Under construction

What is the development potential of the site?

Dwellings / employment floorspace m2?

5

Is the site available for development?				
Is the site available for development?:	N/A Site Under			
	construction			
Are there any legal or ownership proble	ems? N/A 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?: Yes			
What is the likely timescale for develop	pment?			
What is the time frame for developmen	nt 0-5, 6-10 or 11-15 years? Within 5 years			
What is the expected build out rate?:	5 dwellings per annum			
	own irresolvable physical/environmental constraints preventing development. The coess to service and facilities within Loughborough and has the benefit of planning			
Is the site available?: N/A Site Under o	construction			
Is the site available:	Solisti detion			
Is the site achievable? Site is under cor	Site is under construction and is expected to build out within 5 years			
If constraints have been identified that these be overcome?:	impact on the suitability, availability and achievability of a site, how will			
N/A Site Under construction				
Site to be excluded from the SHELAA?	No			

Site Description

Site Reference: PSH247 Site name/location: Land to the North of Ling Road, Loughborough

Site size: 5.28ha Parish: Loughborough

Current land use and character: Site underconstruction

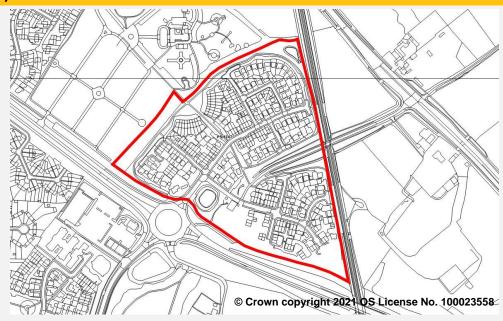
If site is currently being developed what progress has been made: Site underconstruction with 35 dwellings left to

build out of the original 223 dwellings as at 31st

March 2020.

Land uses and character of surrounding area Housing, recreation ground, open space and agriculture

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?

N/A Site underconstruction

Are there any environmental constraints to development?

N/A Site underconstruction

What are the potential impacts of the development?

N/A Site underconstruction

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

N/A Site underconstruction

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

N/A Site underconstruction

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 o	development?
Is the site available for	development?: N/A Site under construction
Are there any legal or o	wnership problems? N/A Site underconstruction
If issues have been iden	tified, how will and when will these be overcome?
N/A Site underconstruction	n
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bu	uild out rate?: 50 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 underconstruction
Is the site achievable?	Site will be developed within 5 years.
If constraints have been these be overcome?: N/A Site underconstruction	identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	n the SHELAA? No

Site Description

Site Reference: PSH251 Site name/location: Sports Ground off, Leicester Road

Site size: 2.20 ha Parish: Loughborough

Current land use and character: Playing fields

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

Land uses and character of surrounding area | Cemetery/crematorium/Great Central Railway

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?

Either housing or 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?

Occasional noise from adjacent Great Central Railway.

What are the potential impacts of the development?

Adjacent to Great Central Railway habitat corridor and charnwood water LWS

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

Outside Limits to Development. In Area of Local Separation.

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?

41

Is the site available for development?			
Is the site available for o	development?: Yes		
Are there any legal or o	wnership problems? The lar	nd is subject to a lease.	
If issues have been iden	tified, how will and when wil	I 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 build out rate?: 41 dwellings per annum			
Is the site suitable?:		e physical/environmental constraints preventing development, the development within Loughborough.	
Is the site available?:	The site does not have planning	permission and is presently leased.	
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?:	identified that impact on the	e suitability, availability and achievability of a site, how will	
No irresolvable physical/environmental constraints.			
Site to be excluded from	n the SHELAA? No		

Site Description				
Site Reference:	PSH490	Site name/location:	Beacon House, 10 Fores	t Road
Site size: 0.06 ha	Parish:	oughborough		
Current land use a	nd character:	31(a) Offices in a detached 2 sto	orey Victorian building.	
If site is currently	being develope	d what progress has been n	nade: Site under const	ruction.
Land uses and cha	racter of surrou	unding area South of Loughb	orough town centre in a p	predominantly residential area.
Site Boundary				
		Pateo Que Croyvin co	pyright 2021 OS License N	o.100023558
Assessment of pot	ential use of th	e site	~~~ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	>> X *Y
Initial assessment	of whether the	site is suitable for a particu	lar use or as part of a	mixed-use development?
Housing				
Assessment of cor	straints and po	tential impacts		
		•		
None	sical constraints	s to development?		
Are there any envi	ironmental con	straints to development?		
	ntial impacts o	f the development?		
Within Conservation	<u> </u>	f the development?		
Is the site affected DRAFT ALLOCATION	· ·	oment plan, emerging plan _l	policy and national pol	icy?:
How appropriate a	and what is the	likely market attractiveness ttractive place to live and mark		opment proposed?
		regeneration priority areas?		
	•			
What is the devel				Total Control of the
Dwellings / emplo	syment floorspa	ace 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	vsical/environmental constraints			
Has planning permissio	n been granted previously?: Yes			
What is the likely times	scale for development?			
What is the time frame	for development 0-5, 6-10 or 11-15 years? 0 -5 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, the site is in a suitable location for development and a suitable access can be achieved.			
Is the site available?:	Planning application granted.			
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				
	sical/environmental constraints			
No known irresolvable phy				
No known irresolvable phy				
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No known irresolvable phy				

Site Description				
	PSH491	Site name/location:	31 - 32 Market Place	
one nererence.	P3П491	one name, rocation	31 32 Walker lace	
Site size: 0.02 ha	Parish:	Loughborough		
Current land use	and character:	Offices		
If site is currently	being develop	oed what progress has been m	nade: Site not yet	started.
Land uses and cha	aracter of surr	ounding area Within the heart	of Loughborough Town (Centre.
Site Boundary				
	1	PSHSSY Results Resu	yright 2021 OS License No.	100023558
Assessment of po	tential use of	the site		
Initial assessment	t of whether th	ne site is suitable for a particu	lar use or as part of a	mixed-use development?
Housing/Commercia	al			
Assessment of co	nstraints and r	ootential impacts		
	_	•		
	sicai constrair	nts to development?		
No Flood risk				
Are there any env	vironmental co	instraints to development?		
None				
What are the pote	ential impacts	of the development?		
Within Archeaologic	cal alert zone.			
Is the site affector	d by the devel	opment plan, emerging plan ı	nolicy and national no	liov2.
DRAFT ALLOCATION		opment pian, emerging pian	Joney and national pol	ncy:.
		e likely market attractivenes	s for the type of devel	opment proposed?
		attractive place to live and mark	• • • • • • • • • • • • • • • • • • • •	
		y regeneration priority areas?		
What is the deve	lopment poter	ntial of the site?		
Dwellings / empl				

CHARIVVOOD SHELAA SITE ASSESSIVIENT 2020				
Is the site available for development?				
Is the site available for development?: Yes				
Are there any legal or or	wnership problems? None			
If issues have been iden	tified, how will and when will these be overcome?			
No known irresolvable phy	sical/environmental constraints.			
Has planning permission	n been granted previously?: Yes			
What is the likely times	cale for development?			
What is the time frame	for development 0-5, 6-10 or 11-15 years? 0 -5 years			
What is the expected bu	aild out rate?: 5 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 application granted.			
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?:	identified that impact on the suitability, availability and achievability of a site, how will sical/environmental constraints.			
Site to be excluded from				

Site Description

Site Reference: PSH284 Site name/location: Land south of Nanpantan Road

Site size: 4.7 ha Parish: Loughborough

Current land use and character: Arable field with hedgerows

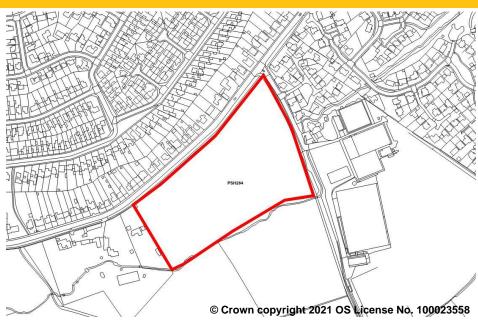
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area Edge of forest side of Loughborough adjacent sports ground. Has

commanding views of the Outwoods as it rises up from the site. Brook runs

through centre 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?

Site affected by Flood zone 2,3a & 3b on southern boundary.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 agricultural land. Site with lower ecological value.

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.

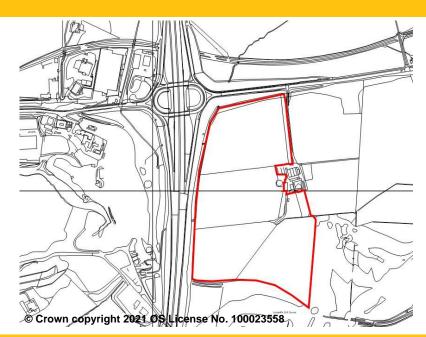
Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

la di a sir a sir di di f	davida			
Is the site available for development?				
Is the site available for development?: Yes				
Are there any legal or o				
	tified, 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?: 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?:	Planning application submitted for 74 dwellings but subsequently refused, site also refused on Appeal.			
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 PSH467.			
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will			
No irresolvable physical/er	nvironmental constraints.			

Site Desc	ription				
Site Refer	rence:	PSE285	Site r	name/location:	Land East of Junction J23 M1
Site size:	22.3 ha	Parish:	Loughborough		
Current la	and use	and character:	Agricultural		
If site is c	urrently	y being develop	ed what prog	ress has been m	nade: N/A
Land uses	and ch	naracter of surro	ounding area	M1, A512, Longo	liffe Golf Course and Agricultural land

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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Burleigh Brook has it headwaters within the site and flows eastwards towards Loughborough University. The Brook would form the basis of a green corridor through the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land. Within National and Charnwood Forest.

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 is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

86,931 sq.m.

