Site Description

 Site Reference:
 PSH46
 Site name/location:
 Main Street, Ratcliffe on the Wreake

Site size: 0.33 ha **Parish:** Ratcliffe on the Wreake

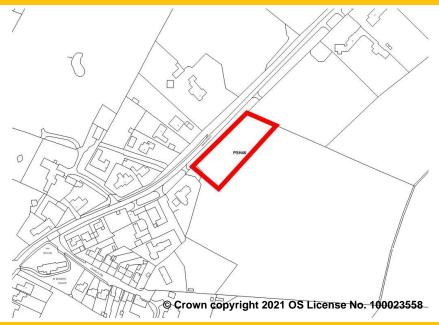
Current land use and character: Improved grassland- sheep grazed

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

Land uses and character of surrounding area Residential along Main Street. Open countryside to the NE, E and SE. Edge

of village rural location with low density housing.

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. Slopes downward to the Southeast.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of grassland. Grade 3 Agricultural Land. The site forms part of the wider setting for the Grade II* listed Church of St Botolph, which lies within Ratcliffe on the Wreake

Conservation Area. Adjacent to an Archaeological Alert Zone. A Public Right Of Way runs through PSH46 from the northwestern corner closest to the village, down the slope to the eastern corner.

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

Outside the Limits to Development.

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

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

Would the site contribute to any regeneration priority areas? No

What is the developme	ent potential of the site?	
Dwellings / employment floorspace m2? 10		
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 permissio	n 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?: 10 dwellings per annum		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.	
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	m the SHELAA? No	

Site Reference: PSH445 Site name/location: Land adj. 55 Main Street Site size: 0.5ha Parish: Ratcliffe on the Wreake Current land use and character: Improved Grassland If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area The area is rural and undeveloped, with relatively high levels of tranquillity and a sense of isolation from nearby urban settlements including Syston.

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. The site forms part of the wider setting for the Grade II* listed Church of St Botolph, which lies within Ratcliffe on the Wreake Conservation Area. Adjacent to an Archaeological Alert Zone.

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 ownership problems? None.		
If issues have been identified, how will and when will these be overcome?		
No irresolvable physical/environmental constraints.		
Has planning permissio	n 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?: 10 dwellings per annum		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to services and facilities.	
Is the site available?:	The site does not have planning permission but is being promoted by a planning consultant on behalf of 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.	
these be overcome?: No irresolvable physical/environmental constraints. Site to be excluded from the SHELAA? No		