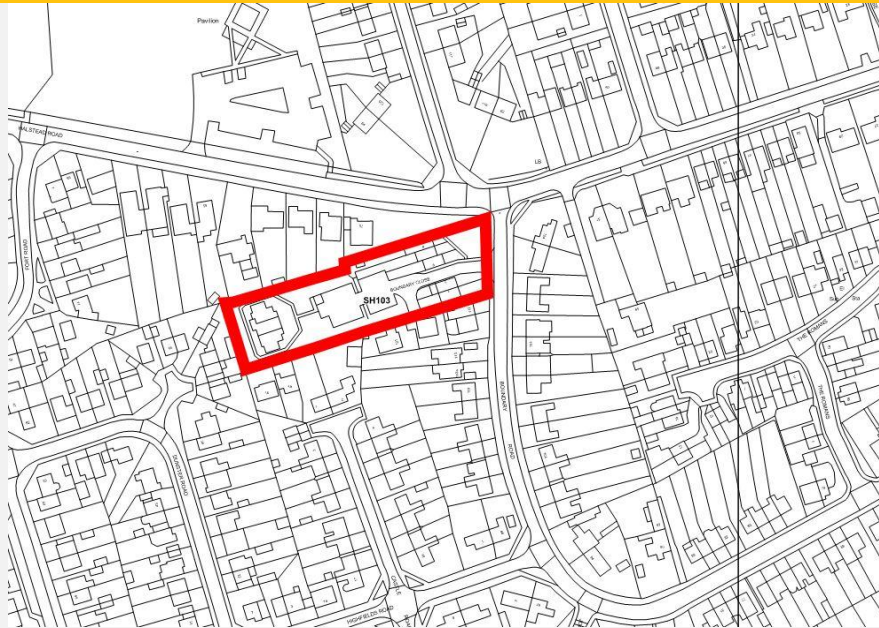


CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH103"/>	Site name/location:	<input type="text" value="117 Boundary Road, Mountsorrel"/>
Site size:	<input type="text" value="0.35 ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site under construction and will be completed in 2019/20."/>		
Land uses and character of surrounding area	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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 Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

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?: 6 dwellings per annum

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

Is the site available?: Site underconstruction

Is the site achievable? Site underconstruction and will be completed during 2019/20.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

N/A Site Under construction

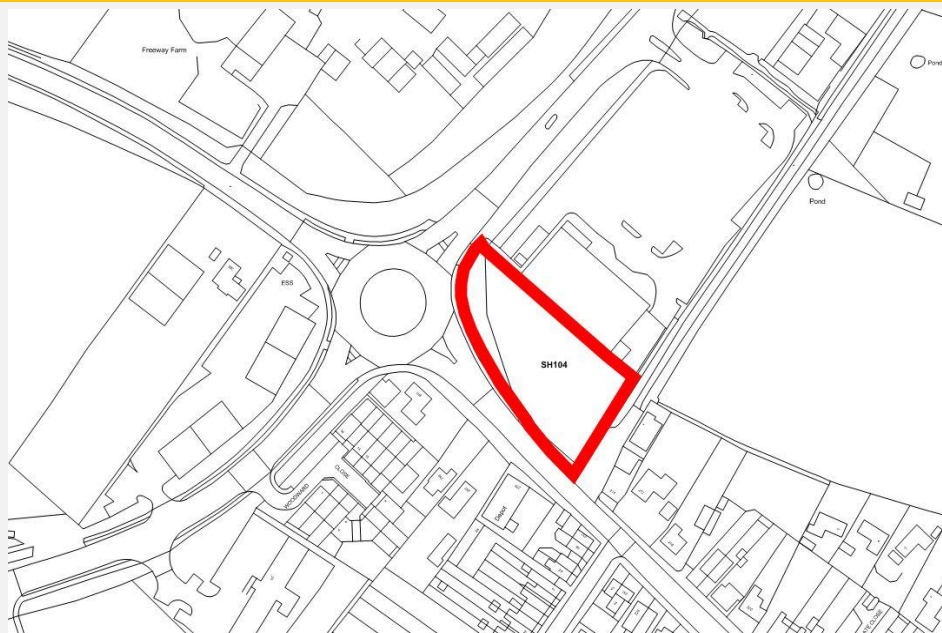
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH104"/>	Site name/location:	<input type="text" value="2 Granite Way, Mountsorrel"/>
Site size:	<input type="text" value="0.28 ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="Grassland"/>		
If site is currently being developed what progress has been made:	<input type="text" value="P/07/3550/2 for the Erection of 14 dwellings lapsed. New application for 9 dwellings & 2 offices pending as at 1st April 2019."/>		
Land uses and character of surrounding area	<input type="text" value="retail, 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

9

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

Yes

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 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 within a service centre and a suitable access can be achieved.

Is the site available?:

Planning permission had previously lapsed but new application now submitted and granted after April 2109

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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 Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

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?: 2 dwellings per annum

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within a Service Centre and has the benefit of planning permission.

Is the site available?: The site is underconstruction

Is the site achievable? Site is expected to complete 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 Under construction

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 13 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 within a service centre and a suitable access can be achieved.

