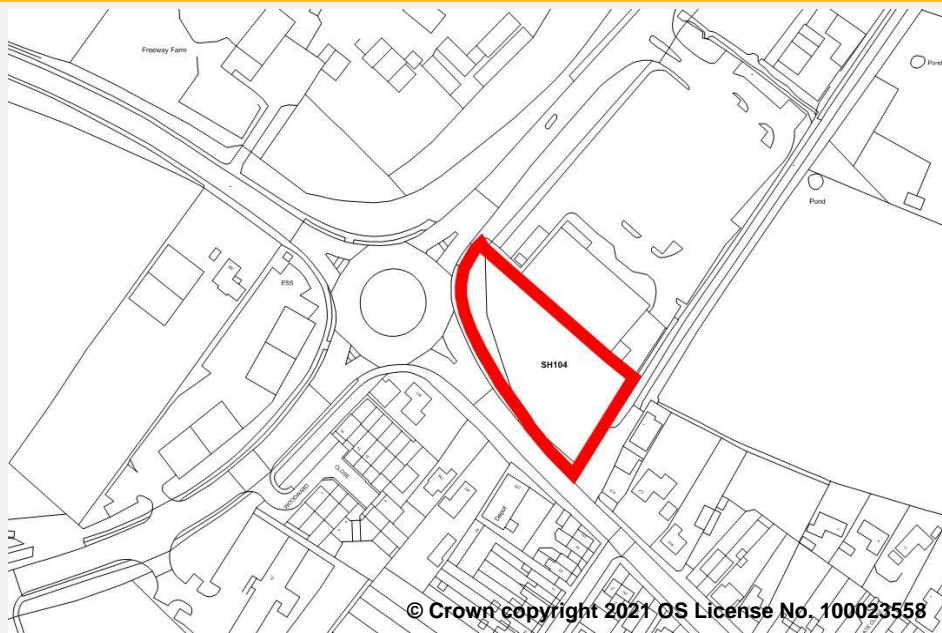


CHARNWOOD SHELAA SITE ASSESSMENT 2020

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 granted in 2019."/>		
Land uses and character of surrounding area	<input type="text" value="retail, residential"/>		

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?

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 2020

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? 0-5 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 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 identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

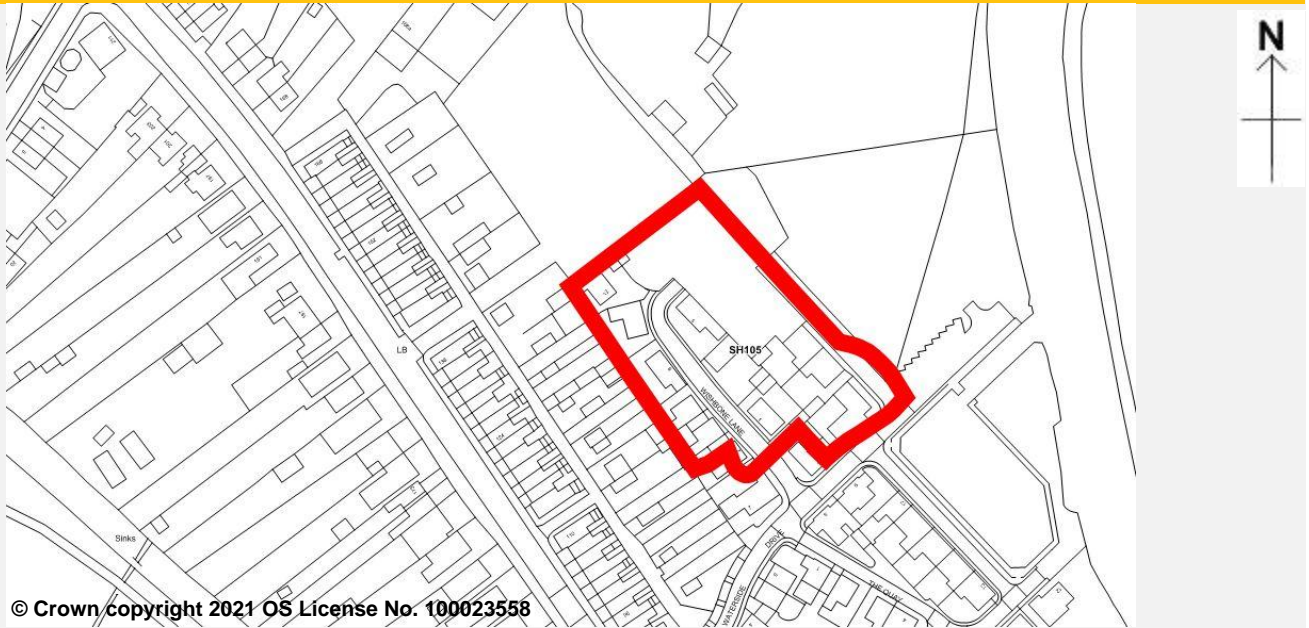
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="SH105"/>	Site name/location:	<input type="text" value="72 to 128 Loughborough Road, Mountsorrel"/>
Site size:	<input type="text" value="0.15 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 expected to build out over the next 5 years."/>		
Land uses and character of surrounding area	<input type="text" value="Residential to the east. Recreational land to the west, residential properties to the south and open countryside and canal 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 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 2020

