

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

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

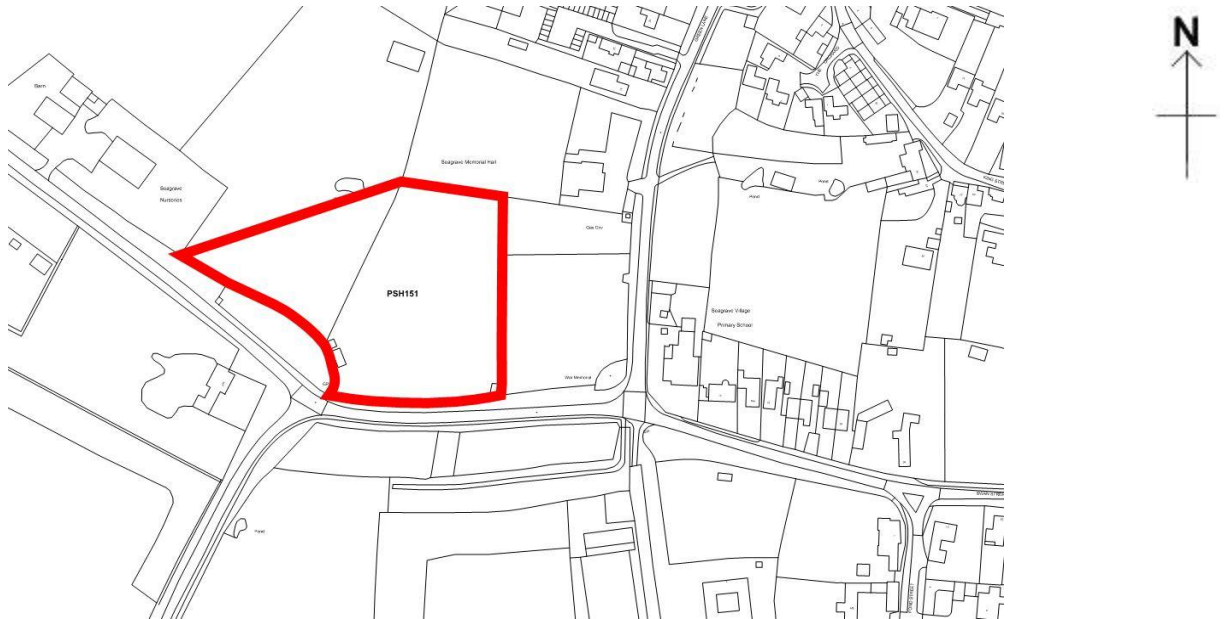
**Site size:**  **Parish:**

**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?: 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?: 29 dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.

**Is the site available?:** The site does not have planning permission and is not owned by a developer with the intention to develop.

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

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

No irresolvable physical/environmental constraints.

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

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

Site Reference:  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?:

### 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?: 25 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.

### Is the site available?:

The site does not have planning permission and is not owned by a developer with the intention to develop.

### Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

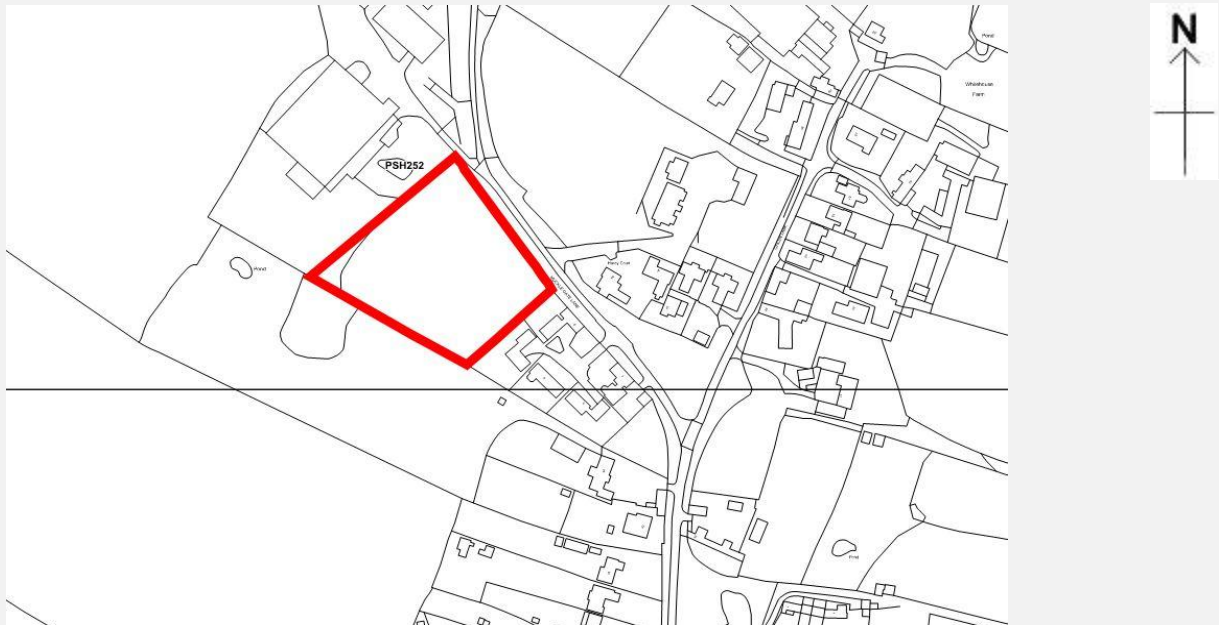
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2019