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/er	·			
	on been granted previously?: No			
rias pianning permission	in been granted previously:.			
What is the likely times	scale for development?			
What is the time frame	for development 0-5, 6-10 or 11-15 years?:6-10 years			
What is the expected by	uild out rate?: 2ha 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 adjacent to Loughborough, Shepshed and the M1.			
Is the site available?:	The site does not have planning permission but there is strong developer 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.			
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	m the SHELAA? No			

Site Description

Site Reference: PSH385 Site name/location: Duke Street Motors, King Edward Road, LE11 1RZ

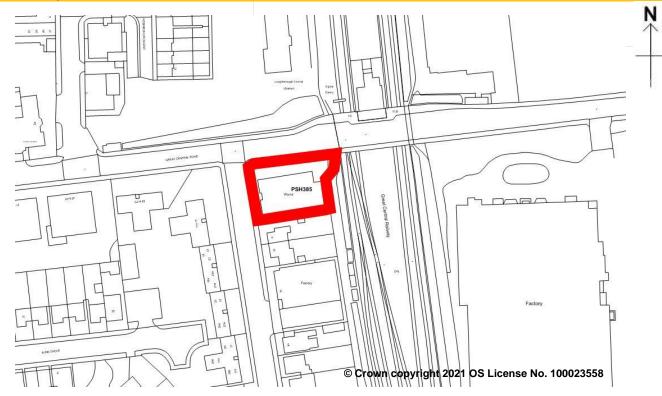
Site size: 0.09ha Parish: Loughborough

Current land use and character: Car repair premises.

If site is currently being developed what progress has been made: Planning Permission for 9 dwellings has lapsed.

Land uses and character of surrounding area The area in which the site is located is primarily residential although there are other industrial and commercial premises in the 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?

Housing

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?

Possible contamination from previous uses.

What are the potential impacts of the development?

Negligible

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

Within 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? Yes

What is the development potential of the site?				
Dwellings / employment floorspace m2?				
Is the site available for	·			
Is the site available for	development?: Yes			
Are there any legal or o				
	ntified, how will and when will these be overcome?			
	vsical/environmental constraints			
Has planning permission	n been granted previously?: Yes			
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 by	uild out rate?: 9 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.			
Is the site available?:	The site no longer has planning permission but previously put forward by the owner of 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.			
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will sical/environmental constraints.			
Site to be excluded from				

Site Description			
Site Reference:	PSH395	Site name/location:	11-14 Albert Terrace r/o 3 High Street
Site size: 0.01 ha	Parish:	Loughborough	
Current land use	and character:	Site Under construction	
If site is currently	y being develop	oed what progress has been m	ade: Site under construction
Land uses and ch	aracter of surr	ounding area Site Underconstru	uction
Site Boundary			
		PSH395 © Crown	Copyright 2021 OS License No. 100023558
Assessment of po	otential use of	the site	
Initial assessmen	t of whether tl	ne site is suitable for a particu	lar use or as part of a mixed-use development?
Housing/Commerc	ial		
Assessment of co	onstraints and I	potential impacts	
Are there any ph	ysical constraii	nts to development?	
N/A Site Under con	struction		
Are there any en	vironmental co	onstraints to development?	
N/A Site Under con		•	
What are the pot	tential impacts	of the development?	
N/A Site Under cor	struction		
Is the site affecte	ed by the devel	opment plan, emerging plan p	olicy and national policy?:
N/A Site Under con			
How appropriate N/A Site Undercons		ne likely market attractiveness	for the type of development proposed?
-		y regeneration priority areas?	No
What is the deve			

Is the site available for development?: N/A Site Under construction Are there any legal or ownership problems? N/A Site Under construction	
Under construction	
Are there any legal or ownership problems? N/A Site Under construction	
, -	
If issues have been identified, how will and when will these be overcome?	
N/A Site Underconstruction	
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? Within 5 years	
What is the expected build out rate?: 7 dwellings per annum	
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development, the	•
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.	е
Is the site available?: The site has planning permission.	
Is the site achievable? Site under construction and expected to build out within 5 years.	
If constraints have been identified that impact on the suitability, availability and achievability of a site, how we these be overcome?: N/A Site Underconstruction. Site to be excluded from the SHELAA? No	

Site Description						
Site Reference:	PSH380	Site name/	location: ⊺	he Royal George 7 T	he Coneries	
Site size: 0.07ha	Parish:	Loughborough				
Current land use a	and character:	Site under constructi	ion			
If site is currently	being develop	ed what progress h	ias been ma	ade: Site under co	nstruction, all floor level	s built.
Land uses and cha	racter of surr	ounding area Site u	nderconstru	ction		
Site Boundary						
		PSH38b	© Crown con	nyright 2021 OS Licens	Se No. 100023558	X
Assessment of pot	tential use of	the site				
		ne site is suitable fo	r a particula	ar use or as part of	f a mixed-use develop	ment?
Housing/Commercia						
Assessment of cor	ا nstraints and	ootential impacts				
		its to development?	?			
N/A Site under cons						
N/A Site under cons		nstraints to develo	pment?			
What are the pote	ential impacts	of the developmen	t?			
N/A Site under cons	truction	-				
Is the site affected	d by the devel	opment plan, emerg	ging plan po	olicy and national	policy?:	
N/A Site under cons	truction					
How appropriate a N/A Site underconst		e likely market attr	activeness	for the type of dev	velopment proposed?	
-		y regeneration prio	rity areas?	No		
What is the devel	opment poter	tial of the site?				
Dwellings / emplo	yment floors	pace m2?	40			

Is the site available for de	
is the site available for ac	velopment?
Is the site available for de	velopment?: N/A Site under construction
Are there any legal or own	nership problems? N/A Site under construction
If issues have been identif	fied, how will and when will these be overcome?
N/A Site Underconstruction	
Has planning permission b	peen granted previously?: Yes
What is the likely timesca	le for development?
What is the time frame fo	r development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected built	d out rate?: 40 dwelligs per annum
	There are no known irresolvable physical/environmental constraints preventing development, the lite is in a suitable location for development.
Is the site available?:	ite underconstruction
Is the site achievable?	ite is expected to build out within 5 years
If constraints have been in these be overcome?: N/A Site underconstruction	dentified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from t	the SHELAA? No

Site Description

Site name/location: Westfields, 192 Ashby Road Site Reference: PSH414

Parish: Loughborough Site size: 0.23 ha

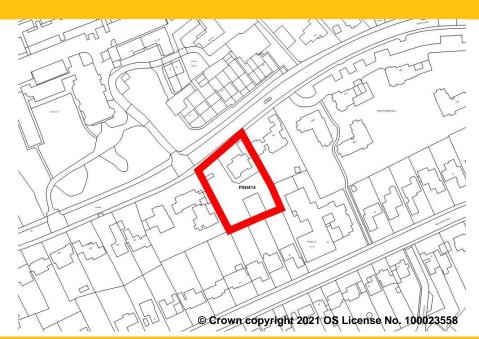
Current land use and character: Site underconstruction

Site underconstruction and expected to complete If site is currently being developed what progress has been made:

in 2021.

Land uses and character of surrounding area | The built environment surrounding the site is largely made up of substantial 2 and 3 storey buildings situated in generous plots of land.

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?

N/A Site underconstruction.

Are there any environmental constraints to development?

N/A Site underconstruction.

What are the potential impacts of the development?

N/A Site underconstruction.

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

N/A Site underconstruction.

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

N/A Site underconstruction.

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?: N/A Site under construction
Are there any legal or ownership problems? N/A 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?: Yes
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?: 8 dwellings per annum
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.
Is the site available?: The site has planning permission.
Is the site achievable? Site is expected to build out within 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 underconstruction.
Site to be excluded from the SHELAA? No

Site Description
Site Reference: PSH497 Site name/location: Abbeyfield, 190 Ashby Road
Site size: 0.12 ha Parish: Loughborough
Current land use and character: Care Home
If site is currently being developed what progress has been made: Site works not started yet
Land uses and character of surrounding area The built environment surrounding the site is largely made up of substantial 2 and 3 storey buildings situated in generous plots of land.
Site Boundary
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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? Care Home
Assessment of constraints and potential impacts
Are there any physical constraints to development?
Not within Flood Risk Zone
Not Within Flood Risk Zone
Are there any environmental constraints to development?
None
What are the potential impacts of the development?
Within Conservation Area.
Is the site affected by the development plan, emerging plan policy and national policy?:
Within 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 notantial of the site?
What is the development potential of the site? Dwellings / employment floorspace m2? 13
Dwellings / employment floorspace m2? 13

Is the site available for	develonment?				
Is the site available for development?					
Is the site available for development?: Yes					
Are there any legal or o	• •	ems? None and when will these be overcome?			
No known irresolvable phy					
Has planning permissio	n been granted p	previously?: No			
What is the likely times	cale for develop	ment?			
What is the time frame	for developmen	t 0-5, 6-10 or 11-15 years?: 0 -5 years			
What is the expected be	uild out rate?:	13 dwellings per annum			
Is the site suitable?:	There are no kno	own irresolvable physical/environmental constraints preventing development, the			
	site is in a suitabl	le location for development and a suitable access can be achieved.			
Is the site available?:	Planning applicat	ion granted.			
Is the site achievable?	There is consider	red to be a reasonable prospect that development will be delivered within the			
is the site achievable:	timeframe shown	n based on a judgement of the potential economic viability of the site and			
		ity to complete and let/sell the development over that period.			
If constraints have beer these be overcome?:	n identified that i	impact on the suitability, availability and achievability of a site, how will			
No known irresolvable phy	sical/environment	al constraints.			
Site to be excluded from	n the SHELAA?	No			

Site Description			
•	DCHAOO		be at the state of
Site Reference:	PSH498	Site name/location:	89-91 Nottingham Road
Site size: 0.02 ha	Parish:	oughborough	
Current land use	and character:	Residential housing	
If site is currentl	y being develope	ed what progress has been m	nade: Site works not started yet
Land uses and cl	naracter of surro	unding area Mixed commerci	al / residential area.
Site Boundary			
	Compact Freezy G. CFOWN	copyright 2021 OS License No. 10	SH438
Assessment of p	otential use of th	ne site	
Initial assessmen	nt of whether the	e site is suitable for a particu	llar use or as part of a mixed-use development?
Residential			
Assessment of co	onstraints and no	ntential impacts	
	•	· ·	
Not within Flood R	-	ts to development?	
NOT WITHIN FIOOD R	isk zone		
Are there any en	ivironmental cor	straints to development?	
What are the po	tential impacts o	of the development?	
None.			
Is the site affect	ed by the develo	pment plan, emerging plan p	policy and national policy?:
Within the Limits t		, , , , , , , , , , , , , , , , , ,	
		e likely market attractiveness attractive place to live and mark	s for the type of development proposed? et homes.
Would the site c	ontribute to any	regeneration priority areas?	? No
What is the deve	elopment potent	ial of the site?	
Dwellings / emp	loyment floorspa	ace m2? 8	

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 times	cale for development?			
What is the time frame for development 0-5, 6-10 or 11-15 years?:0 -5 years				
What is the expected bu	uild out rate?: 8 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 application granted.			
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.				