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 SHELA A SITE ASSESSMENT 2020

Site Description

Site Reference: Site name/location:

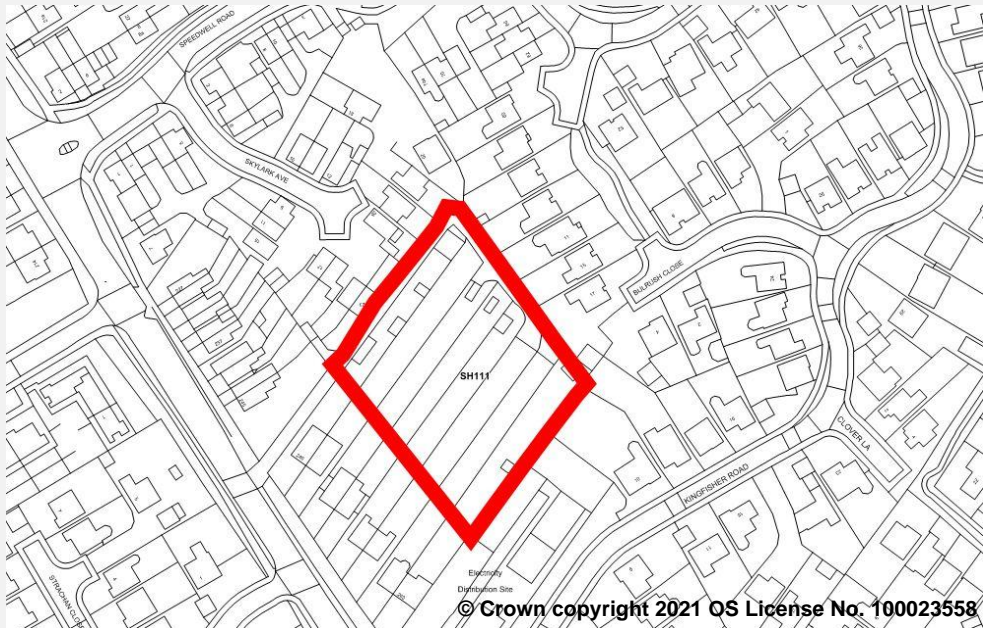
Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

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 2020

Site Description

Site Reference: SH112 **Site name/location:** Walkers Transport, Loughborough Road, Mountsorrel

