Site Description

Site Reference: PSH55 Site name/location: Land between A6(T) & River Soar, south of Wyevale

Garden Centre, Rothley

Site size: 9.76ha Parish: Rothley

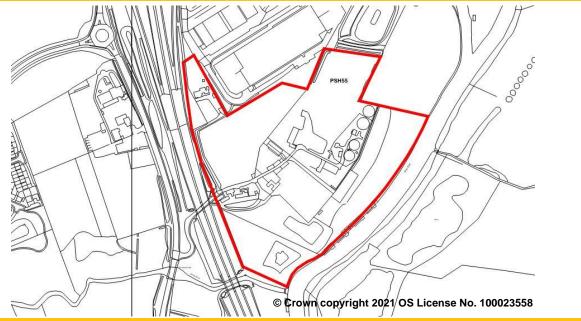
Current land use and character: Part farmland, part decommissioned sewage treatment works, part river soar floodplain.

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

Land uses and character of surrounding area 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.

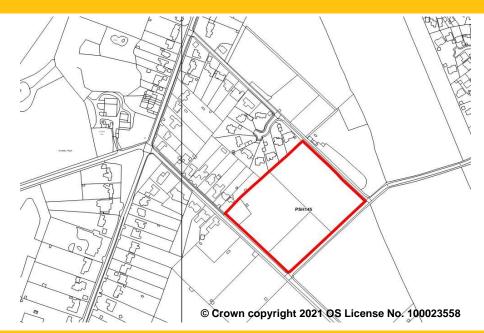
Would the site contribu	te to any regeneration priori	ty areas? No
What is the developmen	nt potential of the site?	
Dwellings / employmen	t floorspace m2?	117
Is the site available for	development?	
Is the site available for o	development?: Yes	
Are there any legal or o	wnership problems? None	
If issues 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?	
	for development 0-5, 6-10 or	11-15 years? 11-15 years
	uild out rate?: 50 dwellings pe	-
Is the site suitable?:		e physical/environmental constraints preventing development. 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?	timeframe below based on a ju-	sonable prospect that development will be delivered within the dgement of the potential economic viability of the site and and let/sell the development over that period.
If constraints have been these be overcome?: No irresolvable physical/er	•	e suitability, availability and achievability of a site, how will
Site to be excluded from		
Site to be excluded from	n the SHELAA? No	

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

western boundaries.

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

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.

What is the developme	ent potential of the site?
Dwellings / employme	•
Is the site available for	<u> </u>
Is the site available for	
Are there any legal or o	
• •	ntified, how will and when will these be overcome?
No irresolvable physical/e	•
Has planning permissio	n 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? 6-10 years
What is the expected b	uild 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 acceptualists have been	
if constraints have been	n identified that impact on the suitability, availability and achievability of a site, how 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.
these be overcome?: No irresolvable physical/e	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.
these be overcome?: No irresolvable physical/e	nvironmental constraints.
these be overcome?: No irresolvable physical/e	nvironmental constraints.

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.

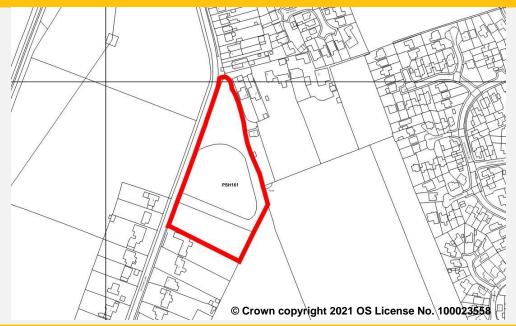
If site is currently being developed what progress has been made: N/A

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.

What is the developmen	nt potential of the site?	
Dwellings / employmen	•	29
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 wh	en will these be overcome?
No irresolvable physical/er	nvironmental constraints.	
Has planning permission	n been granted previous	sly?: 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?: 29 dwelli	ngs per annum
Is the site suitable?:	There are no known irres suitable access can be ac	olvable physical/environmental constraints preventing development and a hieved.
Is the site available?:	The site has no planning plane the site themselves	permission but the landowners have advised that they intend to develop
Is the site achievable?	timeframe below based of	a reasonable prospect that development will be delivered within the on a judgement of the potential economic viability of the site and mplete and let/sell the development over that period.
	identified that impact	on the suitability, availability and achievability of a site, how will
these be overcome?: No irresolvable physical/er	nvironmental constraints.	
Site to be excluded from	n the SHFI ΔΔ? No	

