	_			
Site	DAG	Crit	2ti	nn -
JILE	Des		JUI	<i>-</i>

Site Reference: PSH88 Site name/location: Grange Avenue, Rearsby

Site size: 2.31ha Parish: Rearsby

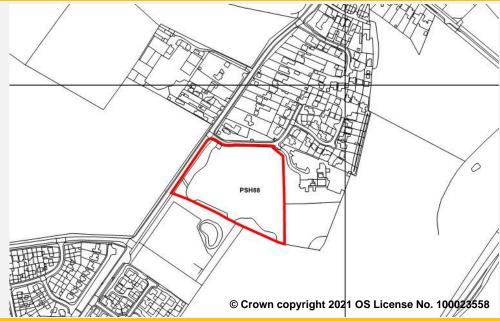
Current land use and character: Vacant land/paddock

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

Land uses and character of surrounding area 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?

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 ridge and furrow grassland, cumulative impacts associated with other Rearsby SHELAA sites.

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

Outside the Limits to Development. Within the New Area of Local Separation.

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?

43

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 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 be	uild 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.
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
No irresolvable physical/er	nvironmental constraints.

Site	Des	cri	pti	on

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

Site size: 2.2ha Parish: Rearsby

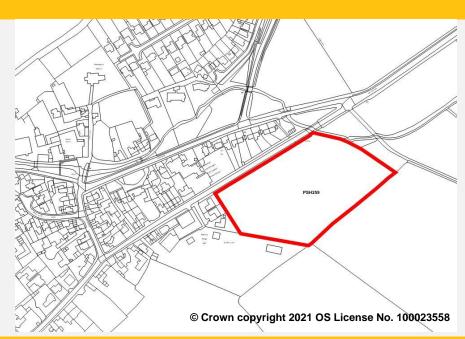
Current land use and character: The land is currently under arable cultivation and is surrounded by

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.

What is the developmen	nt potential of the site?		
Dwellings / employmen	t floorspace m2?	41	
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 w	ill these be overcome?	
No irresolvable physical/en	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 o	r 11-15 years? 6-10 years	
What is the expected bu	uild out rate?: 41dwellings pe	er annum	
Is the site suitable?:	There are no known irresolvab site does not have good access	le physical/environmental constraints preventing destates to service and facilities.	evelopment. The
Is the site available?:	The site does not have plannin develop.	g permission and is not owned by a developer with	the intention to
Is the site achievable?	timeframe below based on a ju	asonable prospect that development will be delivere udgement of the potential economic viability of the e and let/sell the development over that period.	
If constraints have been these be overcome?:	identified that impact on th	ne suitability, availability and achievability of a	site, how will
No irresolvable physical/en	vironmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description Site Reference: PSE268 Site name/location: Rearsby Business Park Extension Site size: 6.2 ha Parish: Rearsby

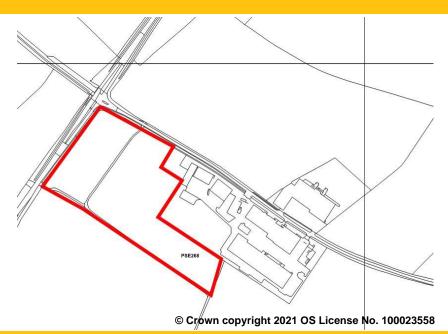
Current land use and character: The site consists of arable land with trimmed hedgerows along Gaddesby Lane

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

Land uses and character of surrounding area 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?

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?

Noise from adjacent Rearsby bypass.

What are the potential impacts of the development?

Grade 2 Agricultural land on the western half of the site, Grade 3 on the remainder. Retention and protection of hedgerows; potential impact on the brook ecosystem through import of silt, nutrients and pollutants and changes in hydrology; there is scope for biodiversity enhancement.

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.

	nt potential of the site?
Dwellings / employmen	nt floorspace m2? 24,700sq.m.
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 idea	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? 6-10 years
What is the expected b	uild 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.
Site to be excluded from	n the SHELAA? No

	_			
Site	DΔ	ccri	nti	On
JILL		3011	Pu	OII

Site Reference: PSE349 Site name/location: Rearsby Business Park

Site size: 1.34 ha Parish: Rearsby

Current land use and character: Grassland within industrial area.

If site is currently being developed what progress has been made: Permission lapsed for erection of a mixed use

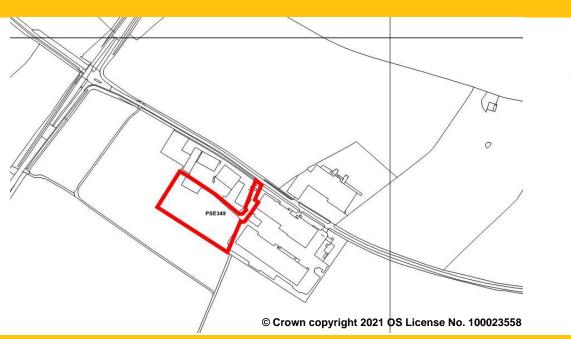
B2/B8 industrial unit (5,240sq.m) and associated

landscaped bund.

