

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	PSH55	<b>Site name/location:</b>	Land between A6(T) & River Soar, south of Wyevale Garden Centre, Rothley
<b>Site size:</b>	9.76ha	<b>Parish:</b>	Rothley
<b>Current land use and character:</b>	Part farmland, part decommissioned sewage treatment works, part river soar floodplain.		
<b>If site is currently being developed what progress has been made:</b>	N/A		
<b>Land uses and character of surrounding area</b>	Rothley Lodge Employment area and Wyevale Garden Centre lie 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?

Mix of retail, employment, residential, extra care accommodation and proposed marina

## Assessment of constraints and potential impacts

### Are there any physical constraints to development?

Eastern part of the site along boundary (3.4ha) affected by Flood Zone 3b. This will be discounted off the available developable area.

### Are there any environmental constraints to development?

The disused sewage works would need to ensure no contamination. Part of the site is an old land fill site

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

Loss of habitat/ impact on strategic wildlife corridor. A public footpath forms the western boundary of PSH55.

#### Ecology Assessment

Adjacent to River Soar Local Wildlife Site and Strategic River Corridor. Several ponds and wet woodland on site. Red Data Book invertebrate species associated with wetland habitats recorded on site. Badger records on site.

### 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? 117

**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? 11-15 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. Although adjacent to a Service Centre the site does not have good access to service and facilities.

**Is the site available?:** Site has been put forward by a planning consultant on behalf of the land owner for 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.

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:** PSH145 **Site name/location:** Land at The Ridings/West Cross Lane, Rothley Ridgeway

**Site size:** 2.8ha **Parish:** Rothley

**Current land use and character:** PSH145 is a large, rectilinear, pastoral field on the edge of Rothley.

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

**Land uses and character of surrounding area** Low density housing to the north west, dense hedgerows form its south eastern and south western 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?**

Site has measurable ecological value but is in poor condition. There are opportunities to enhance retained habitat.

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

PSH145 lies within a New Area of Local Separation and 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?

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### 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. 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 SHELA A SITE ASSESSMENT 2019

## Site Description

**Site Reference:** PSH161 **Site name/location:** Land adjacent to 171 Swithland Lane, Rothley

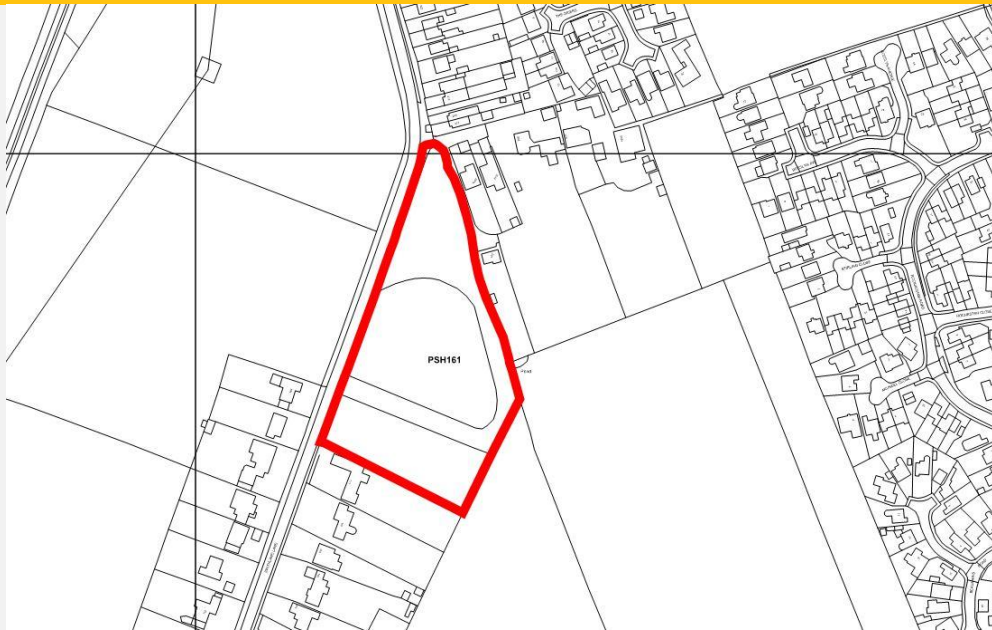
**Site size:** 1.17 ha **Parish:** Rothley

**Current land use and character:** PSH161 comprises rough grassland / scrub and pastoral land use of varied condition.

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

**Land uses and character of surrounding area** Frontage directly onto Swithland Lane, residential properties and gardens form the site's southern extent., land adjacent to far rear is 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?**

Potential for 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?**

None

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

Partial development of the site (including the amenity grassland area) would present opportunities for positive management of the remainder but otherwise difficult to achieve balance on site. Badger latrine present. Good site for breeding birds and invertebrates. adjacent to the boundary of Rothley Ridgeway Conservation Area.