Would the site contribute to any regeneration priority areas? No

Site Description					
Site Reference:	PSH415	Site name/location:	Land off Highland Drive and Knox road		
Site size: 0.75ha	Parish:	Loughborough			
Current land use	and character:	segregated by fencing from the	forms undeveloped land which has been surrounding residential development and an e/playarea on its eastern boundary.		
If site is currently	y being develop	ed what progress has been n	nade: 16 remain to be built out of the original 24 dwellings.		
Land uses and ch	naracter of surro	tunding area The surrounding developed mode	area forms part of a recently ern residential scheme constructed over a number of years.		
Site Boundary					
		© Ejówn co	pyright 2024-0S License No. 100023558		
Assessment of p	otential use of t	he site	7011		
Initial assessmer Housing	nt of whether th	e site is suitable for a particu	ılar use or as part of a mixed-use development?		
Assessment of co	onstraints and p	otential impacts			
Are there any ph	ysical constrain	ts to development?			
None					
Are there any en	vironmental co	nstraints to development?			
None					
•	tential impacts	of the development?			
None					
DRAFT ALLOCATIO		pment plan, emerging plan	policy and national policy?:		
		e likely market attractivenes	s for the type of development proposed?		
		attractive place to live and mark			

What is the developmen	nt notantial of the site?
Dwellings / employmen	
Is the site available for o	
Is the site available for o	•
Are there any legal or or	
	ntified, how will and when will these be overcome?
No irresolvable physical/er	
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
	for development 0-5, 6-10 or 11-15 years?:0 -5 years
	uild out rate?: 16 dwellings per annum
<u> </u>	
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.
Is the site available?:	Site under construction and will be completed in 2020.
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/er	n identified that impact on the suitability, availability and achievability of a site, how will invironmental constraints.
Site to be excluded fron	n the SHELAA? No

Site Description
Site Reference: PSH416 Site name/location: 41A Nottingham Road
Site size: 0.07 ha Parish: Loughborough
Current land use and character: Workshop/light industry
If site is currently being developed what progress has been made: Planning permission granted, site works not started yet.
Land uses and character of surrounding area Residential suburban street close to Loughborough town centre.
Site Boundary
Psyste (Crown copyright 2021 OS License No. 100023558)
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?
Residential
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?
Adjacent Archaeological Alert Zone. Possible minor bat issues.
Is the site affected by the development plan, emerging plan policy and national policy?: Within 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	•				
, ,	ntified, how will and when will these be overcome?				
No irresolvable physical/e					
Has planning permission	n been granted previously?: Yes				
What is the likely times	cale for development?				
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years				
What is the expected be	uild out rate?: 8 dwellings per annum				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within Loughborough and a suitable access could potentially be achieved.				
Is the site available?:	Planning application granted.				
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				
Site to be excluded from					

Site Description

Site name/location: 108 - 114 Nottingham Road **Site Reference:** PSH417

Parish: Loughborough Site size: 0.08 ha

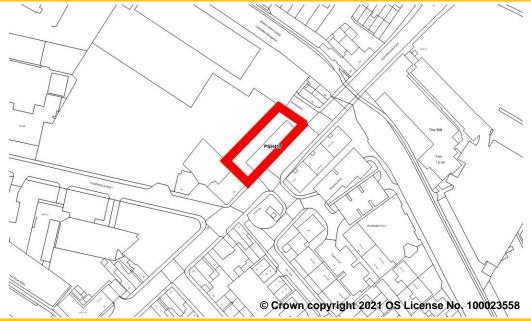
Current land use and character: N/A Site Under construction

Site underconstruction and expected to complete If site is currently being developed what progress has been made:

in 2020.

Land uses and character of surrounding area | Canalside location on mixed commercial/residential thoroughfare between train station and town centre.

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?

N/A Site Under construction

Are there any environmental constraints to development?

N/A Site Under construction

What are the potential impacts of the development?

N/A Site Under construction

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

N/A Site Under construction

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

N/A Site Under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings/employment floorspace m2? 13

Is the site available for d	evelopment?		
Is the site available for d	•	N/A Site Under construction	
Are there any legal or ov	vnership probl	ems? N/A Sit	te Under construction
If issues have been ident	tified, how will	and when wil	Il these be overcome?
N/A Site Under construction	n		
Has planning permission	been granted	previously?:	No
What is the likely timeso	ale for develop	ment?	
What is the time frame f	or developmer	nt 0-5, 6-10 or	11-15 years? Within 5 years
What is the expected bu	ild out rate?:	13 dwellings pe	er annum
Is the site suitable?:			e physical/environmental constraints preventing development and for development within Loughborough.
Is the site available?:	N/A Site Under construction		
Is the site achievable?	N/A Site Under	construction	
If constraints have been these be overcome?: N/A Site Under construction		impact on the	e suitability, availability and achievability of a site, how will
Site to be excluded from	the SHELAA?	No	

Site Description

Site Reference: PSH418 Site name/location: 1 Morley Street

Site size: 1.62 ha Parish: Loughborough

Current land use and character: Substantial former mill building.

If site is currently being developed what progress has been made: Site underconstruction, amended application

submitted after 31st March 2019 to reduce site

capacity to 203.

Land uses and character of surrounding area Substantial former mill building, canal along southern boundary.

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/Commercial

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site underconstruction

Are there any environmental constraints to development?

N/A Site underconstruction

What are the potential impacts of the development?

N/A Site underconstruction

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

N/A Site underconstruction

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

N/A Site underconstruction

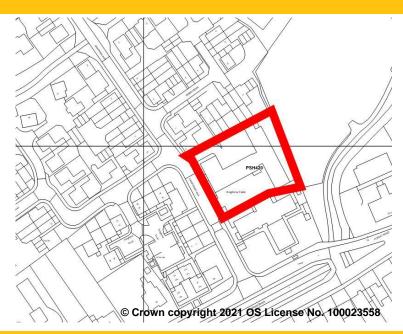
Would the site contribute to any regeneration priority areas? Yes

What is the development potential of the site?

Is the site available for o	levelopment?
Is the site available for o	development?: Yes
Are there any legal or o	wnership problems? N/A Site underconstruction
If issues have been iden	tified, how will and when will these be overcome?
N/A Site underconstruction	1
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
	uild out rate?: 50 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access can be achieved.
Is the site available?:	Site underconstruction
Is the site achievable?	Site underconstruction.
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
N/A Site underconstruction	1.

Site Desc	ription						
Site Reference: PSH420		Site name/location:		Kingfisher Halls, Kingfisher Way			
Site size:	0.23ha	Parish:	Loughborough				
Current land use and character: Student l		Student Halls	of Residence				
If site is c	urrently	being develop	ed what prog	ress has been m	ade:	Planning permission lapsed.	
G I			Residential area	close to	Coughborough town centre and Loughborough		

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?

Flood Risk Zones around the site, though this is an extension to an existing site and had a permission where the flood risk was deemed acceptable.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

None

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

Within 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?

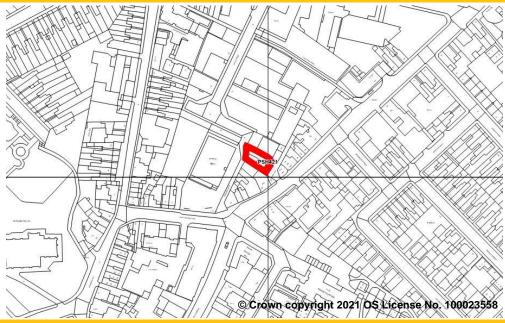
Dwellings / employment floorspace m2?

Is the site available for	development?			
Is the site available for	development?: Yes			
Are there any legal or o	ownership problems? None			
If issues have been ider	ntified, how will and when will these be overcome?			
No irresolvable physical/e	nvironmental constraints.			
Has planning permissio	n been granted previously?: Yes			
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 be	uild out rate?: 12 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within Loughborough and a suitable access can be achieved.			
Is the site available?:	The site had a planning permission which has now lapsed.			
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	n identified that impact on the suitability, availability and achievability of a site, how will			
these be overcome?:				
No irresolvable physical/er	nvironmental constraints.			
Site to be excluded from	n the SHELAA? No			

Site Description Site Reference: Site name/location: 12-14 Cotes Yard PSH421 Parish: Loughborough Site size: 0.02 ha **Current land use and character:** Workshop Planning permission granted site works not started If site is currently being developed what progress has been made: yet.

Land uses and character of surrounding area | Within a commercial/residential/industrial area close to Loughborough Town Centre.

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?

Outside flood risk zones.

Are there any environmental constraints to development?

Possible contamination from previous uses.

What are the potential impacts of the development?

None

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

Within 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?

Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	
	ntified, how will and when will these be overcome?
No irresolvable physical/er	
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
	for development 0-5, 6-10 or 11-15 years? Within 5 years uild out rate?: 8 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within Loughborough and a suitable access can be achieved.
Is the site available?:	The site has planning permission.
Is the site achievable?	Site is expected to build out within 5 years.
If constraints have been these be overcome?: No irresolvable physical/er	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
one to be excluded in on	

Dwellings / employment floorspace m2?