Site Description

Site Reference: SH119 Site name/location: Office & Premises, r/o 74 Woodgate, Rothley

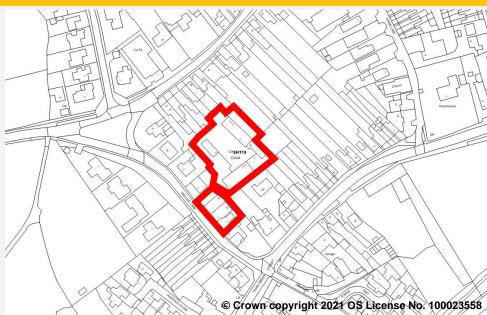
Site size: 0.29 ha Parish: Rothley

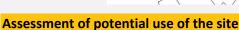
Current land use and character: The site is currently used for various employment uses

If site is currently being developed what progress has been made: Permission lapsed for 9 dwellings.

Land uses and character of surrounding area | The site is surrounded by residential development

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 zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within Archealogical Constraint Alert zone. The site is within the Rothley Conservation Area. Possible bat roost potential.

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.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

9

Is the site available for	development?
Is the site available for	·
Are there any legal or o	wnership problems? None
	itified, how will and when will these be overcome?
No irresolvable physical/er	nvironmental constraints.
Has planning permission	n been granted previously?: Yes
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?: 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 plannining 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 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: PSH128 Site name/location: Land at Woodcock Farm, Rothley

Site size: 5.72ha Parish: Rothley

Current land use and character: Agricultural land

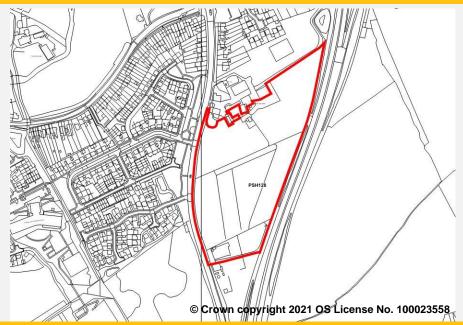
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area The land adjoins the built up area of Rothley to the north and the A6 bypass

forms the eastern edge to the site. To the west of the Loughborough is an

area of allotment land.

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?

The corridor of the A6 introduces noise intrusion and reduces perceived tranquillity.

What are the potential impacts of the development?

Within 100m of known Archaeological Site. The barn at Woodcock Farm is a listed building which would need to be protected. Loss of grassland and arable land.

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

DRAFT ALLOCATION HS58. 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 development potential of the site?	
Dwellings / employment floorspace m2?	107
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 w	ill 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 o	r 11-15 years? 6-10 years
What is the expected build out rate?: 50 dwellings p	per annum
	ical/environmental constraints preventing development, the site is in ment and a suitable access can be achieved.
Is the site available?: The site has been promoted by	y a planning consultant.
timeframe shown based on a j	asonable prospect that development will be delivered within the udgement of the potential economic viability of the site and te and let/sell the development over that period.
these be overcome?:	ne suitability, availability and achievability of a site, how will
No irresolvable physical/environmental constraints Site to be excluded from the SHELAA? No	

Site Description

Site Reference: PSH135 Site name/location: Land east of Mountsorrel Lane, Rothley

Site size: 33ha **Parish:** Rothley

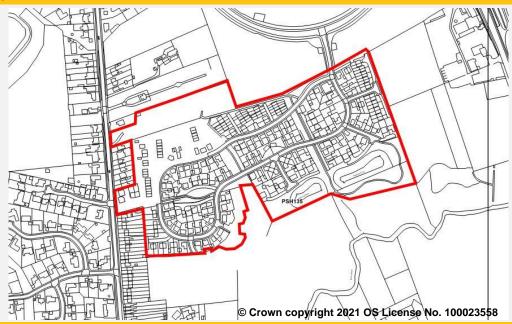
Current land use and character: N/A Site Under construction

If site is currently being developed what progress has been made: Site progressing well with 93 left to build out

from 1st April 2020.

Land uses and character of surrounding area Residential 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?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site Under construction

Are there any environmental constraints to development?