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH252"/>	<b>Site name/location:</b>	<input type="text" value="Land adjacent Rose Farm Mucklegate Lane, Seagrave"/>
<b>Site size:</b>	<input type="text" value="0.77ha"/>	<b>Parish:</b>	<input type="text" value="Seagrave"/>
<b>Current land use and character:</b>	<input type="text" value="PSH252 comprises an area of rough grassland accessed via Muckle Gate Lane."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Residential and 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?**

## 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?

## 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

<b>Site Reference:</b>	<input type="text" value="PSH401"/>	<b>Site name/location:</b>	Land lying to the South West of Park Hill Lane,
<b>Site size:</b>	<input type="text" value="9.97ha"/>	<b>Parish:</b>	<input type="text" value="Seagrave"/>
<b>Current land use and character:</b>	<input type="text" value="Agricultural pastures with areas of rough unimproved grassland comprise the land use."/>		
<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="Rural character with the site located to the south and beyond the nucleated settlement pattern of Seagrave."/>		

## 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?

30

### 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?:

30 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints though site is environmentally and historically sensitive and does not have good access to service and facilities.

### Is the site available?:

The site does not have planning permission but put forward for development through the SHLAA process on behalf of the land owner.

### 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:** PSH470 **Site name/location:** Land between A46/Pauly Lane/Berrycott Lane

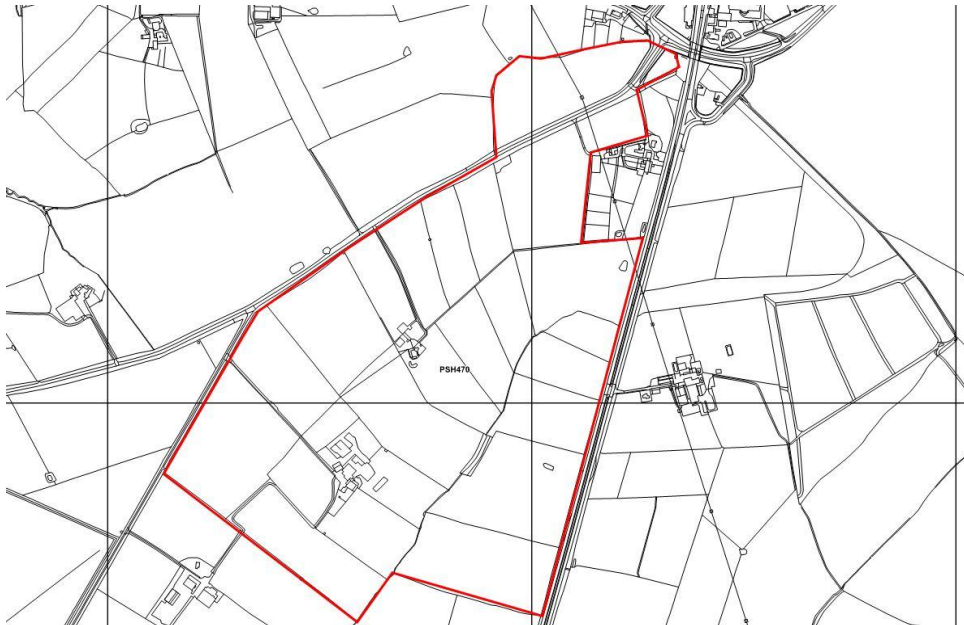
**Site size:** 86.7ha **Parish:** Seagrave

**Current land use and character:** Arable and improved grassland.

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

**Land uses and character of surrounding area:** Rural characteristics adjacent A46.

## 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?**

Electricity lines cross diagonally the northern eastern part of the site.

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

Loss of farmland and associated wildlife, impact on brook corridor, loss of ponds, woodland and connectivity between adjacent woodland. Public footpath runs diagonally north east to south west through the centre of the site. Archaeological Site within north west corner of the 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 m<sup>2</sup>?** 1300

## 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?

### 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?

What is the expected build out rate?:

**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 put forward through the SHELAA process.

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?