CHARINWOOL	J SHELAA SITE	ASSESSIVIEINI ZUZU		
Site Description				
Site Reference:	PSH422	Site name/location:	19 Frederick Street	
Site size: 0.05 ha	Dorich: Lo	ughborough		
Current land use	and character: C	eared site- former training cer	itre	
-		what progress has been m		
Land uses and ch	aracter of surrou	nding area Predominantly re	esidential close to Loughborough Town Centre.	
Site Boundary				
		© Crown cop	yright 2021 OS License No. 100023558	+
Assessment of po	otential use of the	site		
Initial assessmen	t of whether the	site is suitable for a particu	lar use or as part of a mixed-use development?	
Residential				
Assessment of co	onstraints and pot	ential impacts		
Are there any ph	ysical constraints	to development?		
Not within flood ris	sk zones.			
Are there any en	vironmental cons	traints to development?		
No site cleared read	dy for construction.			
-	<u> </u>	the development?		
Site cleared ready f	for construction.			
Is the site affecte Within Limits to De		ment plan, emerging plan p	policy and national policy?:	
			for the type of development proposed?	
		tractive place to live and mark		
Would the site co	ontribute to any r	egeneration priority areas?	NO NO	
What is the deve	elopment potentia	al of the site?		

9

evelopment? Evelopment?: Yes
evelopment?: Yes
•
nership problems? None
fied, how will and when will these be overcome?
ronmental constraints.
been granted previously?: Yes
lle for development?
or development 0-5, 6-10 or 11-15 years? Within 5 years
d out rate?: 9 dwellings per annum
There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within Loughborough and a suitable access can be achieved.
he site has planning permission.
Site is expected to build out within 5 years.
dentified that impact on the suitability, availability and achievability of a site, how will ironmental constraints.
i

Site Description			
Site Reference:	PSH423	Site name/location:	4 Moor Lane
Site size: 0.06 ha	Parish:	Loughborough	
Current land use	and character:	Outbuildings and old stable buil	ding.
If site is currently	being develop	oed what progress has been m	nade: No work started yet.
Land uses and cha	aracter of surr	ounding area Within built up u	rban area of Loughborough close to the town centre.
Site Boundary			
		© Crown copyrigi	N
Assessment of po			
	t of whether t	ne site is suitable for a particu	lar use or as part of a mixed-use development?
Residential			
Assessment of co	nstraints and	potential impacts	
Are there any phy	ysical constrai	nts to development?	
Not within flood risl	k zones.		
Are there any env	vironmental co	nstraints to development?	
What are the pot	ential impacts	of the development?	
None	•	•	
Is the site affecte	d by the devel	opment plan, emerging plan p	policy and national policy?:
Within the Limits to	•	-	
		•	for the type of development proposed?
		attractive place to live and mark	
Would the site co	ntribute to an	y regeneration priority areas?	No
What is the devel	opment poter	tial of the site?	

5

Dwellings / employment floorspace m2?

CHARNWOOD SHE	LAA 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 irresolvable physical/e	nvironmental constraints.
Has planning permissio	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected be	uild out rate?: 5 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within Loughborough and a suitable access can be achieved.
Is the site available?:	The site has planning permission.
Is the site achievable?	Site is expected to complete within 5 years.
No irresolvable physical/e	

Site Description
Site Reference: PSH425 Site name/location: 39 - 40 Baxter Gate
Site size: 0.03 ha Parish: Loughborough
Current land use and character: Vacant commercial building
If site is currently being developed what progress has been made: Site works not started
Land uses and character of surrounding area Edge of town centre opposite Grade II Listed Odeon Cinema.
Site Boundary
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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 zones.
Are there any environmental constraints to development?
None
What are the potential impacts of the development?
None
Is the site affected by the development plan, emerging plan policy and national policy?:
Within the 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?

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Site Description

Site Reference: PSE134 Site name/location: West of Loughborough Sustainable Urban Extension

Site size: 16 ha Parish: Loughborough

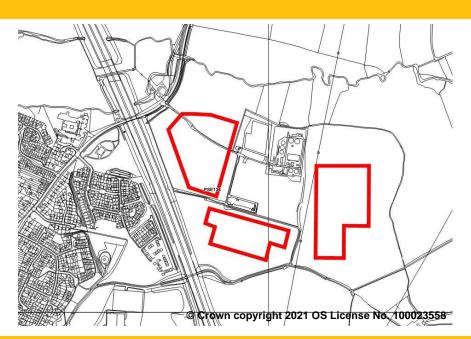
Current land use and character: Greenfield

If site is currently being developed what progress has been made: Site works not yet started.

Land uses and character of surrounding area | Close to Historic Park and Garden setting adjacent M1 Motorway and to the

residential edge of west Loughborough.

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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones. Overhead power lines run through the employment site.

Are there any environmental constraints to development?

Within buffer zone of old landfill site. Adjacent sewerage works.

What are the potential impacts of the development?

Grade 3 Agricultural Land.

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

DRAFT EMPLOYMENT ALLOCATION ES3

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

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

62,800sq.m.

CHARNWOOD SHE	LAA 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 irresolvable physical/er	nvironmental constraints.
Has planning permissio	n been granted previously?: Yes
What is the likely times	scale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected be	uild out rate?: 1ha 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 adjacent to Loughborough.
Is the site available?:	Planning permission granted for up to 3,200 dwellings and 15ha of employment land.
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 these be overcome?: No irresolvable physical/ea	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	
Site to be excluded from	

Site Desc	ription			
Site Refe	rence:	PSE251	Site name/location:	Sports Ground off, Leicester Road
Site size:	2.20 ha	Parish:	Loughborough	
Current la	and use	and character:	Playing fields	
If site is c	urrently	y being develop	ed what progress has been n	nade: N/A
Land uses	and ch	aracter of surro	ounding area Cemetery/crema	itorium/Great Central Railway

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 or 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?

Occasional noise from adjacent Great Central Railway.

What are the potential impacts of the development?

Adjacent to Great Central Railway habitat corridor and charnwood water LWS

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

Outside Limits to Development. In Area of Local Separation.

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

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

8,650 sq.m.

CHARNWOOD SHE	LAA SITE ASSESSMENT 2020				
Is the site available for	development?				
Is the site available for	development?: No				
Are there any legal or o	wnership problems? The land is subject to a lease.				
If issues have been ider	ntified, how will and when will these be overcome?				
No irresolvable physical/e	nvironmental constraints.				
Has planning permissio	n been granted previously?: No				
What is the likely times	scale for development?				
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years				
What is the expected be	uild out rate?: 1ha 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 within Loughborough.				
Is the site available?:	The site does not have planning permission and is presently leased.				
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.				
these be overcome?: No irresolvable physical/e					

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Site	νe	SCII	DU	OH

Site Reference: PSE344 Site name/location: Local Plan Science Park Extension

Site size: 6.7 ha Parish: Loughborough

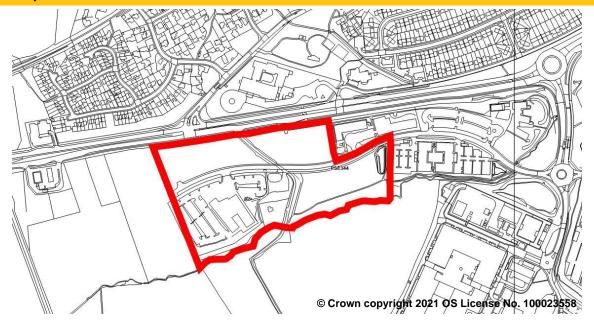
Current land use and character: Site underconstruction

If site is currently being developed what progress has been made: Site developing well with one of the new offices

expected to complete in 2020.

Land uses and character of surrounding area Adjacent Loughborough University and edge of Loughboroughs urban 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?

Employment Land

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site Under construction

Are there any environmental constraints to development?

N/A Site Under construction

What are the potential impacts of the development?

N/A Site Under construction

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

N/A Site Under construction

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

N/A Site Under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

23,450sq.m.

Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or o	wnership problems? N/A Site Under construction
, -	tified, how will and when will these be overcome?
N/A Site Under construction	yn .
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bu	uild out rate?: 1ha 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 within Loughborough.
Is the site available?:	The site has planning permission.
Is the site achievable?	Site under construction.
If constraints have been these be overcome?: N/A Site Under construction	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	n the SHELAA? No

Site	Descriptio	n

Site Reference: PSE342 Site name/location: Loughborough Science and Enterprise Park

Site size: 77 ha Parish: Loughborough

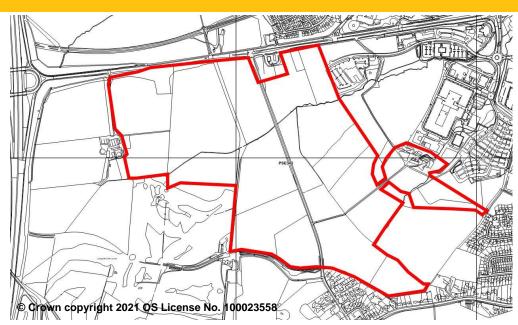
Current land use and character: Agricultural Land

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

Land uses and character of surrounding area | Edge of Loughborough, rural outlook, adjacent University and close to M1

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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?

Science Park

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood risk zones 2,3a & 3b along the course of the Burleigh Brook which runs west to east across northern part of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land. Within Charnwood Forest. Two Archaeological sites within boundary. Public Footpath K63 runs from Snell's Nook Lane through the site, along Burleigh Brook to New Ashby Road, Loughborough.

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

Outside the Limits to Development. Core Strategy Allocation.

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

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

269,500sq.m.

development?
development?: Yes
ownership problems? None
ntified, how will and when will these be overcome?
nvironmental constraints.
n been granted previously?: No
scale for development?
for development 0-5, 6-10 or 11-15 years? 6-10 years uild out rate?: 2ha per annum
There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to Loughborough
The site does not have planning permission but strong developer interest in the site.
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.
n identified that impact on the suitability, availability and achievability of a site, how will nvironmental constraints.
n the SHELAA? No

Site Descri	iption			
Site Refere	ence:	PSE345	Site name/location:	Dishley Grange
Cito cizo.	0 5 ha	Darich	Loughborough	

Current land use and character: Dominated by arable land and bisected by a wet ditch.