N/A Site Under construction

What are the potential impacts of the development?

N/A Site Under construction

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

N/A Site Under construction

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

N/A Site Under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

93

Is the site available for development?	
Is the site available for development?:	N/A Site Under construction
Are there any legal or ownership prob	lems? N/A Site Under construction
If issues have been identified, how wil	I and when will these be overcome?
N/A Site Under construction	
Has planning permission been granted	l previously?: Yes
What is the likely timescale for develo	pment?
What is the time frame for developme	ent 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected build out rate?:	50 dwellings per annum
	table location for development and there are no known irresolvable onmental constraints
Is the site available?: Site underconst	truction
Is the site achievable? Site is under co	instruction and is expected to build out within 5 years
If constraints have been identified tha these be overcome?:	t impact on the suitability, availability and achievability of a site, how will
N/A Site Under construction	
Site to be excluded from the SHELAA?	No

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Site	νe	SCII	มน	OH

Site Reference: PSH175 Site name/location: Linkfield Farm (and adjoining land), Leicester Road,

Mountsorrel

Site size: 1.5 ha Parish: Rothley

Current land use and character: Vacant land.

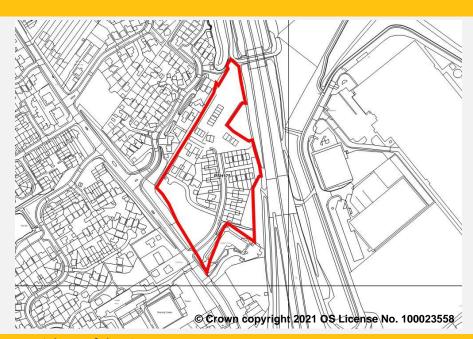
If site is currently being developed what progress has been made: Permission granted in 2019 for 52 dwellings,

site underconstruction with 43 left to build

out as at 1st April 2020.

Land uses and character of surrounding area Housing (north and west): A6 bypass (east);: hilltop junction (south)

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?

Mature trees and scrub.

Are there any environmental constraints to development?

N/A Site Under construction

What are the potential impacts of the development?

N/A Site Under construction

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

N/A Site Under construction

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

Single developer

What is the development potential of	f the site?
Dwellings / employment floorspace n	
Is the site available for development?	?
Is the site available for development?	P: N/A Site Under construction
Are there any legal or ownership prol	blems? N/A Site Under construction
If issues have been identified, how w	ill and when will these be overcome?
N/A Site Under construction	
Has planning permission been grante	ed previously?: Yes
What is the likely timescale for devel	opment?
What is the time frame for developm	ent 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 Unde	er construction
Is the site available?: N/A Site Unde	er construction
Is the site achievable? Site is expected	ed to build out within 5 years.
If constraints have been identified that these be overcome?: N/A Site Under construction	at impact on the suitability, availability and achievability of a site, how will
Site to be excluded from the SHELAA?	? No

Site Description

Site Reference: PSE240 Site name/location: Leicester Rowena (Wyedale) Garden Centre

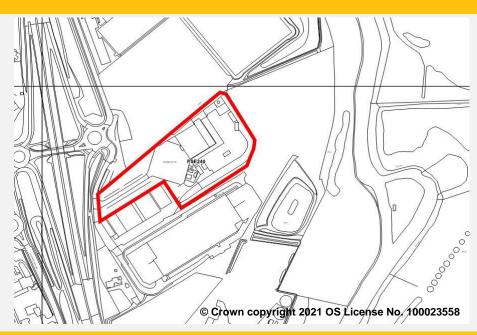
Site size: 2.57 ha Parish: Rothley

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 risk zones.

Are there any environmental constraints to development?

Within landfill buffer.

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 is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

10,195 sq.m.

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 will these be overcome?
No irresolvable physical/er	ovironmental 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?: 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.
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: PSH240 Site name/location: Leicester Rowena (Wyedale) Garden Centre

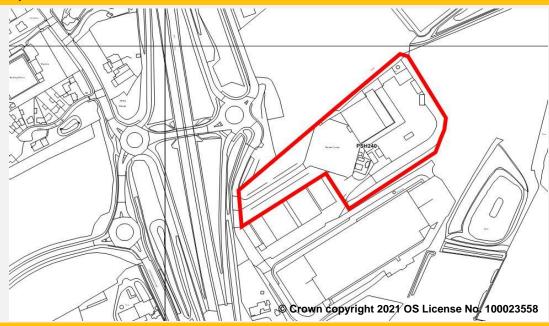
Site size: 2.57 ha Parish: Rothley

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?