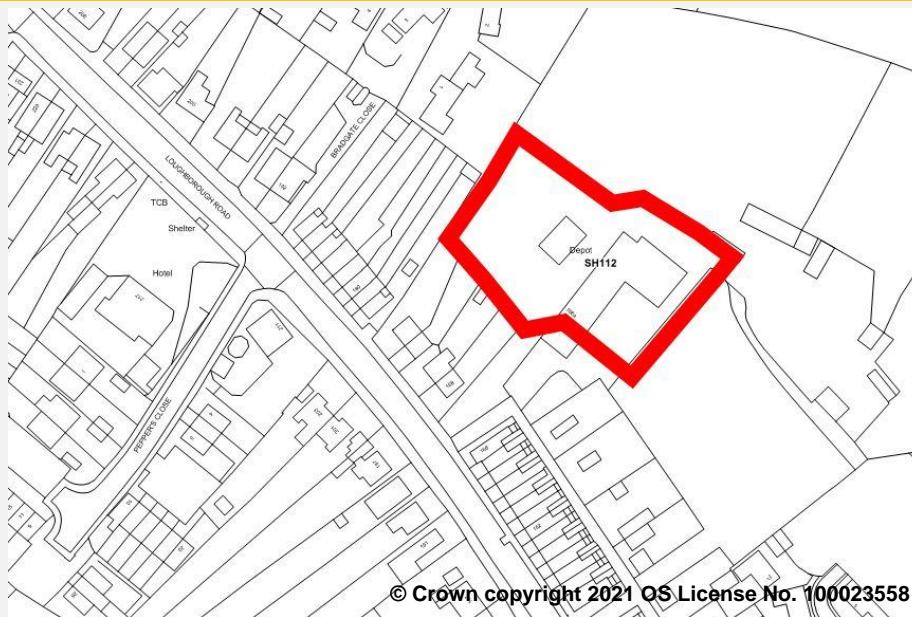
Site size: 0.29 ha **Parish:** Mountsorrel

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?

Dwellings / employment floorspace m2?

9

CHARNWOOD SHELAA SITE ASSESSMENT 2020

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 2020

Site Description

Site Reference: PSH49 **Site name/location:** Land off Rothley Road, Mountsorrel

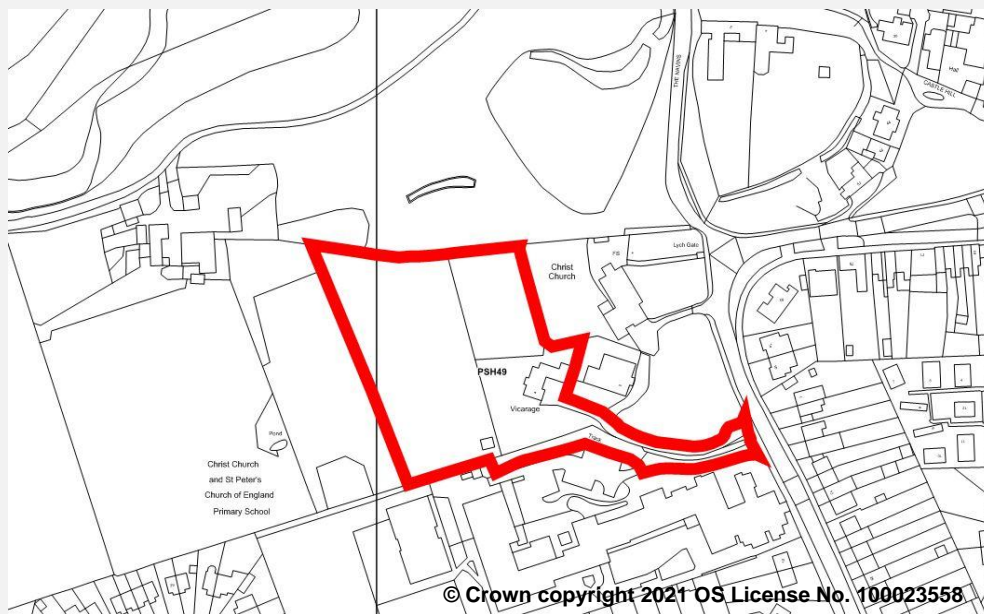
Site size: 0.77ha **Parish:** Mountsorrel

Current land use and character: Grazing land and part lawned garden and site of existing vicarage

If site is currently being developed what progress has been made: No planning history related to residential development.

Land uses and character of surrounding area 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?

Residential development

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?

Within 250m of old Landfill Site and close to Mineral extraction quarry.

What are the potential impacts of the development?

Adjacent to Local Wildlife Site. Mature trees. Wooded boundaries form wildlife corridors linking with surrounding areas. Bat records in vicinity. Half the site within Conservation Area and site adjacent two Listed Buildings.