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

Lies within a New Area of Local Separation and 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?

## Is the site available for development?

Is the site available for development?:

Are there any legal or ownership problems?

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

Has planning permission been granted previously?:

## What is the likely timescale for development?

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

What is the expected build out rate?:

**Is the site suitable?:**

**Is the site available?:**

**Is the site achievable?**

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

Site to be excluded from the SHELAA?

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:  Site name/location:

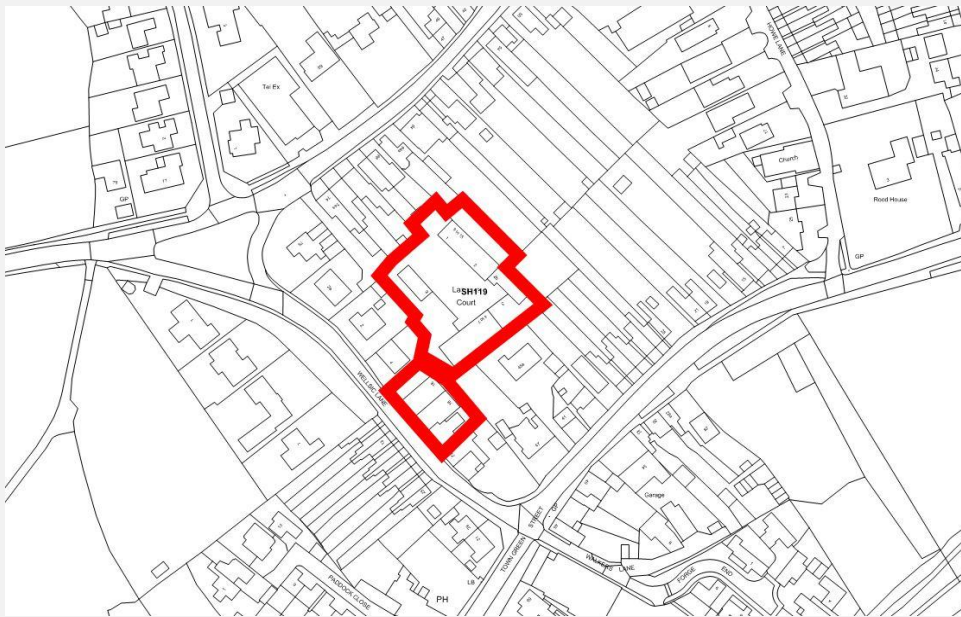
Site size:  Parish:

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?

## 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?: 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?: 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.

### Is the site available?:

Detail planning permission has now lapsed.

### 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





## CHARNWOOD SHELAA SITE ASSESSMENT 2019

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

Dwellings / employment floorspace m2?

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### 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 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 has been promoted by a planning consultant.

### 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



## CHARNWOOD SHELAA SITE ASSESSMENT 2019

### Is the site available for development?

Is the site available for development?: N/A Site Under construction

Are there any legal or ownership problems? 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 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?: 50 dwellings per annum

Is the site suitable?: The site is a suitable location for development and there are no known irresolvable physical/environmental constraints

Is the site available?: Site underconstruction

Is the site achievable? Site is under construction 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?:

N/A Site Under construction

Site to be excluded from the SHELAA? No



## CHARNWOOD SHELAA SITE ASSESSMENT 2019

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

Dwellings / employment floorspace m2?

42

### Is the site available for development?

Is the site available for development?:

N/A Site  
Under  
construction

Are there any legal or ownership problems?

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 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?:

40 dwellings per annum

Is the site suitable?:

N/A Site Under construction

Is the site available?:

N/A Site Under construction

Is the site achievable?

Site 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?:

N/A Site Under construction

Site to be excluded from the SHELAA?

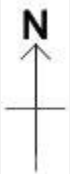
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:	<input type="text" value="PSE240"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="2.57 ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="Garden centre, greenhouses, car parking and hardstanding areas."/>		
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="Area of various employment uses backing onto the River Soar valley."/>		

## 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?

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

10,195 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?: 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? 1 ha per annum

### Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

### Is the site available?:

Site has been put forward by a planning consultant on behalf of the land owner for development.

### 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

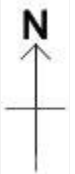


# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:	PSH240	Site name/location:	
Site size:	2.57 ha	Parish:	Rothley
Current land use and character:	Garden centre, greenhouses, car parking and hardstanding areas.		
If site is currently being developed what progress has been made:	N/A		
Land uses and character of surrounding area	Area of various employment uses backing onto the River Soar valley.		

## 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/Commercial/leisure

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood zones.

Are there any environmental constraints to development?

Within Landfill buffer zone.

