Site Description

Site Reference: SH104 Site name/location: 2 Granite Way, Mountsorrel

Site size: 0.28 ha Parish: Mountsorrel

Current land use and character: Grassland

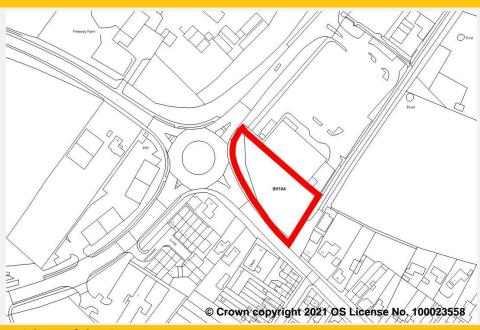
If site is currently being developed what progress has been made:

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 | 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?

Mixed

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?

Adjacent old landfill site - potential for contamintated land and so the necessary actions must be taken.

What are the potential impacts of the development?

Grade 3 Agricultural Land. Loss of moderate value habitat- there is limited similar habitat in the wider 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 potential of the site?

Dwellings / employment floorspace m2?

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 irresolvable physical/en	nvironmental 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	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 within a service centre and a suitable access can be achieved.
1. do	Diameira a ameiraina agraphad
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/en	nvironmental constraints.
Site to be excluded from	n the SHELAA? No

Site Description

Site Reference: SH105 Site name/location: 72 to 128 Loughborough Road, Mountsorrel

Site size: 0.15 ha **Parish:** Mountsorrel

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

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

over the next 5 years.

Land uses and character of surrounding area 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?

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?

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 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 develop	oment?
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?:	2 dwellings per annum
	own irresolvable physical/environmental constraints preventing development. The cess to service and facilities within a Service Centre and has the benefit of planning
Is the site available?: The site is under	reconstruction
is the site available:	construction
Is the site achievable? Site is expected	to complete 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 SHFLAA?	No

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** © Crown copyright 2021 QS 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? 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? 10 **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? Multiple ownerships may cause problems in bringing the site forward.
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?: 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 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: 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

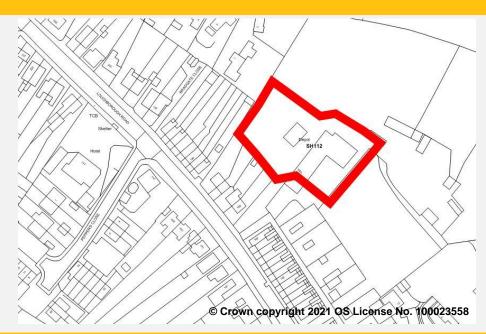
Transport

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?

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	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 bu	uild 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
The issue of possible conta	amination would need to be investigated.
Site to be excluded from	n the SHELAA? No

Site Description

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

Site size: 0.77ha Parish: Mountsorrel

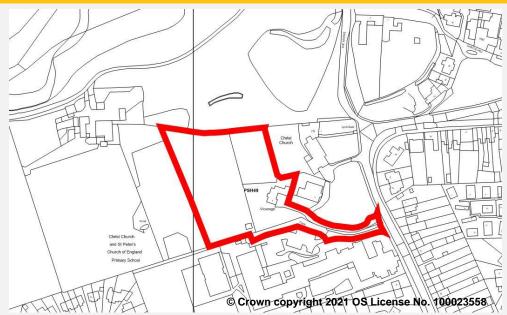
Current land use and character: Grazing land and part lawned garden and site of existing vicarage

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

development.

Land uses and character of surrounding area Adjacent to the chuch 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.

What is the developmen	nt potential of the site?	
Dwellings / employmen	t floorspace m2?	19
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 wi	Il these be overcome?
No irresolvable physical/er	vironmental 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?: 19 dwellings pe	er annum
Is the site suitable?:		e physical/environmental constraints preventing development, the development adjacent to a service centre and a suitable access can
Is the site available?:	The site does not have planning develop.	permission and is not owned by a developer with the intention to
Is the site achievable?	timeframe below based on a ju	sonable prospect that development will be delivered within the dgement 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 the	e suitability, availability and achievability of a site, how will
No irresolvable physical/er	vironmental constraints.	
Site to be excluded from	n the SHELAA? No	

Site Description

Site Reference: PSH104 Site name/location: Mountsorrel West

Site size: 15.78 ha Parish: Mountsorrel

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

If site is currently being developed what progress has been made: Site underconstruction with 116 left to build out as

at 1st April 2020

Land uses and character of surrounding area 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?

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?

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.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?