If site is currently being developed what progress has been made: Outline permission granted with Reserved Matters

now submitted for Phase 1.

Land uses and character of surrounding area | Agricultural land between western Loughborough and Hathern.

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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Zone 2 across most of the developable area.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Retention and buffering of ditch, mititgation should be acheivable on site. Grade 2 & 3 Agricultual Land within boundary. 2 Archaeological sites within boundary.

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

Outside the Limits to Development.

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

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

38,880sq.m.

Is the site available for de	evelopment?
Is the site available for de	evelopment?: Yes
Are there any legal or ow	vnership problems? None
If issues have been ident	ified, how will and when will these be overcome?
No irresolvable physical/env	vironmental constraints.
Has planning permission	been granted previously?: Yes
What is the likely timesca	ale for development?
What is the time frame for	or development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected bui	Id out rate?: 1ha per annum
	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent Loughborough.
Is the site available?:	The site has planning permission.
	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 in these be overcome?: No irresolvable physical/env	identified that impact on the suitability, availability and achievability of a site, how will vironmental constraints.
Site to be excluded from	the SHELAA? No

Site Description

Site size: 1.25ha

Site Reference: PSE356 Site name/location: Dishley Road Allocation

Current land use and character: Industrial site with large area of mown grassland and tall ruderal/ rank grassland on west

side.

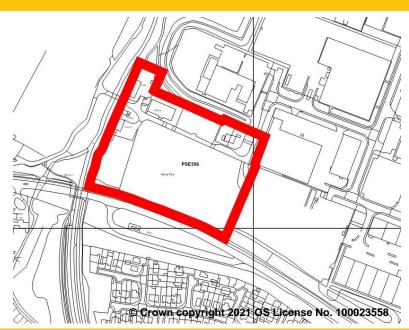
Parish: Loughborough

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

Land uses and character of surrounding area Adjacent busy A6 and within large employment area on northern edge of

Loughborough.

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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Majority of the large open grassed area is outside flood Zone 2..

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Including adequate buffers to adjacent Local Wildlife Sites (Dishley Grange and Black Brook) should be adequate to mitigate any on site losses. Public footpath runs along north eastern edge of the site.

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

Within the Limits to Development.

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

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the developme	nt potential of the site?
Dwellings / employmen	nt floorspace m2? 5,250 sq.m.
Is the site available for	development?
Is the site available for	development?: No
Are there any legal or o	wnership problems? Leased
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
What is the expected bu	uild out rate?: 1ha 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 within Loughborough.
Is the site available?:	The site does not have planning permission and is presently leased.
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/er Site to be excluded from	

Site Description Site Reference: PSE408 Site name/location: Charnwood Campus

Current land use and character: Existing employment area

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

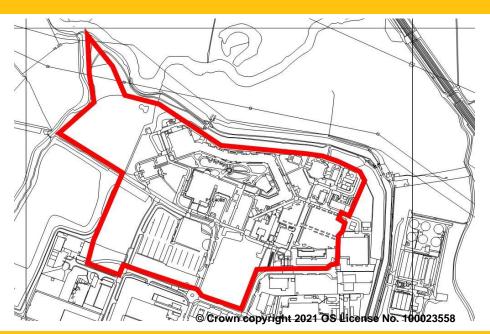
Parish: Loughborough

Land uses and character of surrounding area Within and adjoining large employment area on northern edge of

Loughborough.

Site Boundary

Site size: 5.0 ha



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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Zone 2 covers the whole site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Archaelogical Site within the existing built up area of the Enterprise Zone.

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

Within the Limits to Development. Within Enterprise Zone.

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

Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

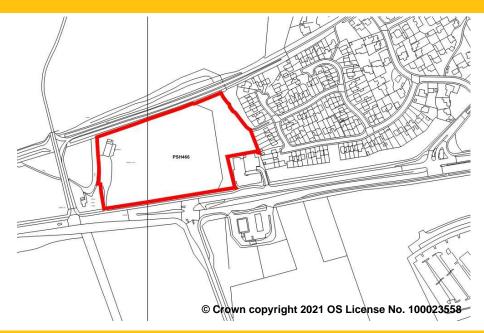
Dwellings / employment floorspace m2?

17,500sq.m.

CHARNWOOD SHE	LAA 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 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
What is the expected by	uild out rate?: 1ha 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 within Loughborough.
Is the site available?:	Inside an Enterprise Zone
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

Site Desc	ription			
Site Refe	rence:	PSH466	Site name/location:	Cricket Ground, Ashby Road
Site size:	2.47ha	Parish:	Loughborough	
Current la	and use	and character:	Cricket Ground	
If site is c	urrentl	y being develop	ed what progress has been n	nade: N/A
Land uses	and ch	naracter of surro	ounding area Adjacent entrand	ce to the West of Loughborough SUE

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/Student/University

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?

None

What are the potential impacts of the development?

Loss of woodland and grassland. Impacts on retained woodland. Adjacent Historic Park & Garden. Loss of sports facility.

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

Outside the 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?

46

CHARNWOOD SHE	ELAA SITE ASSESSMENT 2020
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	ownership problems? Under single ownership but still in use as a cricket ground.
If issues have been ider	ntified, how will and when will these be overcome?
No irresolvable physical/e	nvironmental constraints.
Has planning permissio	on been granted previously?: No
What is the likely times	scale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected b	uild out rate?: 46 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?:	Site has been put forward by a planning consultant on behalf of the land owner for development.
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 these be overcome?: No irresolvable physical/e	n identified that impact on the suitability, availability and achievability of a site, how will invironmental constraints.
Site to be excluded from	m the SHELAA? No

Site Description	1		
Site Reference:	PSH467	Site name/location:	Land off Watermead Lane
Site size: 30.9h	Parish:	Loughborough	

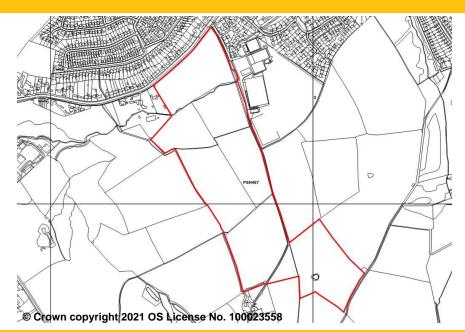
Current land use and character: Rolling agricultural land, in a mix of arable and pastoral uses in an urban fringe setting.

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

Land uses and character of surrounding area The site forms an undeveloped backdrop to the existing

settlement.

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?

Flood Risk Zones 2,3a,3b runs west to east through northern part of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Public footpath K58 runs across middle of the site. 150m from SSSI Beacon Hill, Hangingstone & Outwoods at the nearest point and immediately adjacent to an area of ASNW that forms part of the Outwoods but which lies outside the SSSI area. Wood Brook runs through the northern part of the site.

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

Outside the 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

suitable access could potentially be achieved.		
Is the site available for development? Is the site available for development?: Yes Are there any legal or ownership problems? Single ownership. 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?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.	2 11 cm 185 / cm p. 5 / m c.	•
Is the site available for development?: Yes Are there any legal or ownership problems? Single ownership. 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?: 100 dwellings per annum (2 builders) 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 for	•
Are there any legal or ownership problems? Single ownership. 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?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		·
If issues have been identified, how will and when will these be overcome? No irresolvable physical/environmental constraints. Has planning permission been granted previously?: 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?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		•
No irresolvable physical/environmental constraints. Has planning permission been granted previously?: 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?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.	• •	
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?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		·
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?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		
What is the expected build out rate?: 100 dwellings per annum (2 builders) Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.	What is the likely times	scale for development?
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.	What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years
suitable access could potentially be achieved.	What is the expected b	
Is the cite available? Site has been put forward by a planning consultant on behalf of the land owners developers for	Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.
development	Is the site available?:	Site has been put forward by a planning consultant on behalf of the land owners/developers for development
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.	Is the site achievable?	timeframe shown based on a judgement of the potential economic viability of the site and
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:	these be overcome?:	
No irresolvable physical/environmental constraints. Site to be excluded from the SHELAA? No		
	one to be excidued in or	in the one but

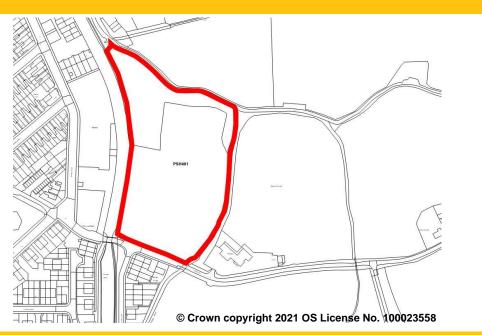
Site Description Site Reference: PSH481 Site name/location: Land off Moor Lane Site size: 1.84ha Parish: Loughborough

Current land use and character: Former scrap yard, site now cleared

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

Land uses and character of surrounding area | Canal side location on eastern edge of Loughborough.

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?

Whole site within Flood Zone 2 & 3b and over half the site Flood Zone 3a as well.

Are there any environmental constraints to development?

Possible contamination in parts from previous use.

What are the potential impacts of the development?

Loss of woodland and damage to brook - buffer area to waterways.

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 de	evelopment?		
Is the site available for development?: Yes			
Are there any legal or ow			
• •	fied, how will and when will these be overcome?		
Increase in site levels			
Has planning permission l	been granted previously?: No		
What is the likely timesca	ale for development?		
What is the time frame fo	or development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected buil	Id out rate?: 46 dwellings per annum		
	High flood risk zone, site levels would need to be raised to possibly overcome this constraint. Has been successfully done on land opposite the site entrance.		
	Site has been put forward by a planning consultant who succesfully brought forward similar land for development opposite this site.		
t	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?:	dentified that impact on the suitability, availability and achievability of a site, how will els would need to be raised to possibly overcome this constraint. Has been successfully done on nice.		
Site to be excluded from t	the SHELAA? No		

	_				
Site	De	22	rin	٠ŧi.	On.
JILE		. 3 C	I IN	, (1	OII

Site Reference: SH34 Site name/location: 138-144 Knighthorpe Road, Loughborough

Site size: 0.35ha Parish: Loughborough

Current land use and character: Buildings are empty and derelict and site is used for car sales

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

Land uses and character of surrounding area | Two storey residential properties and allotments 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?

