# CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site Reference: PSH184 Site name/location: Beech Farm, 552 Bradgate Farm, Newtown Linford Parish: Newtown Linford Site size: 0.61 ha Current land use and character: Grassland If site is currently being developed what progress has been made: Land uses and character of surrounding area Residential the north, west and east, open countryside to south **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?

Minor habitat loss, low risk of impact on LWS. Within Conservation Area and Archaeological Alert Zone and Archaeological Site Area.

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?

6

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 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?: 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?: 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?:	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 invironmental constraints.

# Site Description Site Reference: PSH41 Site name/location: Land at Markfield Lane, Newtown Linford Site size: 8.1ha Parish: Newtown Linford

Current land use and character: Mixture of overgrazed /rested horse paddock, semi improved neutral grassland with

moderat diversity. Some areas of grassland managed for amenity

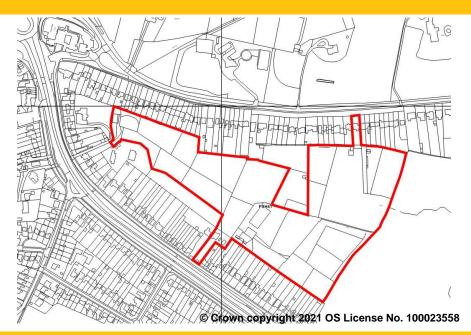
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area | Existing linear settlement surrounds the area to the north and

south. This comprises modern residential development along

Markfield Road and the A50.

#### **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?

Risk of isolating adjacent woodland/grassland. Loss of habitat but some potential to enhance remainder. Risk that adequate mitigation could not be achieved on site. Within National Forest.

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 developmen	nt potential of the site?				
Dwellings / employmen					
Is the site available for	development?				
	Is the site available for development?: Yes				
Are there any legal or o	wnership problems? Multiple owners.				
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?:	The site is in a suitable location in terms of its access to Markfield which is defined as a sustainable location in the Hinckley and Bosworth Core Strategy.				
Is the site available?:	The site does not have planning permission but being promoted by the landowners.				
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	identified that impact on the suitability, availability and achievability of a site, how will				
Site to be excluded from					

#### **Site Description**

Site Reference: PSH40 Site name/location: Pastureland of 50 Ashby Road, Markfield

Site size: 2.02 ha Parish: Markfield

**Current land use and character:** Horse grazed SNG with single dwelling and domestic garden.

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

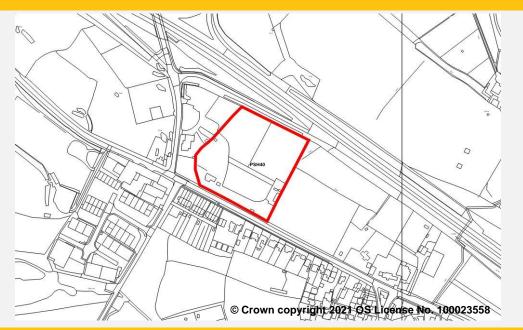
Land uses and character of surrounding area The site is strongly associated with the existing

settlement at Markfield; the A50 dual carriageway separates it

from the wider countryside.

Residential development.

#### **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?

Loss of SNG with moderate to moderately high plant richness. Traffic noise and movement from the adjacent A50 dual carriageway is a dominant feature.

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.

What is the developmen	nt potential of the site?		
Dwellings / employmen	t floorspace m2?	38	
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	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	<b>11-15 years?</b> 6-10 years	
What is the expected bu	<b>uild out rate?:</b> 38 dwellings pe	er annum	
Is the site suitable?:		e physical/environmental constrai erms of it access to Markfield whic sworth Core Strategy.	
Is the site available?:	The site does not have planning develop.	permission and is not owned by a	a developer with the intention to
Is the site achievable?	timeframe below based on a ju	sonable prospect that developmer dgement of the potential economic and let/sell the development ove	ic viability of the site and
these be overcome?:	•	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: PSH99 Site name/location: Land to the west of Newtown Linford, Newtown Linford

Site size: 0.67ha Parish: Newtown Linford

Current land use and character: Small scale piecemeal enclosure.

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

Land uses and character of surrounding area | Site is strongly associated with the existing settlement at

Newtown Linford.

#### **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 2,3a,3b affect the land around southern boundary of the site.