Dwellings / employment floorspace m2?

Is the site available for	development?
Is the site available for o	development?: Yes
Are there any legal or o	wnership problems? None
If issues have been iden	ntified, 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?: 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 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 fron	n the SHELAA? No

Site Description

Site Reference: PSH209 Site name/location: 215-217 Mountsorrel Lane, Rothley

Site size: 0.42 ha **Parish:** Rothley

Current land use and character: Neglected gardens with fruit trees rank grassland and scrub.

If site is currently being developed what progress has been made: Site progressing well and will complete in 2020.

Land uses and character of surrounding area 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?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site Under construction

Are there any environmental constraints to development?

N/A Site Under construction

What are the potential impacts of the development?

N/A Site Under construction.

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

N/A Site Under construction

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

N/A Site Under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

2 remaining to build out

Is the site available for d	levelopment?	
Is the site available for development?:		N/A Site Under construction
Are there any legal or ov	wnership proble	ems? N/A Site Under construction
If issues have been ident	tified, how will	and when will these be overcome?
N/A Site Under constructio	n	
Has planning permission	ı been granted _l	previously?: Yes
What is the likely timeso	cale for develop	ment?
What is the time frame	for developmen	at 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bu	ild out rate?:	9 dwellings per annum
Is the site suitable?:		own irresolvable physical/environmental constraints preventing development, the location for development within a service centre and a suitable access can be
Is the site available?:	Site underconstr	uction
is the site available:.	Site dilderconsti	uction
Is the site achievable?	Site underconstr	ruction and will complete 2020.
If constraints have been these be overcome?:	identified that	impact on the suitability, availability and achievability of a site, how will
N/A Site Under constructio	n	
Site to be excluded from	the SHELAA?	No

Site	Des	crin	tio	n
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Site Reference: PSE346 Site name/location: Land at Rothley Lodge

Site size: 3.35ha Parish: Rothley

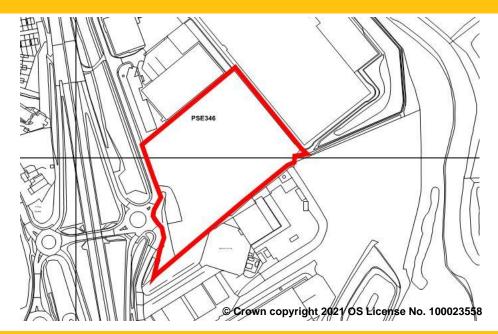
Current land use and character: N/A Site Under construction

If site is currently being developed what progress has been made: Site underconstruction and expected to totally

build out in 2020/21.

Land uses and character of surrounding area 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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site Under construction

Are there any environmental constraints to development?

N/A Site Under construction

What are the potential impacts of the development?

N/A Site Under construction

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

N/A Site Under construction

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

N/A Site Under construction

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

11,892 sq.m.

CHARNWOOD SHE	LAA SITE ASSESSMENT 2020
Is the site available for o	development?
Is the site available for o	development?: N/A Site Under construction
Are there any legal or o	wnership problems? N/A Site Under construction
If issues have been iden	ntified, how will and when will these be overcome?
N/A Site Under construction	on
Has planning permission	n been granted previously?: Yes
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected bu	uild 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
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will
N/A Site Under construction	on
Site to be excluded fron	n the SHELAA? No

Site Description Site Reference: PSE347 Site name/location: Land at Loughborough Road Site size: 2.20 ha Parish: Rothley

Current land use and character: Open countryside

If site is currently being developed what progress has been made: Remaining part of successful site with permission

and expected to complete within 5 years.

Land uses and character of surrounding area To the north and west of the site are large scale industrial units along

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?

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?

N/A Site Under construction

What are the potential impacts of the development?

Planning permission makes provision for ecological enhancement measures to be incorporated into the scheme.

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?

