Site Description

Site Reference: PSH155 Site name/location: Plot Nos. 1717, 1714, 1811, Ingleberry Road, Shepshed

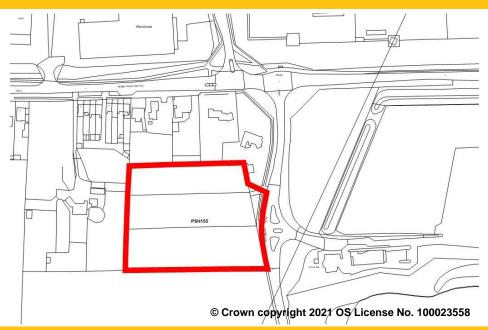
Site size: 1.2ha Parish: Shepshed

Current land use and character: Three field compartments of grassland with tall hedges

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

Land uses and character of surrounding area Houses to the north and west, disused quarry to the east

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

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?

Hedges occupy a significant part of the site and would constrain development. Within the National Forest and Charnwood Forest. 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?

Is the site available for development? Is the site available for development?: Yes Are there any legal or ownership problems? Family ownership. 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 likely timescale for development 0-5, 6-10 or 11-15 years? (6-10 years) What is the expected build out rate?: 30 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 Shepshed. Is the site available?: The site does not have planning permission but landowners are keen 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
Are there any legal or ownership problems? Family ownership. 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?: 30 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 Shepshed. Is the site available?: The site does not have planning permission but landowners are keen 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.
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?: 30 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 Shepshed. Is the site available?: The site does not have planning permission but landowners are keen 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.
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?: 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 Shepshed. Is the site available?: 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.
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Is the site available?: The site does not have planning permission but landowners are keen 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.
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.
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these be overcome?: No irresolvable physical/environmental constraints.

CHARNWOOL	D SHELAA SI	TE ASSESSMENT 2020	
Site Description	D SHEERA SI	TE A33E33WEW 2020	
Site Reference:	PSH156	Site name/location:	197 Ashby Road, Shepshed
			, , ,
Site size: 0.22 ha	Parish:	Shepshed	
Current land use	and character:	Garage and forecourt	
If site is currently	y being develop	ed what progress has been n	nade: N/A
Land uses and ch	naracter of surre	ounding area Outside settleme	ent boundary with very little development around it
Site Boundary			
		\ \\ /)	Riggs 18 Dates 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?

None

What are the potential impacts of the development?

Within the National and Charnwood Forest.

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? Yes

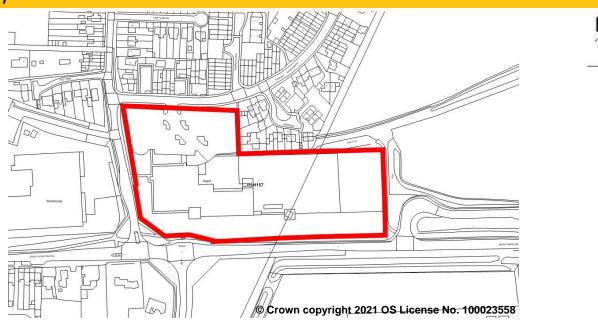
What is the development potential of the site?

Dwellings / employment floorspace m2?

	LAA SITE ASSESSMENT 2020
Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or ov	wnership problems? Tenacy on site.
If issues have been iden	tified, how will and when will these be overcome?
No irresolvable physical/en	vironmental constraints.
Has planning permission	n been granted previously?: No
What is the likely timeso	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected bu	uild out rate?: 6 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.
No irresolvable physical/en	

Site Description			
Site Reference:	PSH157	Site name/location:	Carr Brook House, Leicester Road, Shepshed
Site size: 1.47ha	Parish:	Shepshed	
Current land use	and character:	Industrial site with large car par	king area.
If site is currently	y being develop	ed what progress has been n	nade: N/A
Land uses and ch	aracter of surro	ounding area Edge of a resider	ntial area but on the site of an existing employment use.

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?

There are overhead lines running diagonally through the eastern part of the site.

What are the potential impacts of the development?

Adequate ecological mitigation should be acheivable on site.

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020		
Is the site available for	development?	
Is the site available for	development?: No	
Are there any legal or o	wnership problems? Currently leased, but expected to become vacant within the plan period.	
If issues have been ider	ntified, how will and when will these be overcome?	
No irresolvable physical/e	nvironmental constraints.	
Has planning permissio	n been granted previously?: No	
What is the likely times	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?: 44 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 Shepshed and a suitable access can be achieved .A third of the site is affected by pylons so couldn't be developed.	
Is the site available?:	The site is tenanted which will prevent the site from coming forward in the short term.	
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/e	n identified that impact on the suitability, availability and achievability of a site, how will	
Site to be excluded from		
Site to be excluded from	II LILE STELLAY.	

CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site Reference: SH124 **Site name/location:** North of Spring Close, Shepshed Site size: 0.50 ha Parish: Shepshed Current land use and character: Mature gardens with mature orchard planting, other trees and woody planting. If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Parema factory to the west, a doctors surgery and pharmacy to the north and residential uses. **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?

None

What are the potential impacts of the development?

Loss of urban green infrastructure, Loss of a significant proportion of tree cover in the local context.