What are the potential impacts of the development?

Grade 2 Agricultural land. Proximity to Soar LWS and strategic wildlife corridor. Public footpath runs around eastern edge of site.

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?

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

48

### 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?:

48 dwellings per annum

Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

Is the site available?:

The site does not have planning permission but has been 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.

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?

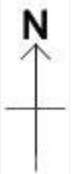
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:	<input type="text" value="PSH209"/>	Site name/location:	<input type="text" value="215-217 Mountsorrel Lane, Rothley"/>
Site size:	<input type="text" value="0.42 ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="Neglected gardens with fruit trees rank grassland and scrub."/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site progressing well and will complete in 2020."/>		
Land uses and character of surrounding area	<input type="text" value="Residential, 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?

## 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?: N/A Site Under construction

Are there any legal or ownership problems? 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 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?: 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.

**Is the site available?:** Site underconstruction

**Is the site achievable?** Site underconstruction and will complete 2020.

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

N/A Site Under construction

**Site to be excluded from the SHELAA?** No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:	<input type="text" value="PSE346"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="5.9ha"/>	Parish:	<input type="text" value="Rothley"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site underconstruction and expected to totally build out in 2020/21."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site Under construction"/>		

## 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?: N/A Site Under construction

Are there any legal or ownership problems? 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 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?: 2 ha per annum

**Is the site suitable?:** Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

**Is the site available?:** The site has planning permission and is under construction

**Is the site achievable?** Site under construction and 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?:**

N/A Site Under construction

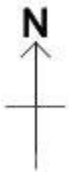
**Site to be excluded from the SHELAA?** No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSE347"/>	<b>Site name/location:</b>	<input type="text"/>
<b>Site size:</b>	<input type="text" value="2.99 ha"/>	<b>Parish:</b>	<input type="text" value="Rothley"/>
<b>Current land use and character:</b>	<input type="text" value="Open countryside"/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="Site underconstruction and expected to totally complete within 5 years."/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="To the north and west of the site are large scale industrial units along with a Garden Centre. To the east is the River Soar/Grand Union Canal corridor of the countryside."/>		

## 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 ther 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?

14,746 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?

N/A Site Under construction

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?: 1 ha per annum

### Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

### Is the site available?:

The site has planning permission and is under construction.

### Is the site achievable?

Site under construction and 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?:

N/A Site Under construction

Site to be excluded from the SHELAA? No

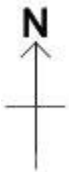


# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH288"/>	<b>Site name/location:</b>	<input type="text"/>
<b>Site size:</b>	<input type="text" value="0.86 ha"/>	<b>Parish:</b>	<input type="text" value="Rothley Ridgeway"/>
<b>Current land use and character:</b>	<input type="text" value="Farmyard with derelict building and tall ruderal/scrub surrounds."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="REFUSAL - DEMOLITION OF FARM BUILDINGS AND SITE FOR THE ERECTION OF FIVE DWELLINGS. P/92/1033/2"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Agricultural and Residential, Swithland Reservoir forms a large waterbody approximately 800 m west."/>		

## 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?

21

### 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?:

### 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?:

21 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 is being promoted by a land 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?

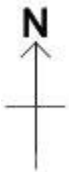
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH377"/>	<b>Site name/location:</b>	<input type="text"/>
<b>Site size:</b>	<input type="text" value="12.3ha"/>	<b>Parish:</b>	<input type="text" value="Rothley"/>
<b>Current land use and character:</b>	<input type="text" value="PSH377 comprises a large, irregular shaped arable field lying at the western settlement edge of Rothley."/>		
<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="Deciduous woodland adjacent to Westfield Lane and at the north eastern. The Site forms a settlement edge location at the western extent of Rothley village."/>		

## 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?

175

### 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?:

Planning application submitted on site for 175 dwellings but refused in July 2016.

### 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:**

**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?

152

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? No

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, the site is in a suitable location for development adjacent to a service centre. Site capacity shown is for the whole site without extension to the school.

### Is the site available?:

The site does not have planning permission but strong developer interest in the site.

### 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

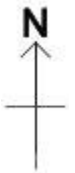
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH434"/>	<b>Site name/location:</b>	<input type="text"/>
<b>Site size:</b>	<input type="text" value="5.30ha"/>	<b>Parish:</b>	<input type="text" value="Rothley"/>
<b>Current land use and character:</b>	<input type="text" value="PSH434 comprises rectilinear arable fields and sheds, polytunnels and parking at Brooklea Nurseries."/>		
<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="Recently constructed residential development located off Bier Way forms the western boundary with the A6 close by on the 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?**

## What is the development potential of the site?

## CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

99

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? No

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 by developer.

### 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



# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

**Site Reference:**  **Site name/location:**

**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?

84

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? No

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 by developer.

### 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