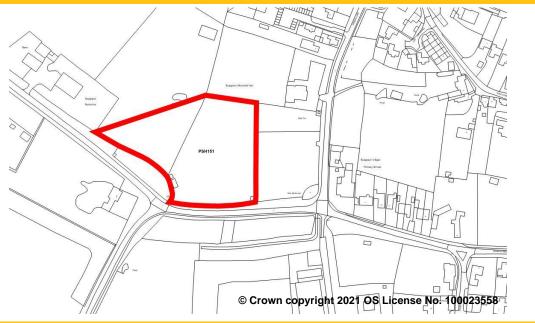
| Site Reference:                                 |           | PSH151           | Site name/location:              | Big Lane, Seagrave        |
|---|-----------|------------------|----------------------------------|---------------------------|
| Site size:                                      | 1.18 ha   | Parish:          | Seagrave                         |                           |
| Current land use and character: Agriculture/Equ |           |                  | Agriculture/Equine/Nursery       |                           |
| If site is c                                    | nade: N/A |                  |                                  |                           |
| Land uses                                       | and ch    | naracter of surr | ounding area Village Hall, Villa | ge playing field, Nursery |

#### 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 zone.

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

None

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

Loss of permanent pasture with limited opportunity to achieve acceptable mitigation on site. Large part of the site within Conservation Area. Public footpath runs diagonally through the site. Grade 3 Agricultural Land.

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

Outside the Limits to Development.

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

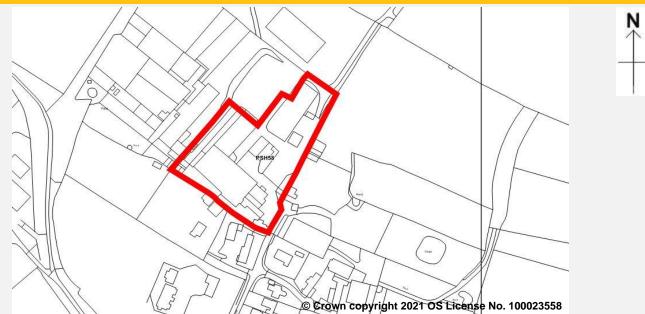
29

| Is the site available for                    | development?   |
|--|--|
| Is the site available for                    | development?: Yes  |
| Are there any legal or o                     | wnership problems? None  |
| If issues have been iden                     | tified, how will and when will these be overcome?  |
| No irresolvable physical/er                  | nvironmental constraints.  |
| Has planning permission                      | n been granted previously?: No   |
| What is the likely times                     | cale for development?  |
| What is the time frame                       | for development 0-5, 6-10 or 11-15 years? 6-10 years   |
| What is the expected be                      | uild out rate?: 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 beer 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   |

| Site Description  |         |                     |                              |  |  |  |
|---|---------|---------------------|------------------------------|--|--|--|
| Site Reference:   | PSH58   | Site name/location: | Hawley Fields Farm, Seagrave |  |  |  |
| Site size: 1ha  | Parish: | Seagrave            |                              |  |  |  |
| Current land use and character:                                   |         | Agricultural land   |                              |  |  |  |
| If site is currently being developed what progress has been made: |         |                     |                              |  |  |  |
|   |         |                     |                              |  |  |  |

Land uses and character of surrounding area Residential to the south, Farmland 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?

Not within flood risk zones.

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

None

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

Potential for harm to bat roosts. Half the site lies with a conservation area. Within Archaeological Alert Zone. Grade 2 Agricultural Land.

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

Outside the Limits to Development.

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

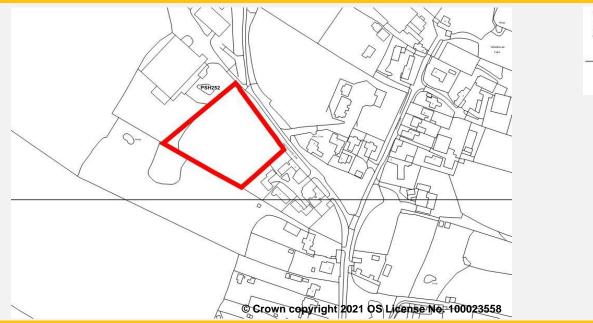
25

| 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?   |
| No irresolvable physical/er | nvironmental constraints.  |
| Has planning permissio      | 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 b      | uild 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    | n identified that impact on the suitability, availability and achievability of a site, how will  |
| these be overcome?:         |  |
| No irresolvable physical/e  | nvironmental constraints.  |
| Site to be excluded from    | n the SHELAA? No   |

| Site Description   |              |                     |   |  |  |  |
|--|--------------|---------------------|---|--|--|--|
| Site Reference:  | PSH252       | Site name/location: | Land adjacent Rose Farm Mucklegate Lane, Seagrave |  |  |  |
| Site size: 0.77ha  | Parish: Seag | grave               |   |  |  |  |
| Current land use and character: PSH252 comprises an area of rough grassland accessed via Muckle Gate Lane. |              |                     |   |  |  |  |
| If site is currently being developed what progress has been made: N/A                                      |              |                     |   |  |  |  |
|  |              | Basidential and a   | arieultural                                       |  |  |  |