#### Are there any environmental constraints to development?

None

#### What are the potential impacts of the development?

Loss of permanent pasture, harm to brook corridor. Adjacent Conservation Area, Archaeological Alert Zone and Archaeological Site Area.

#### 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?

Is the site available for	development?						
Is the site available for	development?: Yes						
Are there any legal or o	wnership problems?	Owner Truste	rship held in a Tr	rust. The ac	cess off Main	Street is no	t owned by the
If issues have been iden	tified, how will and w	hen wil	II these be ove	ercome?			
No irresolvable physical/er	nvironmental constraints.						
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?	11-15 year	S		
What is the expected bu	uild out rate?: 17 dwe	llings pe	er annum				
Is the site suitable?:	There are no known irro				constraints pre	eventing dev	velopment. The
Is the site available?:	The site does not have processed develop.	olanning	g permission and	d is not owr	ned by a devel	oper with th	he intention to
Is the site achievable?	Does not have ownersh	ip or co	ntrol of the only	access ont	to the site.		
If constraints have been these be overcome?:	identified that impac	t on the	e suitability, a	vailability	and achieva	bility of a	site, how will
Control of site access will r	need to be achieved.						
Site to be excluded from	n the SHELAA? No						

#### **Site Description**

Site Reference: PSH238 Site name/location: Land between 151 and 185 Markfield Lane

Site size: 1.01ha Parish: Newtown Linford

Current land use and character: Semi mature broad leaved woodland with a few conifers, a central clearing with birch

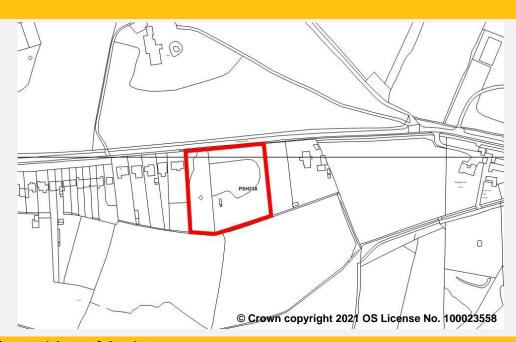
regeneration and rank grass/tall herbs, some wetter areas with rush and iris .

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

Land uses and character of surrounding area House & garden at 185 Markfield Lane - Section of same wooded scrub land

with house and garden at 151 Markfield Lane

#### **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?

Grade 3 Agricultural Land. This site is covered by a Woodland TPO. Enforcement action has been on-going following the unauthorised removal of trees within this site to ensure natural regeneration. Several bat records along Markfield Lane in what would be prime bat habitat. Development would result in habitat loss with little prospect of achieving adequate mitigation on site.

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

Adjacent 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? 9
Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or o	wnership problems? Couple of owners.
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?: 9 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. Site now includes PSH38 giving an increased site area though due to the number of protected trees on the whole site, the full site potential of over 20 dwellings is unlikely to be reached.
Is the site available?:	Site has been put forward on behalf of the landowners.
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 from	n the SHELAA? No

**Site Description** 

Site Reference: PSH258 Site name/location: Land North of Markfield Lane

Site size: 12.6ha Parish: Newtown Linford

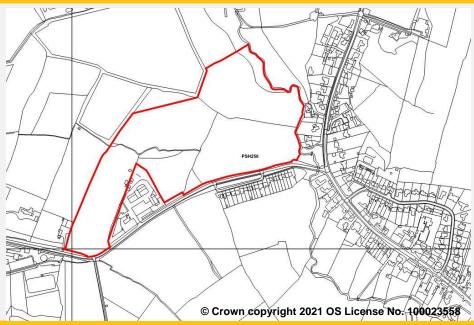
Current land use and character: The site consists of several grassland fields which are bounded by strong hedgerows with

mature trees.

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

Land uses and character of surrounding area | Agricultural/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?

Housing

#### Assessment of constraints and potential impacts

#### Are there any physical constraints to development?

Flood Zones 2,3a & 3b affect the eastern edges of the site.

#### Are there any environmental constraints to development?

None

#### What are the potential impacts of the development?

Impact on protected sites. Impact on on site stream and woodland. Loss of permanent pasture. Grade 3 agricultural land. Archaelogical Alert Area on 2.8ha of site around eastern boundary. The site is affect by a Public Right of Way J93 referred to in The Definitive Map of Public Rights of Way for Leicestershire. The site contributes significantly to the landscape setting of Newtown Linford Conservation Area and several of the listed buildings that it contains. Within National Forest.