Land uses and character of surrounding area | 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?

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?

None

What are the potential impacts of the development?

Grade 3 Agricultural land.

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	ent potential of the site?		
Dwellings / employmer		sq.m.	
Is the site available for	<u>-</u>	34	
Is the site available for			
	•		
Are there any legal or o	ownership problems? None ntified, how will and when will the	sa ha ayarcama?	
No irresolvable physical/e		se be overcome:	
•	n been granted previously?: Yes		
nas piailillig perillissio	ii been granteu previousiy:.		
What is the likely times	scale for development?		
What is the time frame	for development 0-5, 6-10 or 11-1	5 years? 6-10 years	
What is the expected be	uild out rate?: 1ha per annum		
Is the site suitable?:	There are no known irresolvable physite is located in open countryside and development plan		- · · · · · · · · · · · · · · · · · · ·
Is the site available?:	The site had a planning permission fo	r an office development but	this has lapsed.
Is the site achievable?	There is considered to be a reasonab timeframe below based on a judgemed developer capacity to complete and I	ent of the potential econom	ic viability of the site and
No irresolvable physical/er Site to be excluded from			

Site Description

Site Reference: PSH378 Site name/location: Sacred Heart Convent, 61 Station Road, LE7 4YY

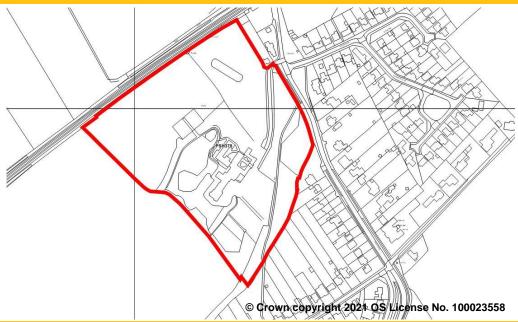
Site size: 5.7 ha Parish: Rearsby

Current land use and character: Convent and grounds with adjacent arable and grassland.

If site is currently being developed what progress has been made: Site works not started yet.

Land uses and character of surrounding areaThe area has a rural and tranquil character. The dense vegetation makes the Site feel removed from Rearsby, despite its proximity.

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?

The adjacent railway introduces periodic visual and noise intrusion which detracts from tranquillity.

What are the potential impacts of the development?

There is a well-used public right of way running through the south eastern edge of the Site. Loss of bat roosts, mature trees, grassland and arable habitat.

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

Within the Limits to Development.

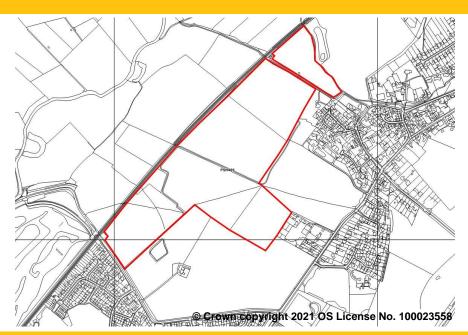
How appropriate and what is the likely market attractiveness for the type of development proposed?

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

What is the development	notontial of the site?		
Dwellings / employment f		16	
	·	10	
Is the site available for de			
Is the site available for de	•		
Are there any legal or owr			
If issues have been identif		vill these be overcome?	
No irresolvable physical/envir	ronmental constraints.		
Has planning permission b	een granted previously?:	Yes	
What is the likely timescal	le for development?		
What is the time frame for	r development 0-5, 6-10 (or 11-15 years? Within 5 years	
What is the expected build	d out rate?: 16 dwellings	per annum	
	here are no known irresolval ite does not have good acces	· · · · · · · · · · · · · · · · · · ·	ints preventing development. The
Is the site available?:	etail planning application ha	s been granted for the site.	
Is the site achievable?	ite has planning permission a	and is expected to build out within	5 years
If constraints have been in these be overcome?: No irresolvable physical/envir		he suitability, availability and a	chievability of a site, how will
Site to be excluded from t			

Site Desc	ription				
Site Reference: PSH469		PSH469	Site n	name/location:	: Land off Broome Lane
Site size:	30.2 ha	Parish:	Rearsby		
Current la	and use	and character:	Mostly arable	with some impro	ved grassland.
If site is c	urrently	y being develop	ed what prog	ress has been m	nade: N/A
Land uses	and ch	naracter of surro	ounding area	Large scale, ope	n, arable fields between Rearsby and East Goscote.

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?

3.8ha of north east area of the site is affected by Flood Zones 2 & 3a. 2ha of land near the East goscote part of the site is within Flood Zone 2.

Are there any environmental constraints to development?

2.53ha of site which adjoins East Goscote is within 250m buffer of old landfill site. The adjacent railway introduces periodic visual and noise intrusion which detracts from tranquillity.