# Land uses and character of surrounding area 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? Housing

#### Assessment of constraints and potential impacts

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

Not within flood risk zones.

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

None

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

Grade 2 Agricultural Land. Loss of locally significant habitat. Lies just outside Seagrave Conservation Area. Within Archeaological Alert zone.

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

Heritage Status - Site Over 1 ha, Due to the size of the SHLAA site it is likely that archaeological remains will be present Within 100m of known Archaeological Site

Designated Heritage Asset - n/a

Heritage Potential - High Potential

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.

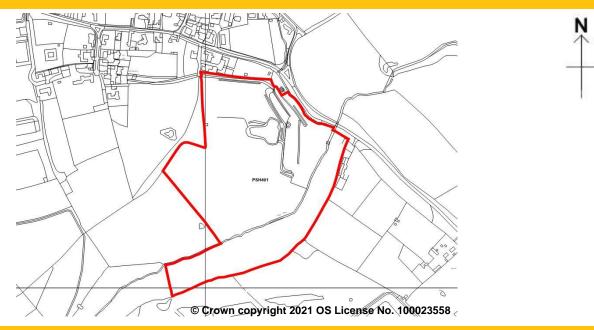
Would the site contribute to any regeneration priority areas? No

| What is the developmer  | nt potential of th                 | e site?        |                  |                   |                       |                 |
|---|------------------------------------|----------------|------------------|-------------------|-----------------------|-----------------|
| Dwellings / employmen   | t floorspace m2                    | ?              | 19               |                   |                       |                 |
| Is the site available for o   | levelopment?                       |                |                  |                   |                       |                 |
| Is the site available for o   | levelopment?:                      | Yes            |                  |                   |                       |                 |
| Are there any legal or ov   | wnership proble                    | ms? None       |                  |                   |                       |                 |
| If issues have been iden  | tified, how will a                 | and when wil   | l these be ov    | ercome?           |                       |                 |
| No irresolvable physical/en   | vironmental const                  | raints.        |                  |                   |                       |                 |
| Has planning permissior   | n been granted p                   | reviously?:    | No               |                   |                       |                 |
| What is the likely times  | cale for develop                   | ment?          |                  |                   |                       | ,               |
| What is the time frame  | for development                    | t 0-5, 6-10 or | 11-15 years?     | 6-10 years        |                       |                 |
| What is the expected bu   | ild out rate?: 1                   | 9 dwellings pe | r annum          |                   |                       |                 |
| Is the site suitable?:  | There are no kno site does not hav |                |                  |                   | raints preventing de  | evelopment. The |
| Is the site available?:   | The site does not                  | have planning  | permission bu    | t there is develo | per interest in the s | te.             |
| <b>Is the site achievable?</b> 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<br>these be overcome?:<br>No irresolvable physical/en  |                                    |                | e suitability, a | availability and  | achievability of a    | site, how will  |
| Site to be excluded from  |                                    | No             |                  |                   |                       |                 |

| Site Description                     |                 |                                  |  |  |  |  |  |
|--------------------------------------|-----------------|----------------------------------|--|--|--|--|--|
| Site Reference:                      | PSH401          | Site name/location:              | Land lying to the South West of Park Hill Lane,      |  |  |  |  |
| Site size: 9.97ha Parish:            |                 | Seagrave                         |  |  |  |  |  |
| Current land use and character: Agri |                 | Agricultural pastures with areas | of rough unimproved grassland comprise the land use. |  |  |  |  |
| If site is currentl                  | v being develop | ed what progress has been m      | ade: N/A   |  |  |  |  |

Land uses and character of surrounding area 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? Residential

#### Assessment of constraints and potential impacts

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

Flood Zones 2, 3a, 3b affect eastern part of the site along the brook.

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

None

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

Wooded brook corridor runs through site. LWSs adjacent: Hall Farm W6117/1 & Park Hill verges W6217/2. Developable area constrained by juxtaposition of onsite assets. Grade 3 Agricultural Land. The Site is partially within the boundary of Seagrave Conservation Area. The Site comprises the medieval earthworks to the south of Hall Farm, incorporating fish ponds and other evidence of settlement. The Site is partially designated as an Archaeological Interest Site.