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

Countryside, APAC, National Forest. Archaelogical Alert Area on 2.8ha of site around eastern boundary.

#### 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?		237	
Is the site available for o	development?			
Is the site available for o	development?: Yes			
Are there any legal or o	wnership problems?		rship held in a Trust. The land is s gs Tenancy Agreement.	subject to a Agricultural Land
If issues have been iden	tified, how will and w	hen wi	Il these be overcome?	
No irresolvable physical/er	nvironmental constraints	•		
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	<b>11-15 years?</b> 11-15 years	
What is the expected bu	uild out rate?: 50 dwe	ellings pe	er annum	
Is the site suitable?:			e physical/environmental construto service and facilities.	aints preventing development. The
Is the site available?:	The site does not have a develop. The land is sub	_	•	a developer with the intention to
Is the site achievable?	timeframe below based	l on a ju	sonable prospect that developmed dgement of the potential econor and let/sell the development over	nic viability of the site and
If constraints have been these be overcome?:	identified that impac	t on th	e 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: PSH257 Site name/location: Land South of Markfield Lane

Site size: 10.4 ha Parish: Newtown Linford

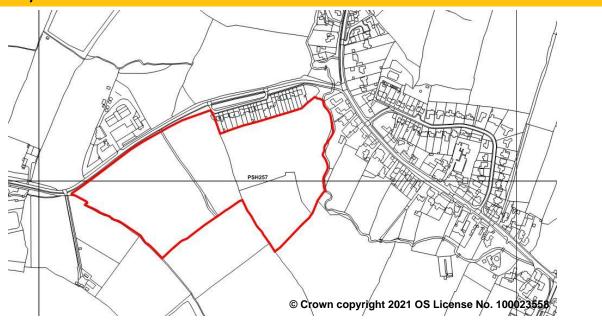
Current land use and character: The site consists of several fields which are bounded by strong hedgerows with mature

trees.

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

Land uses and character of surrounding area | Agricultural/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?

Housing

#### Assessment of constraints and potential impacts

#### Are there any physical constraints to development?

Flood Zones 2,3a & 3b affect the eastern edges of the site.

#### Are there any environmental constraints to development?

None

#### What are the potential impacts of the development?

Grade 3 Agricultural Land. Impact on protected ecological sites. The sites contribute significantly to the landscape setting of Newtown Linford Conservation Area and several of the listed buildings that it contains. Within National Forest.

#### 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?

Is the site available for	development?	
Is the site available for	development?: Yes	
Are there any legal or o	wnership problems?	The ownership is held in a Trust and is subject to a Agricultural Land Holdings Tenancy Agreement.
If issues have been ider	ntified, how will and w	hen will these be overcome?
No irresolvable physical/e	nvironmental constraints	
Has planning permissio	n been granted previo	usly?: No
What is the likely times	scale for development	?
What is the time frame	for development 0-5,	<b>6-10 or 11-15 years?</b> 11-15 years
What is the expected b	uild out rate?: 50 dwe	ellings per annum
Is the site suitable?:		esolvable physical/environmental constraints preventing development. The d access to service and facilities.
Is the site available?:		planning permission and is not owned by a developer with the intention to bject to a tenancy agreement.
Is the site achievable?	timeframe below based	be a reasonable prospect that development will be delivered within the don a judgement of the potential economic viability of the site and omplete and let/sell the development over that period.
If constraints have been	n identified that impac	t on the suitability, availability and achievability of a site, how will
these be overcome?: No irresolvable physical/e	nvironmental constraints	
Site to be excluded from		•
Site to be excluded if of	II tile SHELAA! NO	

Site Desc	ription				
Site Reference: PSH320		Site r	Site name/location: Land off Leicester Road		
Site size:	1.1ha	Parish:	Markfield		
Current la	and use	and character:	The site consis	sts of horse-grazed	d paddocks bounded by free-growing hedgerows with trees.
If site is c	urrentl	y being develop	ed what prog	ress has been m	nade: N/A
Land uses	and ch	naracter of surre	ounding area	_	gly associated with the existing arkfield; the A50 dual carriageway separates it ountryside.

Residential development.

**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 flood risk zones.

#### Are there any environmental constraints to development?

None.

#### What are the potential impacts of the development?

Onsite ecological enhancement possible. Traffic noise and movement from the adjacent A50 dual carriageway is a dominant feature.

