

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:	<input type="text" value="PSH88"/>	Site name/location:	<input type="text" value="Grange Avenue, Rearsby"/>
Site size:	<input type="text" value="2.31ha"/>	Parish:	<input type="text" value="Rearsby"/>
Current land use and character:	<input type="text" value="Vacant land/paddock"/>		
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="The site is well contained by a mature tree and hedgerow belt to the western and southern boundaries."/>		

## Site Boundary



## Assessment of potential use of the site

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

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? 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?: 43 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 the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

**Site Reference:** PSH259 **Site name/location:** Land off Melton Road, Rearsby

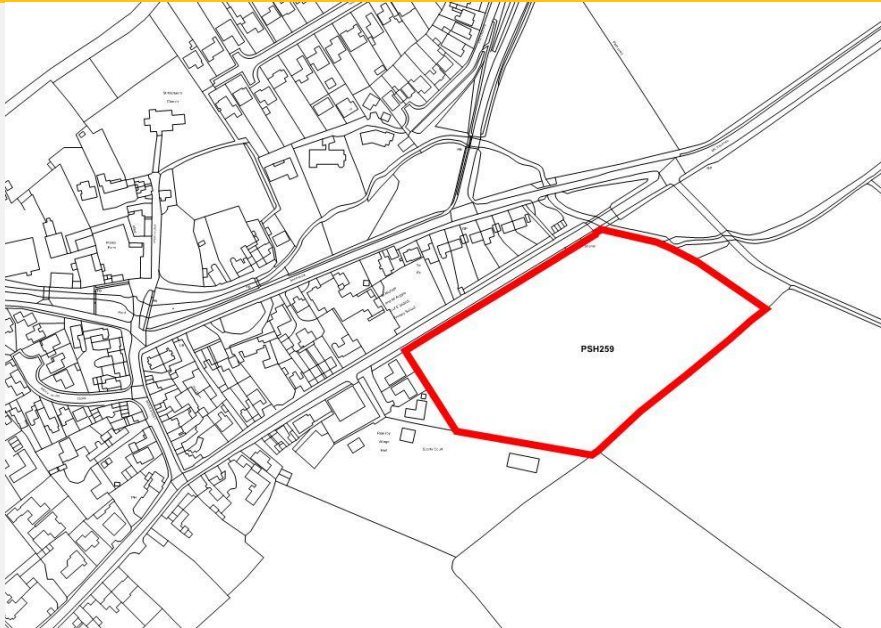
**Site size:** 2.2ha **Parish:** Rearsby

**Current land use and character:** The land is currently under arable cultivation and is surrounded by thick hedges with the occasional mature hedgerow tree.

**If site is currently being developed what progress has been made:** None.

**Land uses and character of surrounding area** Opposite side of Melton Road - Housing/School; Adjacent Land - agricultural

## 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 Zone 3a affects a small area of land on the north edge of the site.

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

None

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

Grade 2 Agricultural Land covers half the site, Grade 3 on the rest.

Loss of habitat impact on LWS. The north-western corner of the Site is adjacent to Rearsby Conservation Area and provides part of the rural setting to the historic extent of the village. An Archaeological Alert Site is adjacent to the south east.

**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

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### What is the development potential of the site?

Dwellings / employment floorspace m2?

41

### 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?:

41 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 the SHELAA?

No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSE268"/>	<b>Site name/location:</b>	<input type="text"/>
<b>Site size:</b>	<input type="text" value="6.2 ha"/>	<b>Parish:</b>	<input type="text" value="Rearsby"/>
<b>Current land use and character:</b>	<input type="text" value="The site consists of arable land with trimmed hedgerows along Gaddesby Lane"/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Rearsby bypass and industrial area in surrounding vicinity and also extensive farmland."/>		

## Site Boundary



## Assessment of potential use of the site

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

## Assessment of constraints and potential impacts

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

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

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

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

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

**Would the site contribute to any regeneration priority areas?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### What is the development potential of the site?

Dwellings / employment floorspace m2?

24,700m2

### 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?: 1ha per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is located in open countryside and a large scale extension may not accord with the current development plan.

### Is the site available?:

Site is being promoted by the landowner through an agent.

### Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSE349"/>	<b>Site name/location:</b>	<input type="text"/>
<b>Site size:</b>	<input type="text" value="1.34 ha"/>	<b>Parish:</b>	<input type="text" value="Rearsby"/>
<b>Current land use and character:</b>	<input type="text" value="Grassland within industrial area."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="Permission lapsed for erection of a mixed use B2/B8 industrial unit (5,240sq.m) and associated landscaped bund."/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Extensive farmland to the west and south with industrial buildings 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?**

## Assessment of constraints and potential impacts

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

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

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

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

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

**Would the site contribute to any regeneration priority areas?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### What is the development potential of the site?

Dwellings / employment floorspace m2?

5,628 m2

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

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

What is the expected build out rate?: 1ha per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is located in open countryside and a large scale extension may not accord with the current development plan

### Is the site available?:

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

### Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

**Site Reference:**  **Site name/location:** Sacred Heart Convent, 61 Station Road, LE7 4YY

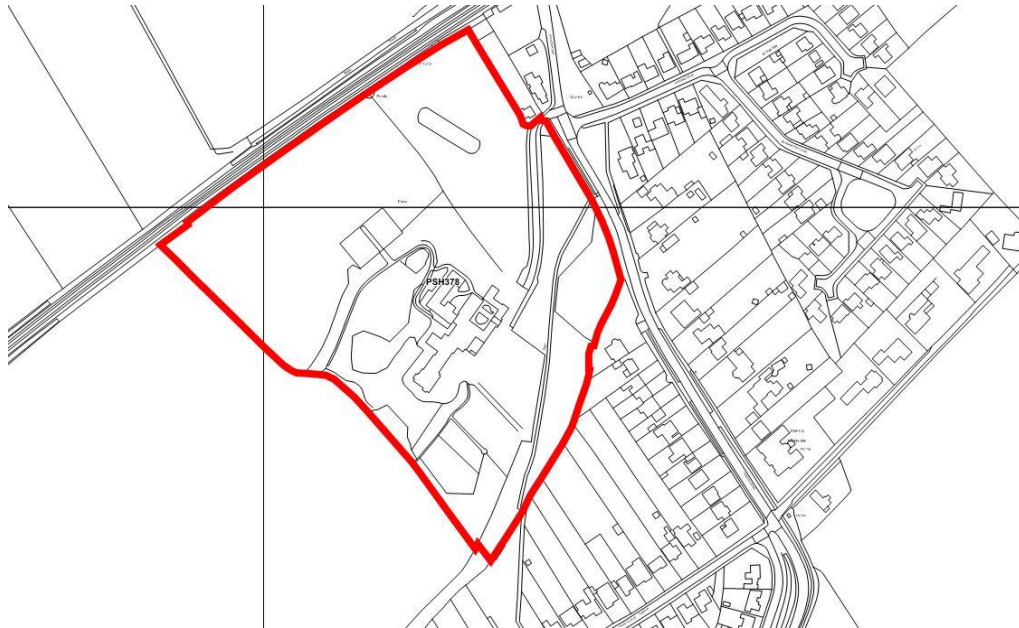
**Site size:**  **Parish:**

**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?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### What is the development potential of the site?

Dwellings / employment floorspace m2?

16

### 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?:

16 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?:

Detail planning application has been granted for the site.

### Is the site achievable?

Site has planning permission and is expected to build out within 5 years

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

Land off Broome Lane

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### What is the development potential of the site?

Dwellings / employment floorspace m2?

566

### 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?:

50 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 but forward through the SHELAA process.

### 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 irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No