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?

Within 100m of Known Archaeological Site and Archaeological Interest Area. Negligible ecology impacts/ potential risk to bat roost.

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

DRAFT ALLOCATION HS27

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 develo	
	pment?
Is the site available for develo	pment?: Yes
Are there any legal or owners	hip problems? Multiple ownerships.
If issues have been identified,	how will and when will these be overcome?
No known irresolvable physical/e	nvironmental constraints
Has planning permission beer	granted previously?: No
What is the likely timescale for	or development?
What is the time frame for de	velopment 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected build ou	t rate?: 10 dwellings per annum
	e are no known irresolvable physical/environmental constraints preventing development, the in a suitable location for development and a suitable access can be achieved.
	te does not have planning permission and is not owned by a developer with the intention to op. The site is still in use as a commercial premises
timef	e is considered to be a reasonable prospect that development will be delivered within the rame shown based on a judgement of the potential economic viability of the site and oper capacity to complete and let/sell the development over that period.
If constraints have been ident these be overcome?: No known irresolvable physical/e	ified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from the S	SHELAA? No
Site to be excluded from the s	INO

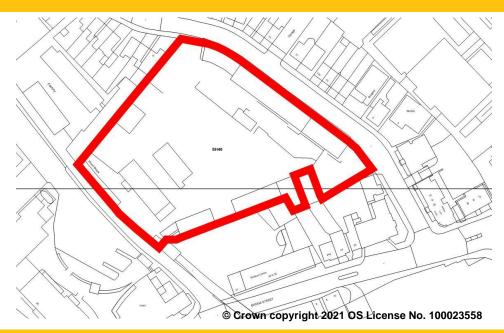
Site Description				
Site Reference:		SH48	Site name/location:	Council Depot, Limehurst Avenue, Bridge Street, Loughborough
Site size:	0.76	Parish:	Loughborough	

Current land use and character: Vacant brownfield site previously used as offices, stores, workshops and vehicle parking.

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

Land uses and character of surrounding area | Light Industrial Units, Health Centre & Hotel adjacent. Residential houses and flats adjacent and opposite, canal setting and adjacent Loughborough town centre

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?

Mixed use

Assessment of constraints and potential impacts

Are there any physical constraints to development?

High flood risk across the whole site, Flood Zones 2,3a & 3b

Are there any environmental constraints to development?

N/A

What are the potential impacts of the development?

Adjacent to Grand Union Canal and Wood Brook. Bat records in vicinity.

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

Site was previously allocated as a major opportunity site for redevelopment in the Borough of Charnwood Local Plan (RT/21) for mixed uses to maximise the recreation and tourism potential of the site.

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 site?			
Dwellings / employment floorspace m2? 138				
Is the site available for	development?			
Is the site available for	development?: Yes			
Are there any legal or o				
If issues have been iden	atified, how will and when will these be overcome?			
Engineering solutions to he	elp overcome the flood issues.			
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?: 50 dwellings per year			
Is the site suitable?:	Whole of the site is affected by Flood Zone 3b preventing development without major intervention.			
Is the site available?:	Site now vacant and land owner is keen to develop the site.			
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe based on a judgement of the potential economic viability of the site.			
these be overcome?:	harf development overcame the same constraints so there is a possibility this site could do also.			
Site to be excluded from	n the SHELAA? No			

Site Description Site Reference: SH56 Site name/location: Former Petrol Station, Pinfold Gate, Loughborough Site size: 0.13ha Parish: Loughborough Current land use and character: Disused petrol station If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Residential uses to the north, a primary school and garages to the east. Commercial premises of the west and the Bitter End public house 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?

Housing

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?

Old fuel storage tanks will need to be removed to enable development.

What are the potential impacts of the development?

Within Archaeological Interest Area.

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

DRAFT ALLOCATION HS22

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 known irresolvable phy	sical/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? 6-10 years		
What is the expected bu	uild out rate?: 26 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 application now submitted for student housing.		
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?:	identified that impact on the suitability, availability and achievability of a site, how will risical/environmental constraints		
Site to be excluded fron	n the SHELAA? No		

Site Description		
Site Reference: SH60	Site name/location:	Former Main Post Office, Sparrow Hill, Loughborough
Site size: 0.08ha Parish: Loug	ghborough	
Current land use and character: Disc	used vacant post office	
If site is currently being developed v	vhat progress has been m	nade: N/A
Land uses and character of surround		erties to the east and west and a mixture of residential, retail to the south.
Site Boundary		
Cide Cide Cide Cide Cide Cide Cide Cide	/ **/ / */	Crown copyright 2021 OS License No. 100023558
Assessment of potential use of the s		ular use or as part of a mixed use development?
Housing	e is suitable for a particu	llar use or as part of a mixed-use development?
Assessment of constraints and poter		
Are there any physical constraints to	development?	
Not within a Flood Risk Zone.		
Are there any environmental constr	aints to development?	
None		
What are the potential impacts of the Within 100m of Known Archaeological Si	•	ort Arga, Sita is a Locally Listed Building
-		
Is the site affected by the developm DRAFT ALLOCATION HS28	ent plan, emerging plan p	policy and national policy?:
How appropriate and what is the lik Charnwood as a whole is seen as an attra		s for the type of development proposed?
Would the site contribute to any reg	·	
Today the site contribute to any reg	julianion priority areas:	
What is the development potential of		
Dwellings / employment floorspace	m2? 10	

CHARNWOOD SHELAA SITE ASSESSMENT 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	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?: 10 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 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 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	m the SHELAA? No			

Site Description Site name/location: Part of Baxter Gate Opportunity Site, Loughborough **Site Reference: SH84** Parish: Loughborough Site size: 1.08 **Current land use and character:** Retail units, Health Centre with car parking. If site is currently being developed what progress has been made: N/A **Land uses and character of surrounding area** Mix of town centre uses. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 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/Commercial Assessment of constraints and potential impacts Are there any physical constraints to development? Not in a flood risk zone. Are there any environmental constraints to development? Possible contamination from previous land uses. What are the potential impacts of the development? Within 100m of known Archaeological Site. Is the site affected by the development plan, emerging plan policy and national policy?: **DRAFT ALLOCATION HS23** 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?** 27

Site to be excluded from the SHELAA? No

Is the site available for o	development?				
Is the site available for o	development?: No				
Are there any legal or o	Are there any legal or ownership problems? Two different owners.				
If issues have been iden	tified, how will and when will these be overcome?				
No known irresolvable phy	sical/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?: 27 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 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 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will				
No known irresolvable phy	sical/environmental constraints.				

Site Description Site Reference: SH102 Site name/location: Southfields Road Car Park, Loughborough Site size: 0.13 Parish: Loughborough **Current land use and character:** In use as car park. If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Police station and Government offices to the south, residential to the north and Hotel to the east. **Site Boundary** © Crown copyright 2021 OS License No. 100023558 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 a Flood Risk Zone Are there any environmental constraints to development? None What are the potential impacts of the development? Negligible ecological impacts. Is the site affected by the development plan, emerging plan policy and national policy?: **DRAFT ALLOCATION HS20** 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?** 29

Is the site available for development?				
Is the site available for development?: Yes				
Are there any legal or ownership problems? Nor	ne			
If issues have been identified, how will and when	will these be overcome?			
No known irresolvable physical/environmental constrain	ts.			
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?: 29 dwellings	per annum			
	able physical/environmental constraints preventing development, the or development and a suitable access can be achieved.			
Is the site available?: The site does not have plann	ing permission but landowner is willing for the site to be developed.			
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?:	the suitability, availability and achievability of a site, how will			
No known irresolvable physical/environmental constraints.				
Site to be excluded from the SHELAA? No				

Site Description

Site Reference: PSH21 Site name/location: Extend Park Grange Farm, Loughborough

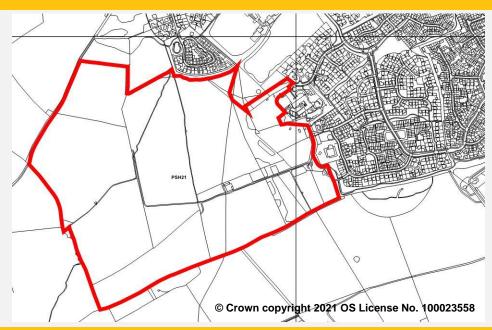
Site size: 50.9ha Parish: Loughborough

Current land use and character: Land use is arable cropping, with areas of pasture and paddocks.

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

Land uses and character of surrounding area Well associated with the existing development to the east despite its undeveloped character.

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?

Field ponds on site. Field hedgerows function as wildlife corridors. Adjacent Park Grange Farm which is a Grade II list building. The Grade II Listed Halfway House is located on the site.

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

DRAFT ALLOCATION HS37

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?

Site to be excluded from the SHELAA? No

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 strong developer interest in the site, previous planning application for 100 dwellings on part of this site was withdrawn.
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 Description

Site Reference: PSH25 Site name/location: Moat Farm, Loughborough

Site size: 20.61ha Parish: Loughborough

Current land use and character: Two arable field compartments.

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

Land uses and character of surrounding area Outwoods is located adjacent to the west; this large area of ancient woodland habitat forms part of the Beacon Hill, Hangingstone and

Outwoods SSSI.

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 area zones. Gas pipeline runs north to south through part of southern part.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Impact on adjacent POS. Grade 3 Agricultural Land.