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

Outside the Limits to Development.

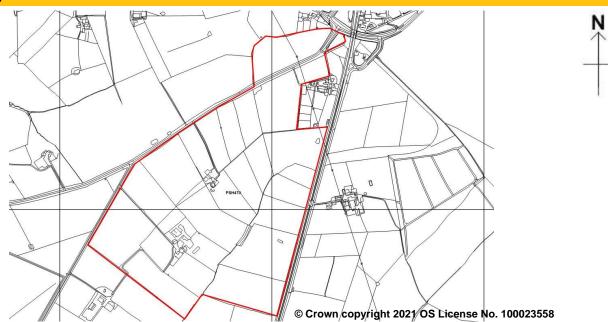
How appropriate and what is the likely market attractiveness for the type of development proposed? Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

| What is the developmer                       | What is the development potential of the site?       |                  |   |   |  |  |
|--|--|------------------|---|---|--|--|
| Dwellings / employmen                        | t floorspace m2                                      | ?                | 30  |   |  |  |
| Is the site available for o                  | development?   |                  |   |   |  |  |
| Is the site available for o                  | levelopment?:  | Yes              |   |   |  |  |
| Are there any legal or o                     | wnership proble                                      | ms? None         |   |   |  |  |
| If issues have been iden                     | tified, how will a                                   | and when wil     | Il these be overcome?   |   |  |  |
| No irresolvable physical/en                  | vironmental cons                                     | traints.         |   |   |  |  |
| Has planning permissior                      | Has planning permission been granted previously?: No |                  |   |   |  |  |
| What is the likely times                     | cale for develop                                     | ment?            |   |   |  |  |
| What is the time frame                       | for developmen                                       | t 0-5, 6-10 or   | r 11-15 years? 11-15 years  |   |  |  |
| What is the expected bu                      | ild out rate?:                                       | 30 dwellings pe  | er annum  |   |  |  |
| Is the site suitable?:                       |  |                  | le physical/environmental constraints though site is environmentall oes not have good access to service and facilities.   | у |  |  |
| Is the site available?:                      | The site does not process on behal                   |                  | g permission but put forward for development throught the SHLAA wner.   |   |  |  |
| Is the site achievable?                      | timeframe below                                      | / based on a jud | sonable prospect that development will be delivered within the<br>dgement of the potential economic viability of the site and<br>e and let/sell the development over that period. |   |  |  |
| If constraints have been these be overcome?: | identified that                                      | impact on the    | e suitability, availability and achievability of a site, how will   |   |  |  |
| No irresolvable physical/en                  | vironmental cons                                     | traints.         |   |   |  |  |
| Site to be excluded from                     | the SHELAA?  | No               |   |   |  |  |

| Site Description  |                |                               |  |  |  |  |  |
|---|----------------|-------------------------------|--|--|--|--|--|
| Site Reference:   | PSH470         | Site name/location:           | Land between A46/Paudy 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 willdlife, 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 m2?          | 1300 |

| Is the site available for o   | development?   |                 |                  |                    |                     |                  |
|---|--|-----------------|------------------|--------------------|---------------------|------------------|
| s the site available for development?: Yes  |  |                 |                  |                    |                     |                  |
| Are there any legal or o  | Are there any legal or ownership problems? None              |                 |                  |                    |                     |                  |
| If issues have been iden  | tified, how will   | and when wil    | l these be ov    | ercome?            |                     |                  |
| No irresolvable physical/en   | vironmental con  | straints.       |                  |                    |                     |                  |
| Has planning permissior   | Has planning permission been granted previously?: No         |                 |                  |                    |                     |                  |
| What is the likely times  | cale for develop   | oment?          |                  |                    |                     |                  |
| What is the time frame  | for developmer   | nt 0-5, 6-10 or | 11-15 years?     | 11-15 years        |                     |                  |
| What is the expected bu   | 100 dwellings p<br>builders)                                 | er annum (2     |                  |                    |                     |                  |
| Is the site suitable?:  | Is the site suitable?: There are no known suitable access of |                 |                  | ronmental constr   | aints preventing de | evelopment and a |
| Is the site available?:   | The site does no   | t have planning | permission bu    | t put forward thre | ough the SHELAA p   | rocess.          |
| s 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   | e suitability, a | vailability and    | achievability of a  | site, how will   |
| No irresolvable physical/en   | No irresolvable physical/environmental constraints.          |                 |                  |                    |                     |                  |
| Site to be excluded from  | n the SHELAA?  | No              |                  |                    |                     |                  |