#### 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.

Dwellings / employmer	nt potential of the site?  27
	•
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?
No irresolvable physical/er	nvironmental 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? 6-10 years
What is the expected be	uild out rate?: 27 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 adjacent to a Hinckley & Bosworth 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.
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will
No irresolvable physical/e	
Site to be excluded from	m the SHELAA? No

# Site Description Site Reference: PSH347 Site name/location: Land off Leicester Road, Markfield Site size: 2.05 ha Parish: Markfield

Current land use and character: | Elevated, gently sloping horse grazed semi improved neutral grassland located to the east

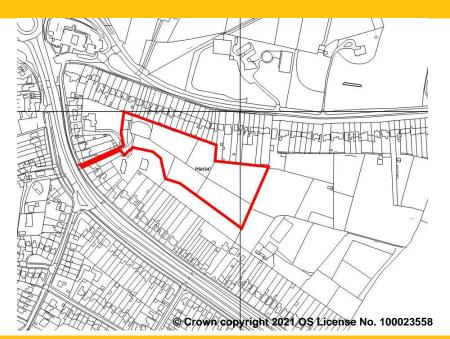
of Markfield.

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

**Land uses and character of surrounding area** Existing linear settlement surrounds the area to the north and south. This comprises modern residential development along

Markfield Road and the A50.

#### **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?

Some potential to balance habitat loss to development via enhancement of retained habitat - but balance may require an offsite contribution. Impacts on adjacent woodland.

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 developmen	nt potential of the site?
Dwellings / employmen	
Is the site available for	
Is the site available for	·
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?: 40 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, part of existing site PSH41.
Is the site available?:	The site does not have planning permission but being promoted by land agent for the landowner.
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. Within site PSH41.
If constraints have been these be overcome?:  No irresolvable physical/er	identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded fron	

# **CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description** Site name/location: Seven Oaks Nursery, Groby Lane **Site Reference:** PSH429 Parish: Newtown Linford Site size: 0.76 ha Current land use and character: Small-scale parcel of gently sloping land. Existing features including a residential building, polytunnels and trees also create the perception of a small scale landscape. If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area A dense area of woodland to the south (Sheet Hedges Wood) also influences the natural character of the area. **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?

Impact on woodland. Adjacent woodland T.P.O.

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 / employme	•
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	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? 11-15 years
What is the expected b	uild out rate?: 19 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development though the site does not have good access to services and facilities.
Is the site available?:	The site does not have planning permission and is not owned by a developer but is promoted by the landowner.
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	n identified that impact on the suitability, availability and achievability of a site, how will
ii constianits nave bee	in identified that impact on the suitability, availability and achievability of a site, now will
these be overcome?:	
these be overcome?: No irresolvable physical/e	nvironmental constraints.
these be overcome?:	nvironmental constraints.
these be overcome?: No irresolvable physical/e	nvironmental constraints.
these be overcome?: No irresolvable physical/e	nvironmental constraints.
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these be overcome?: No irresolvable physical/e	nvironmental constraints.
these be overcome?: No irresolvable physical/e	nvironmental constraints.

#### **Site Description**

Site Reference: PSH430 Site name/location: Land off Markfield Lane, Markfield

Site size: 0.79ha Parish: Newtown Linford

Current land use and character: Elevated, gently sloping land located to the east of Markfield

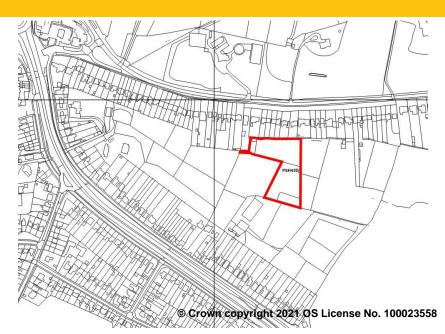
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area | Existing linear settlement surrounds the area to the north and

south. This comprises modern residential development along

Markfield Road and the A50.

#### **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?

Adjacent to woodland and in close proximity to LWS and TPO areas.

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?

Is the site available for	development?			
Is the site available for o	development?: Yes			
Are there any legal or ownership problems? None				
, -	itified, 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?: 20 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints though would be better suited brought forward in a comprehensive scheme together with site PSH41.			
Is the site available?:	The site does not have planning permission and is not owned by a developer but is promoted by the landowner.			
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			