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

Outside the limits to development. Part of Draft Housing Allocation HS36

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 developmen	nt potential of the site?			
Dwellings / employmen	nt floorspace m2?	386		
Is the site available for	development?			
Is the site available for	development?: Yes			
	•			
Are there any legal or o	• •	··		
If issues have been iden	tified, 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?: 50 dwellings	per annum		
Is the site suitable?:	There are no known irresolva suitable access could potent	able physical/environmental constra ally be achieved.	ints preventing development and a	
Is the site available?:	The site does not have plann behalf of the landowner.	ing permission but has been put for	ward by a planning consultant on	
Is the site achievable?	timeframe below based on a	easonable prospect that developme judgement of the potential economete and let/sell the development over	nic viability of the site and	
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	nvironmental constraints.			
Site to be excluded from	n the SHELAA? No			

Site Description

Site Reference: PSH133 Site name/location: Land to r/o Snells Nook Lane, Loughborough

Site size: 7.47ha Parish: Loughborough

Current land use and character: Agricultural land comprising of two medium to large scale fields, which slope

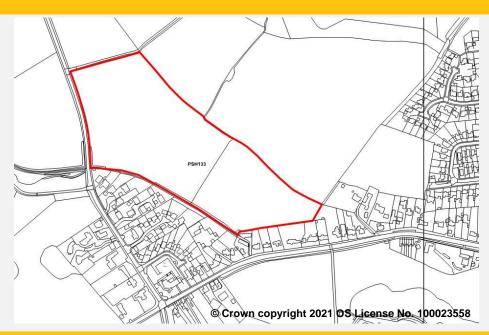
gently in a northerly direction.

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

Land uses and character of surrounding area Development in Nanpantan comprises large, sparsely spaced properties which contrast with dense urban development in

Loughborough.

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?

N/A

What are the potential impacts of the development?

Adjacent to Burleigh Wood Local Wildlife Site and Ancient Woodland. Boundary hedgerows. Badger setts in close proximity. Site of the old Loughborough canal runs along south eastern boundary.

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

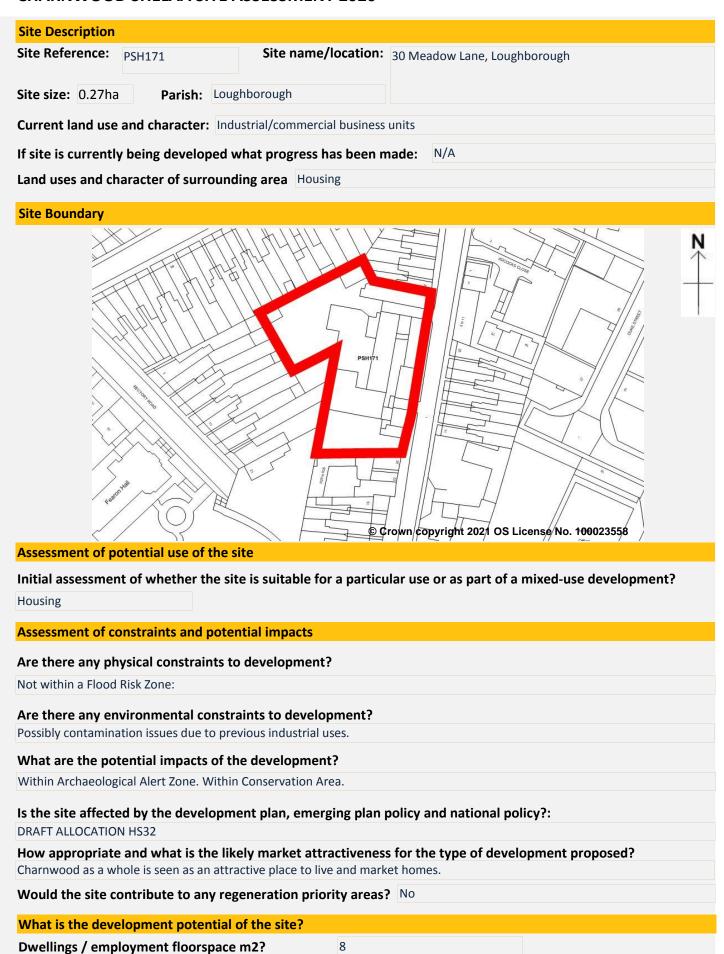
DRAFT ALLOCATION HS34

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	nt potential of the site?		
Dwellings / employmen	t floorspace m2?	140	
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 w	ill these be overcome?	
No known irresolvable phy	sical/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 o	r 11-15 years? 6-10 years	
What is the expected bu	uild out rate?: 50 dwellings p	er annum	
Is the site suitable?:	There are no known irresolvab site is in a suitable location for	le physical/environmental constrair development.	nts preventing development, the
Is the site available?:	The site does not have plannin	g permission but has developer inte	erest in 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 these be overcome?:	identified that impact on th	e suitability, availability and ac	hievability of a site, how will
	rsical/environmental constraints		
Site to be excluded fron	n the SHELAA? No		



Site to be excluded from the SHELAA? No

Is the site available for o	levelopment?
Is the site available for o	development?: Yes
Are there any legal or over	wnership problems? Under two different ownerships.
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/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?: 8 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 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
is the site achievable:	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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
No known irresolvable phy	sical/environmental constraints.

C:+-	D	.	
Site	υes	crip	tion

Site Reference: PSH106 Site name/location: Nanpantan Grange, Land South West of Loughborough

Site size: 98.7ha Parish: Loughborough

Current land use and character: Land use is mainly arable cropping, with some areas of pasture.

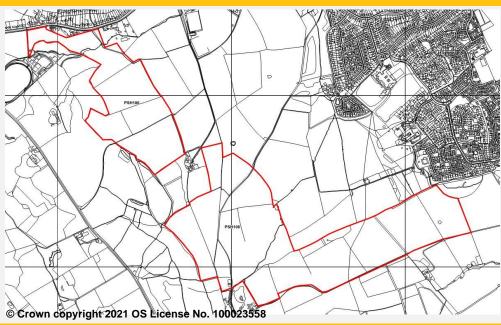
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area | The Site retains a strong rural character despite the proximity

to Loughborough. The Site feels far removed from the existing

settlement despite its proximity.

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?

A gas pipeline runs through the southern parcel of land. The SFRA shows flooding across all flood zones near the Nanpantan Road side of the northern parcel of land, which may cause access problems from that area of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Generally lower value habitats but risks associated with size of the site and proximity to Outwoods. Loss of acid grassland and rock exposure. Within Charnwood Forest and adjacent National Forest. Grade 3 Agricultural land. Footpaths & Bridleway cross the site.

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

Outside the 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 site?	
Dwellings / employmen	t floorspace m2?	1481
Is the site available for	development?	
Is the site available for	development?: Yes	
Are there any legal or o	wnership problems? Land	d is in several ownerships.
If issues have been iden	tified, how will and when w	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?: 50 dwellings	per annum
Is the site suitable?:	There are no known irresolva suitable access could potenti	ble physical/environmental constraints preventing development and a ally be achieved.
Is the site available?:	The site does not have plann	ng permission but has been put forward by a planning consultant.
Is the site achievable?	timeframe shown based on a	easonable prospect that development will be delivered within the judgement of the potential economic viability of the site and ete and let/sell the development over that period.
these be overcome?:	•	the suitability, availability and achievability of a site, how will
No irresolvable physical/er	nvironmental constraints.	
Site to be excluded from	a the SHELAA2 No	

Site Description

Site Reference: PSH245 Site name/location: Carillon Court Shopping Centre Derby Square

Site size: 0.22 Parish: Loughborough

Current land use and character: Vacant Land - cleared site.

If site is currently being developed what progress has been made: Permission lapsed on site.

Land uses and character of surrounding area Retail area and car park.

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/Commercial

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Whole site within Flood Zone 2. Flood Zone 3a on the majority of the site and Flood Zone 3b on a quarter of the site.

Are there any environmental constraints to development?

N/A

What are the potential impacts of the development?

Within Archeaological Alert Area.

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

DRAFT ALLOCATION HS29

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?

Site to be excluded from the SHELAA? Yes

Is the site available for o	levelopment?
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 known irresolvable phy	rsical/environmental constraints
Has planning permission	n been granted previously?: Yes
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?: 10 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?:	Outline permission lapsed and site cleared.
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?:	identified that impact on the suitability, availability and achievability of a site, how will
No known irresolvable phy	rsical/environmental constraints.

Site Description

Site Reference: PSH255 Site name/location: Land at Woodthorpe, East & West of A6004 Epinal Way

Site size: 48.7ha Parish: Loughborough

Current land use and character: Land use is primarily arable cropping within large scale fields which are

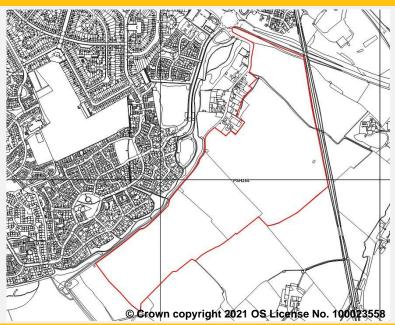
divided by low cut hedgerows with few trees.

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

Land uses and character of surrounding area The prominent edge of a large area of recent residential development

on the north side of Loughborough is adjacent to the north.

Site Boundary





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 a Flood Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 2 Agricultural Land. Site consists of a number of large arable fields, bounded by trimmed hedgerows with few mature trees, and comprises a number of field ponds, some of which are seasonal. There is a section of species-rich hedge on the south-western boundary. The site is adjacent to Mucklin Wood, an ancient woodland / LWS. The western boundary abuts a linear public open space, and the eastern boundary abuts the GCR line. The site's location provides a key biodiversity link between Charnwood Forest and the River Soar floodplain at the landscape scale. There are records of bats and badgers in the area. Issues: this is a strategic location to retain/deliver a resilient biodiversity network sweeping across south Loughborough; strong buffer zone to protect Mucklin Wood; retention and protection of hedgerow & pond network and wildlife corridors; increased human disturbance to woodland and protected species; impact of external lighting on habitats and corridors; impact on local hydrology; scope for delivery of robust habitat creation proposals.