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

The site lies 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

CHARNWOOD SHELAA SITE ASSESSMENT 2020

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 2020

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 116 left to build out as at 1st April 2020"/>		
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 there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Ecology Assessment

In proximity of Site of Special Scientific Interest and Local Wildlife Site. Tree belt on western boundary providing a link between habitats. Bat and badger records in vicinity.

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 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

116

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?

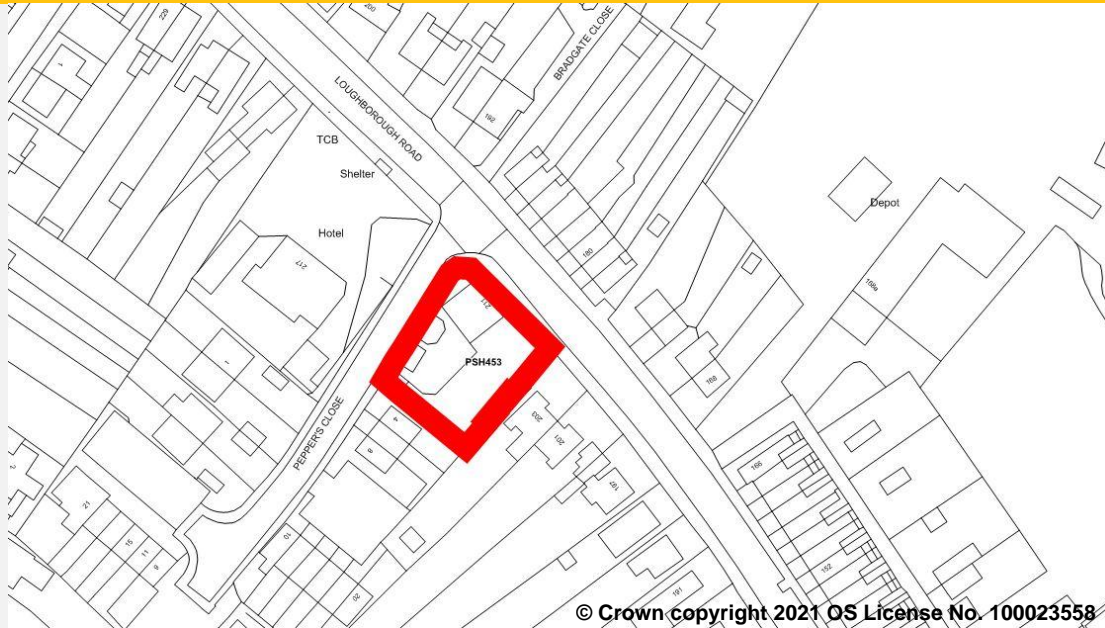
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH453"/>	Site name/location:	<input type="text" value="211 Loughborough Road"/>
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 2020

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?:

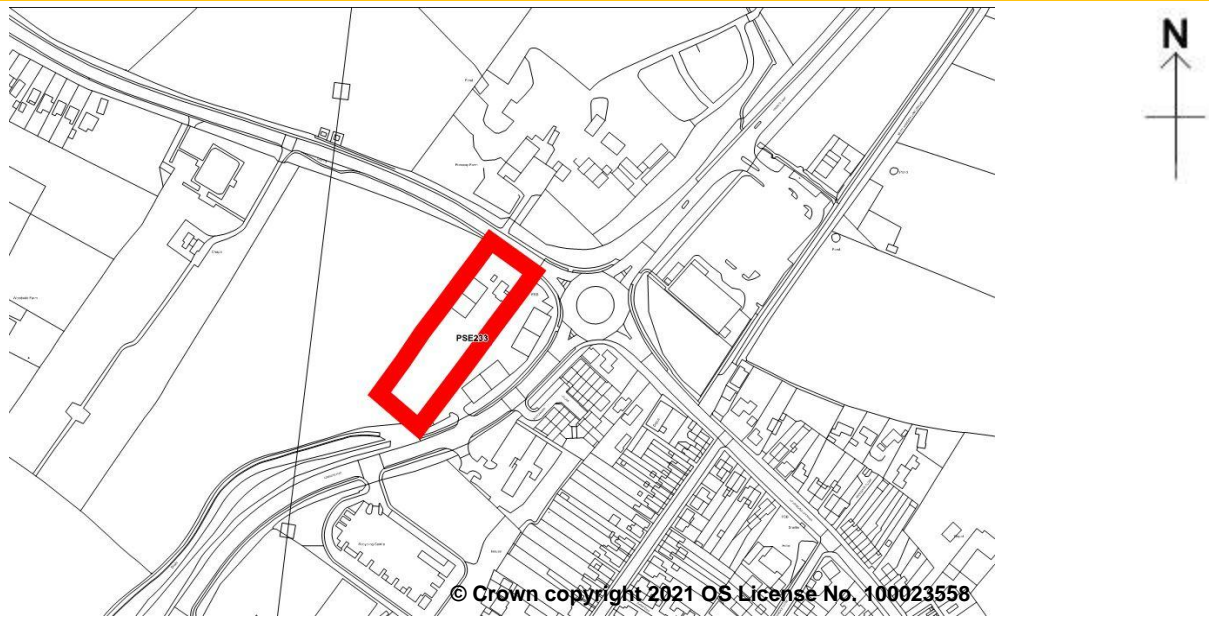
Site to be excluded from the SHELAA?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSE233"/>	Site name/location:	<input type="text" value="Disused Nursery r/o 263 Loughborough Road"/>
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 for B1 uses now approved."/>		
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 2020

What is the development potential of the site?

Dwellings / employment floorspace m²?

2085 sq.m.

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?:

Within 5 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 now has detail planning permission for B/1 development.

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?

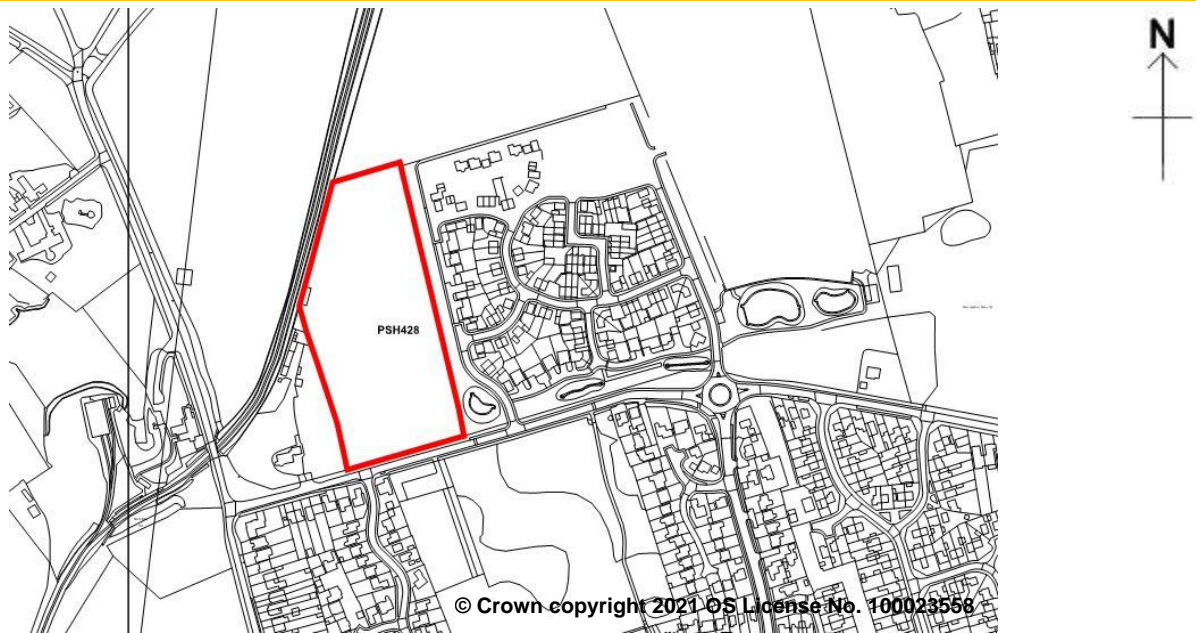
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH428"/>	Site name/location:	<input type="text" value="Land off Halstead Road"/>
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 2020

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