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

What is the developmen	nt potential of th	e site?				
Dwellings / employmen	t floorspace m2?	•	116			
Is the site available for o	development?					
Is the site available for o	U	N/A Site Under construction				
Are there any legal or o	wnership proble	ms? N/A Si	te Under const	uction		
If issues have been iden	tified, how will a	and when wi	ll these be ov	ercome?		
N/A Site Under construction	n					
Has planning permission	n been granted p	reviously?:	Yes			
What is the likely times	cale for develop	ment?				
What is the time frame	for development	t 0-5, 6-10 or	· 11-15 years?	Within 5 years		
What is the expected bu	ild out rate?: 5	0 dwellings pe	er annum			
Is the site suitable?:					traints preventing d vice centre and a sui	•
Is the site available?:	Site is underconst	ruction				
Is the site achievable?	Site is undercons	truction				
If constraints have been these be overcome?: N/A Site Under construction		mpact on th	e suitability, a	vailability and	d achievability of a	a site, how will
Site to be excluded from	the SHELAA?	No				

Site Description	
Site Reference: PSH453 Site name/location:	211 Loughborough Road
Site size: 1.84 ha Parish: Mountsorrel	
Current land use and character: Office with car park.	
If site is currently being developed what progress has been	made: Site works not started yet.
Land uses and character of surrounding area Mixed urban seand situated on	tting with residential and commercial properties adjacent main road through Mountsorrel.
Site Boundary	
	N Depot Depo
Assessment of potential use of the site Initial assessment of whether the site is suitable for a partic	ular 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 Within the Limits to Development.	policy and national policy?:
How appropriate and what is the likely market attractivenes	
Charnwood as a whole is seen as an attractive place to live and mar Would the site contribute to any regeneration priority areas	
	15 110
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? No	ne
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	O or 11-15 years? Within 5 years
What is the expected bu	uild out rate?: 6 dwellings	per annum
Is the site suitable?:	There are no known irresolves suitable access could poten	vable physical/environmental constraints preventing development and a tially be achieved.
Is the site available?:	Site has full planning permis	ssion.
Is the site achievable?	Site has planning permissio	n and is expected to build out within 5 years
these be overcome?:		the suitability, availability and achievability of a site, how will
No irresolvable physical/er	nvironmental constraints.	
Site to be excluded from	n the SHFLAA? No	

Site Desci	ription			
Site Refer	ence:	PSE233	Site name/location:	Disused Nursery r/o 263 Loughborough Road
Site size:	0.5ha	Parish:	Mountsorrel	

Current land use and character: Dwelling with glasshouses, hard standing, overgrown garden to rear.

If site is currently being developed what progress has been made: Lapsed permission for office development, new

application for B1 uses now approved.

Land uses and character of surrounding area | 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?

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?

Within buffer zone of old landfill site.

What are the potential impacts of the development?

Proposed redevelopment would result in a net loss of biodiversity.

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.

What is the developme	nt potential of the site?
Dwellings / employmer	•
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?: 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.
these be overcome?: No irresolvable physical/e Site to be excluded from	

Site Description

Site Reference: PSH428 Site name/location: Land off Halstead Road

Site size: 2.41ha Parish: Mountsorrel

Current land use and character: 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: N/A

Land uses and character of surrounding area 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?

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?

The former Mountsorrel Railway forms the north western boundary of PSH428, now used as a heritage route linking the granite quarries which characterise the wider landscape.

What are the potential impacts of the development?

Loss of grassland. Cumulative impacts should be considered in association with adjacent Jelson development. The Halstead Road Centenary Pasture Local Nature Reserve is located immediately south of PSH428 on the opposite side of Halstead Road.

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.

What is the developme	ent potential of the site?	
Dwellings / employment	_	45
Is the site available for		
Is the site available for		
Are there any legal or o	ownership problems? None	
• -	ntified, how will and when wil	Il these be overcome?
No irresolvable physical/e	nvironmental constraints.	
Has planning permission	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?: 45 dwellings pe	er annum
Is the site suitable?:		e physical/environmental constraints preventing development and for development adjacent to a service centre and a suitable access
Is the site available?:	The site does not have planning builder of adjacent site which is	permission but is being promoted for development on behalf of the under construction.
Is the site achievable?	There is considered to be a reas	sonable prospect that development will be delivered within the
is the site achievable?	timeframe below based on a ju-	dgement of the potential economic viability of the site and and let/sell the development over that period.
	timeframe below based on a judeveloper capacity to complete	dgement of the potential economic viability of the site and
If constraints have bee these be overcome?:	timeframe below based on a judeveloper capacity to complete	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?:	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have bee these be overcome?: No irresolvable physical/e	timeframe below based on a judeveloper capacity to complete n identified that impact on the nvironmental constraints.	dgement of the potential economic viability of the site and and let/sell the development over that period.