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

DRAFT ALLOCATION HS35

	hat is the likely market attractiveness for the type of development proposed?
	een as an attractive place to live and market homes.
Would the site contribut	te to any regeneration priority areas? No
What is the developmen	nt potential of the site?
Dwellings / employmen	-
Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or ov	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phys	sical/environmental constraints
Has planning permission	n been granted previously?: No
What is the likely times	cale for development?
	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected bu	uild out rate?: 100 (2 builders) 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 has strong developer interest.
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?:	identified that impact on the suitability, availability and achievability of a site, how will sical/environmental constraints.
Site to be excluded from	

Site Description				
Site Reference:	PSH267	Site name/location:	Land off Beacon Road	
Site size: 1.6ha	Parish:	Loughborough		
Current land use	and character:	Vacant land		
If site is currently	being develope	ed what progress has been n	nade: N/A	
Land uses and ch	aracter of surro	unding area Residential		

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?

Declassified Land Fill Site. Adjacent landfill site where landfill gas and hydrogen sulphide is produced and possibilty of this migrating.

What are the potential impacts of the development?

The site consists of a grassland field bounded by hedgerows with mature trees, which form part of the local biodiversity network. There are bat records in proximity to the site. There is main badger sett within a very short distance; the site is used by the local badger population as one of the last areas of available foraging grounds. Retention and protection of hedgerows and trees and habitat connectivity; retention of badger foraging ground. Within 100m of known Archaeological Site.

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

DRAFT ALLOCATION HS18

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

nt potential of the site?	
t floorspace m2?	40
development?	
development?: Yes	
wnership problems? None	
tified, how will and when wi	Il these be overcome?
sical/environmental constraints	
n been granted previously?:	No
cale for development?	
•	-
aild out rate?: 40 dwellings pe	er annum
	e physical/environmental constraints preventing development, the development and a suitable access can be achieved.
The site is owned by a develope	er with the intention to develop.
It is essential that evidence is paraffected by adjacent landfill site	rovided that any proposed development on this site is not adversely e.
	ide is produced and possibilty of this migrating. Will have to have full
	development? development? development? development? development? ves wnership problems? None tified, how will and when will sical/environmental constraints in been granted previously?: cale for development? for development 0-5, 6-10 or wild out rate?: 40 dwellings per There are no known irresolvable site is in a suitable location for or The site is owned by a develope It is essential that evidence is per affected by adjacent landfill site in identified that impact on the elandfill gas and hydrogen sulphil

Land uses and character of surrounding area Within Loughborough Town Centre

Site Description		
Site Reference: PSH487	Site name/location:	Devonshire Square
Site size: 0.22ha Parish:	Loughborough	
Current land use and character:	Commercial	
If site is currently being develop	ed what progress has been m	nade: N/A

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/Commercial

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Within Flood Zone 2

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within Archaeological Alert zone and close to Archaeological site. Adjacent Conservation Area.

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

Within Limits to Development, part of original draft Local Plan Allocation HS21. Within Loughborough Town Centre Area.

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?

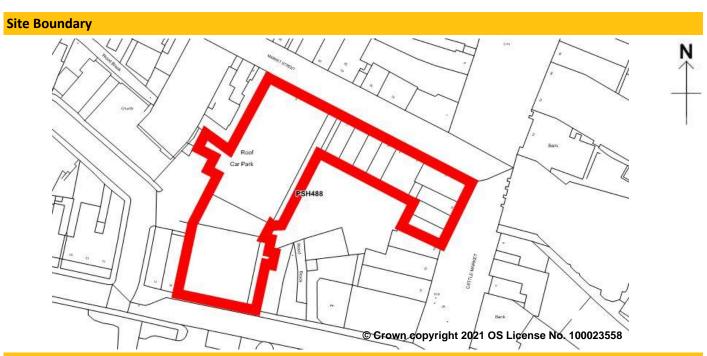
CHARNWOOD SHELAA SITE ASSESSMENT 2020
Is the site available for development?
Is the site available for development?: Yes
Are there any legal or ownership problems? Multiple ownerships
If issues have been identified, how will and when will these be overcome?
No irresolvable physical/environmental constraints.
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 for redevelopment.
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?:
Flooding concerns will have to be overcome, perhaps with commercial on ground floor with residential above.
Site to be excluded from the SHELAA? No

Site Description	ı.		
Site Reference:	PSH488	Site name/location:	Market Street
Site size: 0.34	Parish:	Loughborough	

Current land use and character: Commercial area including multi storey car park

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

Land uses and character of surrounding area Within Loughborough Town Centre



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/Commercial

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Whole site within Flood Zone 2 and Flood Zone 3a on the Multi storey car park part of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within Archaeological Alert zone and close to Archaeological site. Adjacent Conservation Area. Close to Listed buildings.

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

Within Limits to Development. Within Loughborough Town Centre Area.

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 SHELAA	A SITE ASSESSMENT 2020	
Is the site available for devel	elopment?	
Is the site available for devel	elopment?: Yes	
Are there any legal or owner	ership problems? Multiple ownerships.	
If issues have been identified	ed, how will and when will these be overcome?	
No irresolvable physical/environ	nmental constraints.	
Has planning permission bee	en granted previously?: No	
What is the likely timescale	for development?	
What is the time frame for d	development 0-5, 6-10 or 11-15 years? 6-10 years	
What is the expected build o	out rate?: 50 dwellings per annum	
	ere are no known irresolvable physical/environmental constraints preventing development ar table access could potentially be achieved.	nd a
	e site does not have planning permission but forward through the SHELAA process for evelopment.	
time	ere is considered to be a reasonable prospect that development will be delivered within the deframe shown based on a judgement of the potential economic viability of the site and veloper capacity to complete and let/sell the development over that period.	
If constraints have been identhese be overcome?:	ntified that impact on the suitability, availability and achievability of a site, how w	ill
	be overcome, perhaps with commercial on ground floor with residential above.	
Site to be excluded from the	e SHELAA? No	

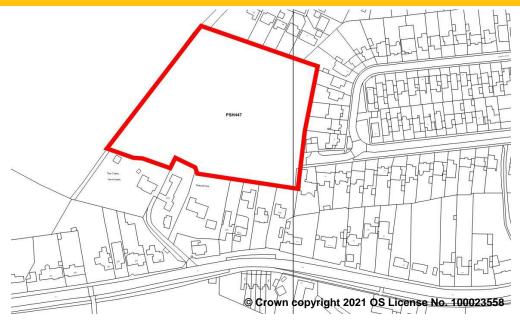
Dwellings / employment floorspace m2?

Site Description
Site Reference: PSH489 Site name/location: Southfields Council Offices, Southfield Road
Site size: 1.21 Parish: Loughborough
Current land use and character: Council Offices, Coroners Court and Vehicle Parking
If site is currently being developed what progress has been made: N/A
Land uses and character of surrounding area Residential Adjacent, Public Park Adjoining, Small retail shops adjacent.
Site Boundary
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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 zone areas
Are there any environmental constraints to development? None
What are the potential impacts of the development?
Adjacent Conservation Area
Is the site affected by the development plan, emerging plan policy and national policy?:
Within the 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?

CHARNWOOD SHE	LAA 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,	the site is in the ownership of Charnwood Borough Council.		
If issues have been iden	tified, how will and when wi	Il these be overcome?		
No irresolvable physical/environmental constraints.				
Has planning permission 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 by	uild out rate?: 50 dwellings pe	er annum		
Is the site suitable?:	There are no known irresolvable suitable access could potentiall	le physical/environmental constraints preventing development and a ly be achieved.		
Is the site available?:	Site currently in use but land ov	wner is keen to redevelop the site.		
Is the site achievable?	timeframe shown based on a ju	sonable prospect that development will be delivered within the udgement of the potential economic viability of the site and e and let/sell the development over that period.		
If constraints have been these be overcome?:	identified that impact on th	e suitability, availability and achievability of a site, how will		
No irresolvable physical/er	nvironmental constraints.			
Site to be excluded from	n the SHELAA? No			

Site Description				
Site Reference:	PSH447	Site name/location	n: Land off Leconfield Road	
Site size: 1.67ha	Parish:	Loughborough		
Current land use and character: A small field rising to a small hill in its centre.				
If site is currently	being develope	ed what progress has been	n made: N/A	
Land uses and character of surrounding area PSH447 is und development.		•	developed, but is surrounded on three sides by residential .	

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?

No flood risk. Geological features need to be considered in more detail, but may limit the amount of development on the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Adjacent Ancient Woodland, within 100m of Listed building.

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

DRAFT ALLOCATION HS33

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 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 iden	ntified, how will and when will these be overcome?			
No known irresolvable phy	vsical/environmental constraints			
Has planning permission	n been granted previously?: No			
What is the likely times	cale for development?			
	for development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected by	uild out rate?: 41 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and 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 does have developer interest.			
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	n the SHELAA? No			

Site Description

Site Reference: PSH134 Site name/location: West of Loughborough Sustainable Urban Extension

Site size: 465ha Parish: Loughborough, Hathern, Shepshed

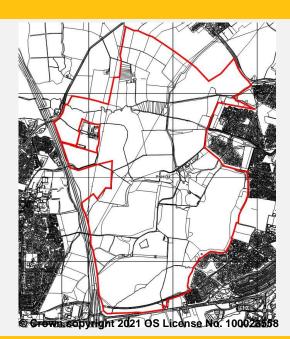
Current land use and character: Historic Park and Garden, farmland.

If site is currently being developed what progress has been made: Site expected to start in 2021.

Land uses and character of surrounding area Historic Park and Garden setting adjacent M1 Motorway and on the

residential edge of west Loughborough.

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?

Mixed Use SUE

Assessment of constraints and potential impacts

Are there any physical constraints to development?

No flood risk on the proposed residential/commercial/industrial development parts of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Important links enabling habitat connectivity; protected and UK BAP species records; mature trees; Listed buildings, Historical Park and Gardens.

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

DRAFT ALLOCATION HS3

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 o	development?			
Is the site available for development?: Yes				
Are there any legal or ownership problems? None				
If issues have been iden	tified, how will and when will these be overcome?			
No known irresolvable phy	sical/environmental constraints			
Has planning permission	n been granted previously?: Yes			
What is the likely times	cale 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?: 200 (2/3 Builders)				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to Loughborough.			
Is the site available?:	Planning permission granted for up to 3,200 dwellings, S.106 signed and Reserved Matters			
	submitted.			
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				