N/A Site Under construction



What is the developme	nt potential of the site?
Dwellings / employmen	8,360sq.m. on one large plot, with 800sq.m. left on residual of the site
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?
N/A Site Under construction	on
Has planning permissio	n been granted previously?: Yes
What is the likely times	cale for development?
	for development 0-5, 6-10 or 11-15 years?: Within 5 years
What is the expected b	uild 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 these be overcome?: N/A Site Under construction	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	n the SHELAA? No

Site Desc	ription					
Site Reference: PSH288		Site name/location:		Brickyard Farm Rothley		
Site size:	0.86 ha	Parish:	Rothley Ridgew	vay		
Current la	and use	and character:	Farmyard with	derelict building	and tall	ruderal/scrub surrounds.
If site is c	urrently	y being develop	ed what prog	ress has been n	nade:	N/A
Land uses	and ch	aracter of surro	ounding area	Agricultural and		tial, Swithland Reservoir forms a large waterbody st.

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?

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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. Development would result in loss of onsite habitats but opportunities to retain some woodland/scrub plus opportunities for building integrated roost/nesting features could be appropriate. Part of PSH288 lies within Rothley Ridgeway Conservation Area along Swithland Lane. An Archaeological Interest Site lies approximately 250 m north.

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 development potential of the site?				
Dwellings / employmen	at floorspace m2? 21			
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 will these be overcome?			
No irresolvable physical/er	nvironmental constraints.			
Has planning permission	n been granted previously?:			
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?: 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 these be overcome?: No irresolvable physical/er	n identified that impact on the suitability, availability and achievability of a site, how will environmental constraints.			
Site to be excluded fron	n the SHELAA? No			

Site Descrip	tion				
Site Referen	ice:	PSH377		Site name/location:	Land off Westfield Lane
Site size: 12	2.3ha	Parish:	Rothley		

Current land use and character: PSH377 comprises a large, irregular shaped arable field lying at

the western settlement edge of Rothley.

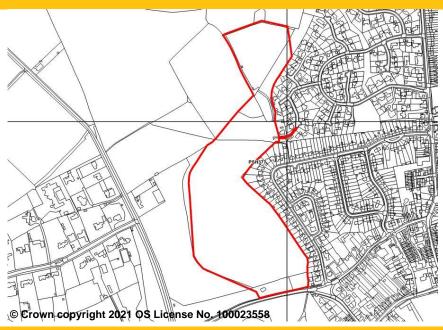
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area 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?

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?

PSH377 lies within the Rothley Ridgeway Conservation Area. With the exception of a small section of PSH377, the sites is included within a New Area of Local Separation. TPO's on site. Mainly Grade 3 Agricultural land with small amount of Grade 2. A public footpath runs broadly east-west crossing farmland on PSH377.

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

Outside 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.

What is the development potential of the site?				
Dwellings / employmen	-	175		
Is the site available for	development?			
Is the site available for				
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/er	nvironmental constraints.			
Has planning permission	n been granted previously?:	No		
What is the likely times	cale for development?			
	for development 0-5, 6-10 o			
What is the expected by	uild out rate?: 50 dwellings p	per annum		
Is the site suitable?:	There are no known irresolvab suitable access could potentia	ole physical/environmental constraints preventing development and a lly be achieved.		
Is the site available?:	Planning application submitted	d on site for 175 dwellings but refused in July 2016.		
Is the site achievable?	timeframe below based on a ju	asonable prospect that development will be delivered within the udgement of the potential economic viability of the site and see and let/sell the development over that period.		
If constraints have beer	identified that impact on th	ne suitability, availability and achievability of a site, how will		
these be overcome?:				
No irresolvable physical/er Site to be excluded from				

Site Description
Site Reference: PSH400 Site name/location: Land off Brookfield Road

Site size: 5.7ha Parish: Rothley

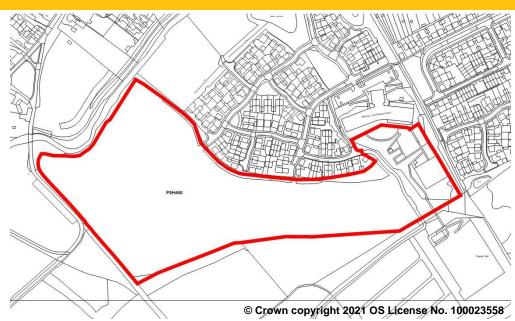
Current land use and character: PSH400 is comprised of an arable field and part school grounds.