What are the potential impacts of the development?

2 Archaeological Sites within the site boundary. 3 Public Rights of Way run through the site. Loss of farmland habitat, impact on nearby ponds, connectivity between ponds, isolation of off site grassland.

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

Outside the Limits to Development. 22ha within New Area of Local Separation.

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.

t potential of the site?		
t floorspace m2?	566	
levelopment?		
levelopment?: Yes		
wnership problems? None		
tified, how will and when w	ill these be overcome?	
vironmental constraints.		
been granted previously?:	No	
cale for development?		
•	<u> </u>	
ild out rate?: 50 dwellings p	er annum.	
		ints preventing development and a
The site does not have plannin	g permission but forward through	the SHELAA process.
timeframe shown based on a j	udgement of the potential econom	nic viability of the site and
vironmental constraints. No		
	evelopment? evelopment?: Yes vnership problems? None ified, how will and when w vironmental constraints. been granted previously?: cale for development? for development 0-5, 6-10 o ild out rate?: 50 dwellings p There are no known irresolvab suitable access could potential The site does not have planning There is considered to be a rea timeframe shown based on a j developer capacity to complet identified that impact on the vironmental constraints.	evelopment? evelopment?: Yes vinership problems? None cified, how will and when will these be overcome? vironmental constraints. been granted previously?: No cale for development? for development 0-5, 6-10 or 11-15 years? 6-10 years fild out rate?: 50 dwellings per annum. There are no known irresolvable physical/environmental constrate suitable access could potentially be achieved. The site does not have planning permission but forward through There is considered to be a reasonable prospect that development timeframe shown based on a judgement of the potential economic developer capacity to complete and let/sell the development over identified that impact on the suitability, availability and a vironmental constraints.

CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description Site name/location: Land off Gaddesby Lane, Rearsby Site Reference: PSH100 Site size: 2.5ha Parish: Rearsby **Current land use and character:** PSH100 is under arable cultivation. If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Residential to the west, farmland to the north, east and south **Site Boundary** © Crown copyright 2021/05 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?

The A607 introduces traffic noise to PSH100.

What are the potential impacts of the development?

Loss of arable land. Grade 2 Agricultural Land.

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

DRAFT ALLOCATION HS73. 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?

47

Site to be excluded from the SHELAA? No

Is the site available for d	evelopment?						
Is the site available for d	Is the site available for development?: Yes						
Are there any legal or ov	wnership problems? None						
• •	tified, how will and when will these be overcome?						
No irresolvable physical/en	vironmental constraints						
Has planning permission	been granted previously?: No						
What is the likely timeso	ale for development?						
What is the time frame f	for development 0-5, 6-10 or 11-15 years? 6-10 years						
What is the expected bu	ild out rate?: 47 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 and a suitable access can be achieved.						
to the site and lable?							
Is the site available?:	The site does not have planning permission but landowner is committed to the delivery of the site and there is good developer interest in the site.						
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the						
is the site achievable?	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?:	indication that impact on the suitability, availability and demerability of a site, now will						
No irresolvable physical/en	vironmental constraints.						

Site Description

Site Reference: PSH381 Site name/location: Land at Melton Road

Rearsby

Site size: 4.4 Parish: Rearsby

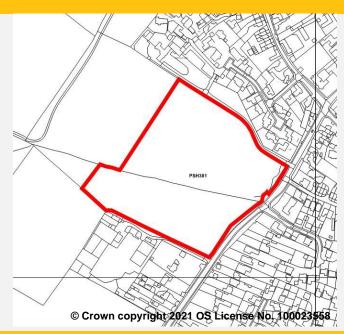
Current land use and character: Large scale, open, arable fields with low-cut hedges.

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

Land uses and character of surrounding area Adjoins existing residential development to the north and east. To the

south is further housing

Site Boundary





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?

Majority grade 2 Agricultural land. A public right of way crosses directly through the centre of PSH381. Loss of grassland. Directly adjacent to Rearsby Conservation Area. An

Archaeological Interest Site is also located within PSH381.

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

Outside the Limits to Development. Whole site within New Area of Local Separation.

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?	66	
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 who	en will these be overcome?	
No irresolvable physical/er	nvironmental constraints.		
Has planning permission	n been granted previous	ly?: 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?: 50 dwelli	ngs per annum	
Is the site suitable?:		olvable physical/environmental constrain ccess to service and facilities.	nts preventing development. The
Is the site available?:	Strong developer interest	on site and recent planning application	refusal
Is the site achievable?	timeframe below based o	a reasonable prospect that developmen n a judgement of the potential economi nplete and let/sell the development ove	c viability of the site and
If constraints have been these be overcome?:	identified that impact	on the suitability, availability and ac	chievability of a site, how will
No irresolvable physical/er	nvironmental constraints.		
Site to be excluded from	n the SHFLAA? No		