Is the site available?:

The site had a planning permission for an office development but this has lapsed.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: SH111 **Site name/location:** Rear of 249-263 Leicester Road, Mountsorrel

Site size: 0.41 ha **Parish:** Mountsorrel

Current land use and character: Garden land to rear of residential properties along Leicester Road. Some garages and outbuildings in the rear of the gardens. Adjoins residential properties on all sides

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

Land uses and character of surrounding area: An electricity sub station adjoins the site to the south

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Housing

Assessment of constraints and potential impacts

Are there any physical constraints to development?

No Flood risk.

Are there any environmental constraints to development?

Adjacent electricity distribution site.

What are the potential impacts of the development?

Mature trees and boundary hedgerows. Brown long-eared bat record in vicinity. Loss of urban green space.

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

DRAFT ALLOCATION HS55

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: 10

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: No

Are there any legal or ownership problems? Multiple ownerships may cause problems in bringing the site forward.

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?: 11-15 years

What is the expected build 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.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No known irresolvable physical/environmental constraints.

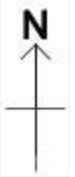
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	SH112	Site name/location:	Walkers Transport, Loughborough Road, Mountsorrel
Site size:	0.29 ha	Parish:	Mountsorrel
Current land use and character:	Industrial unit and yard currently in employment use for car parts company, Walkers Transport		
If site is currently being developed what progress has been made:	N/A		
Land uses and character of surrounding area	residential area, comprising of 2 storey terraced and semi-detached housing. Greenfield land to the north and 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?

Not within flood risk zones.

Are there any environmental constraints to development?

Possible that the existing use has led to contamination of the site, within outer edge of 250m buffer of old Land fill site.

What are the potential impacts of the development?

Industrial site with negligible vegetation but some buildings with bat potential.

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

Approximately half of the site falls within the Mountsorrel 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 SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

9

Is the site available for development?

Is the site available for development?: No

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate?: 9 dwellings per hectare

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site has good access to services and facilities within a Service Centre.

Is the site available?:

The site does not have planning permission and is not owned by a developer with the intention to develop.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

The issue of possible contamination would need to be investigated.

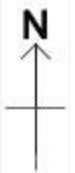
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH49"/>	Site name/location:	<input type="text" value="Land off Rothley Road, Mountsorrel"/>
Site size:	<input type="text" value="0.77ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="Grazing land and part lawned garden and site of existing vicarage"/>		
If site is currently being developed what progress has been made:	<input type="text" value="No planning history related to residential development."/>		
Land uses and character of surrounding area	<input type="text" value="Adjacent to the church and vicarage. The south and west of the site lie the playing fields and grounds of the Christ Church Primary School. To the north is part of the land surrounding Mountsorrel Quarry"/>		

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

19

Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

6-10 years

What is the expected build out rate?:

19 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 adjacent to a service centre 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 below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH104"/>	Site name/location:	<input type="text" value="Mountsorrel West"/>
Site size:	<input type="text" value="15.78 ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site underconstruction with 156 left to build out as at 1st April 2019"/>		
Land uses and character of surrounding area	<input type="text" value="housing to the south, quarry to the north"/>		

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Assessment of constraints and potential impacts

Are ther any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

156

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 Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

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?:

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 adjacent to a service centre and a suitable access can be achieved.

Is the site available?:

Site is underconstruction

Is the site achievable?

Site is underconstruction

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

N/A Site Under construction

Site to be excluded from the SHELAA?

No

CHARNWOOD SHELA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH127"/>	Site name/location:	<input type="text" value="Mountsorrel Day Centre"/>
Site size:	<input type="text" value="0.22 ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="1 plot left to build out as at 1st April 2019"/>		
Land uses and character of surrounding area	<input type="text" value="Predominantly residential. Site adjoining north west of site is in commercial use"/>		

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

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 Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

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?: 1 dwelling 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 a service centre and a suitable access can be achieved.

Is the site available?: Site now underconstruction

Is the site achievable? Site now underconstruction and is expected to complete in 2019/20

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

N/A Site Under construction

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH453"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="1.84 ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="Office with car park."/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site works not started yet."/>		
Land uses and character of surrounding area	<input type="text" value="Mixed urban setting with residential and commercial properties adjacent and situated on main road through Mountsorrel."/>		

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

If issues have been identified, how will and when will these be overcome?

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?

What is the expected build out rate?

Is the site suitable?:

Is the site available?:

Is the site achievable?

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

Site to be excluded from the SHELAA?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSE233"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="0.5ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="Dwelling with glasshouses, hard standing, overgrown garden to rear."/>		
If site is currently being developed what progress has been made:	<input type="text" value="Lapsed permission for office development, new application pending."/>		
Land uses and character of surrounding area	<input type="text" value="Surrounding area is characterised by a mix of building uses, adjacent site containing office buildings with residential beyond, supermarket to the north 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

2085 m2

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: 6-10 years

What is the expected build out rate?: 0.5 ha 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 a service centre and a suitable access can be achieved.

Is the site available?:

The site had a planning permission for an office development but this has lapsed.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH428"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="2.41ha"/>	Parish:	<input type="text" value="Mountsorrel"/>
Current land use and character:	<input type="text" value="The Site comprises of a small-scale field with hedgerows and frequent trees which also contribute to the small scale of the landscape."/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Although undeveloped, the site is strongly associated with 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

45

Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

6-10 years

What is the expected build out rate?:

45 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre and a suitable access could potentially be achieved.

Is the site available?:

The site does not have planning permission but is being promoted for development on behalf of the builder of adjacent site which is under construction.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No