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

Land uses and character of surrounding area Bounded by vegetation along the Rothley Brook to the north and a line of

trees to the south.

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 & Extension to school.

Assessment of constraints and potential impacts

Are there any physical constraints to development?

A small area of the site around the boundary with Rothley Brook is withn Flood Zones 2, 3a & 3b.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of arable land, impact on protected trees and stream corridor, also cumulative effects in association with Hallfields lane development to immediate east (as well as Broadnook to south).

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	nt 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				
, -	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?			
	for development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected by	uild 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.			
No irrecolvable physical/er	pyironmental constraints			
No irresolvable physical/er Site to be excluded from	n the SHELAA? No			

Site Description

Site Reference: PSH434 Site name/location: Brooklea Nursery, Loughborough Road

Site size: 5.30ha Parish: Rothley

Current land use and character: PSH434 comprises rectilinear arable fields and sheds, polytunnels and parking at Brooklea

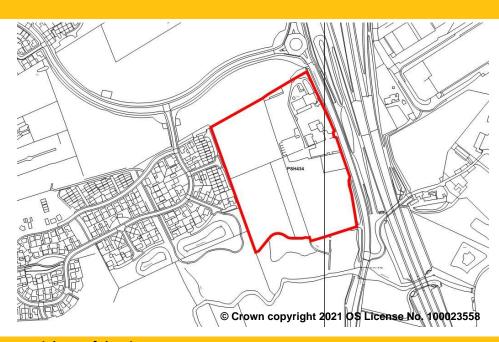
Nurseries.

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

Land uses and character of surrounding area Recently constructed residential development located off Bier Way forms

the western boundary with the A6 close by on the east.

Site Boundary





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?

Small amount of Flood Zones 2, 3a & 3b on southern boundary edge.

Are there any environmental constraints to development?

The proximity of A6 results in noise intrusion which reduces tranquillity.

What are the potential impacts of the development?

Loss of arable habitat impact on LWS and adjacent high value habitat.

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?

development?					
development?: Yes					
Are there any legal or ownership problems? No					
ntified, how will and when will these be overcome?					
nvironmental constraints.					
Has planning permission been granted previously?: No					
scale for development?					
for development 0-5, 6-10 or 11-15 years? 6-10 years					
uild out rate?: 50 dwellings per annum					
There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.					
The site does not have planning permission but forward through the SHELAA process by developer.					
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.					
n identified that impact on the suitability, availability and achievability of a site, how will invironmental constraints.					
m the SHELAA? No					

Site Description					
Site Refere	ence:	PSH435	Site	name/location:	Land off Homefield Lane
Site size:	9.01ha	Parish:	Rothley		

Current land use and character: Characterised by mixed agriculture and horse paddocks/

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

Land uses and character of surrounding area The land rises gently to the north of PSH435, affording glimpsed views of

agricultural pastures and the settlement edge beyond.

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?

Large area across the northern part of the site is within Flood Zones 2,3a & 3b and this has been discounted from the available developable area.

Are there any environmental constraints to development?

The proximity of A6 results in noise intrusion which reduces tranquillity.

What are the potential impacts of the development?

Northern boundary formed by Rothley Brook LWS.Farnham Bridge LWS adjacent to Northern boundary. Cumulative impact in association with development on Mountsorrel Lane. Quarter of the site is Grade 3 Agricultural Land the remainder Grade 2.

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.

CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site name/location: Land south of Rothley Site Reference: PSH53 Site size: 2.37ha Parish: Rothley Current land use and character: Horse Paddocks and agricultural land If site is currently being developed what progress has been made: Land uses and character of surrounding area The site adjoins the limits to Rothley and is bounded to the north, west and south by existing development and to the east by the A6 **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? No Flood risk. Are there any environmental constraints to development? The corridor of the A6 introduces noise intrusion and reduces perceived tranquillity.

What are the potential impacts of the development?

Boundary hedgerows are part of the local biodiversity network.

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

DRAFT ALLOCATION HS57

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?

44

Is the site available for de	evelopment?					
Is the site available for de	Is the site available for development?: Yes					
Are there any legal or ow	nership problems? None					
If issues have been identi	fied, how will and when wil	I these be overcome?				
No irresolvable physical/env	ironmental constraints					
Has planning permission	been granted previously?:	No				
What is the likely timesca	ale for development?					
What is the time frame for	or development 0-5, 6-10 or	11-15 years? 6-10 years				
What is the expected build out rate?: 44 dwellings per annum						
	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?:	Promoted by a planning consultant.					
1	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					

Site Description

Site Reference: PSH492 Site name/location: 971 Loughborough Road

Site size: 1.00ha Parish: Rothley

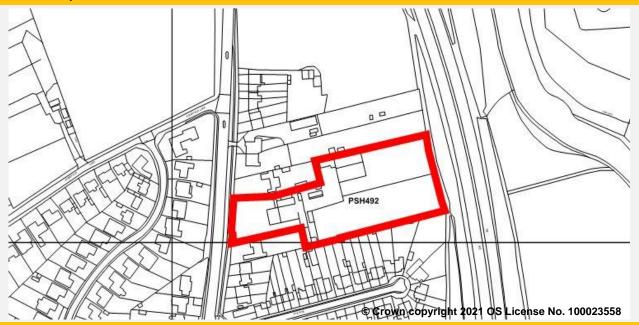
Current land use and character: Residential buildings garden and horse paddock.

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

Land uses and character of surrounding area | Predominantly residential street frontage with A6 adjacent eastern

boundary.

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?

Noise intrusion from adjacent A6 Dual carrigeway.

What are the potential impacts of the development?

Physically isolated for ecological connectivity but in close proximity to Cossington meadows and other floodplain grassland.

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

Majority of site 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 o	development?					
Is the site available for o	s the site available for development?: Yes					
Are there any legal or o	Are there any legal or ownership problems? No					
If issues have been iden	tified, how will and when wi	I these be overcome?				
No irresolvable physical/er	nvironmental constraints.					
Has planning permission	Has planning permission 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 build out rate?: 25 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.					
these be overcome?:	·	e suitability, availability and achievability of a site, how will				
No irresolvable physical/environmental constraints. Site to be excluded from the SHFLAA? No.						

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

Site Description Site Reference: PSH477 Site name/location: Land off Mountsorrel Lane Site size: 1.74ha Parish: Rothley **Current land use and character:** Greenfield site within existing development boundary. If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Adjoins housing site currently underconstruction. **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? No What are the potential impacts of the development? Cumulative ecological impact leading to net loss acoss the wider site. Grade 2 Agricultural land. Is the site affected by the development plan, emerging plan policy and national policy?: Built area will be within 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.

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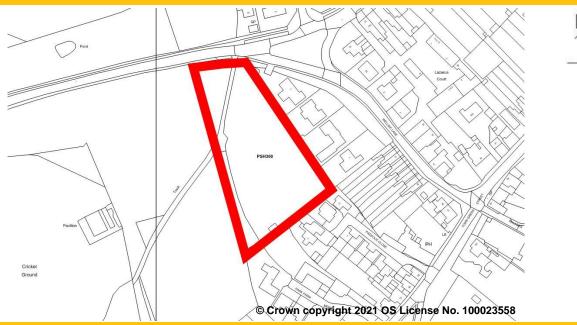
Is the site available for development?			
Is the site available for o	development?: Yes		
Are there any legal or ownership problems? No			
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental constraints.		
Has planning permission	n been 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?: 39 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 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 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 fron	n the SHELAA? No		

Site Description			
Site Reference:	PSH300	Site name/location:	Land off Wellsic Lane/Westfield Lane, Rothley
Site size: 0.47h	a Parish:	Rothley	
Current land use	and character:	Large& mature TPO trees and g	rassland.

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

Land uses and character of surrounding areaThe site forms settlement edge location on 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?

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 2 Agricultural Land. Within the Rothley Ridgeway Conservation Area. Assume significant harm to locally important ecological and landscape asset.

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

What is the development potential of the site?

Dwellings / employment floorspace m2?

1	Λ
- 1	ч

CHARNWOOD SHELAA SITE ASSESSMENT 2020			
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 iden	ntified, 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?		
	for development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected by	uild out rate?: 14 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 and a suitable access can be achieved.		
Is the site available?:	The site is being 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 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/er	nvironmental constraints		
Site to be excluded from	n the SHELAA? No		