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? Yes

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	development?: Yes
Are there any legal or o	wnership problems? In multiple ownerships.
If issues have been iden	tified, how will and when will these be overcome?
No irresolvable physical/er	ivironmental 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? 11-15 years
What is the expected bu	uild out rate?: 12 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and it has 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 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: PSH142 Site name/location: Land at Oakley Road & Hallamford Road, Shepshed

Site size: 2.0ha Parish: Shepshed

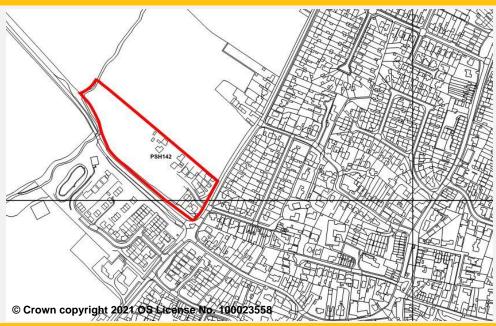
Current land use and character: N/A Site Under construction

If site is currently being developed what progress has been made: Site under construction with majority of plots

started and site expected to build out in 2021.

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?

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? Yes

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	development?:	N/A Site Under construction
Are there any legal or o	wnership probl	ems? N/A Site Under construction
If issues have been iden	tified, 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 develo	oment?
What is the time frame	for developme	nt 0-5, 6-10 or 11-15 years?:Within 5 years
What is the expected bu	uild out rate?:	30 dwellings per annum
Is the site suitable?:	N/A Site Under	construction
Is the site available?:	N/A Site Under	construction
Is the site achievable?	Site is expected	to build out within 5 years.
If constraints have been these be overcome?:	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: PSH141 Site name/location: Former Redland Roofing Systems Site - Ingelberry

Road/Ashby Road, Shepshed

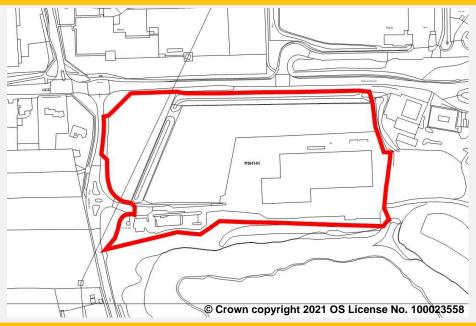
Site size: 5.6ha Parish: Shepshed

Current land use and character: In use by a waste recycling company

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

Land uses and character of surrounding area Charnwood Granite Quarry 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

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?

Overhead power line at entrance to site. Possibly contamination from uses on site.

What are the potential impacts of the development?

Boundary tree belts form part of the local biodiversity network. Newstead Quarry is adjacent, a geological SSSI. Within National Forest.

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?

Site to be excluded from the SHELAA? No

Is the site available for	development?
Is the site available for	development?: No
Are there any legal or o	wnership problems? Tenancies on site.
If issues have been iden	tified, how will and when will these be overcome?
No irresolvable physical/er	vironmental constraints.
Has planning permission	n been granted previously?: No
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected bu	ild 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 Shepshed and a suitable access can be achieved.
	The site is in use and is not arread by a developent with the intention to develop
Is the site available?:	The site is in use 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
No irresolvable physical/er	vironmental constraints.

CHARNWOOD SHELAA SITE ASSESSMENT 2020 **Site Description** Site name/location: Ingleberry Road Site Reference: PSH494 Site size: 25.74ha Parish: Shepshed **Current land use and character:** Arable fields If site is currently being developed what progress has been made: Land uses and character of surrounding area Rural outlook remote from urban settlement. **Site Boundary** Crown copyright 2021 08 License No. 10002355 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?

Overhead powerlines on site. Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of habitat, minor connectivity loss. Grade 3 Agricultural land. Within National & Charnwood Forest.

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? Yes

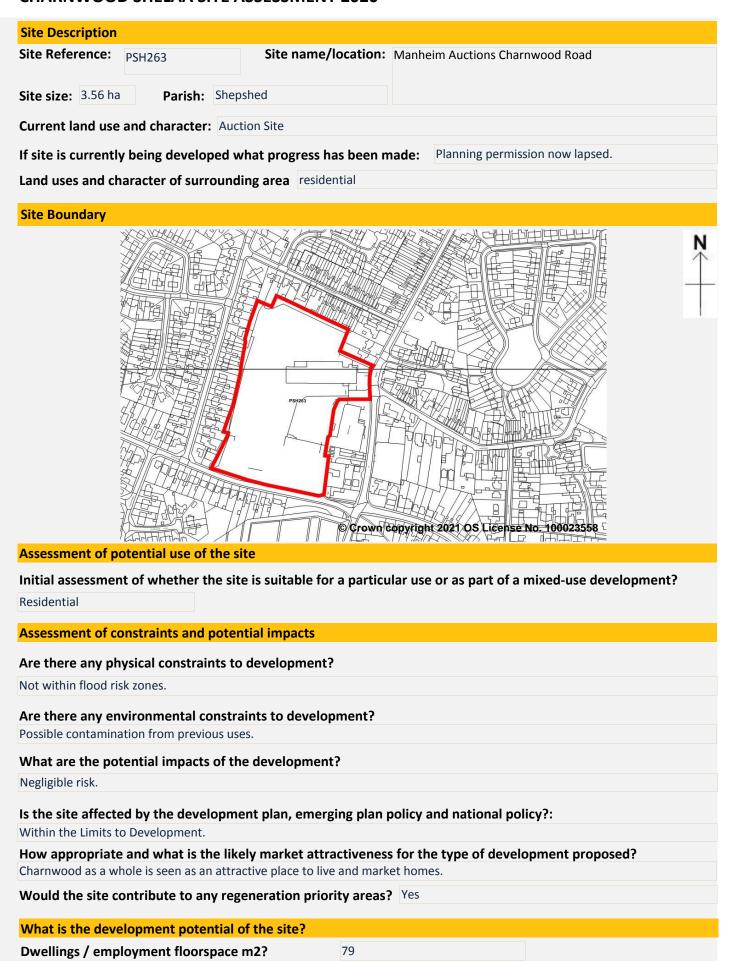
What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o	development?		
Is 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 will these be overcome?		
No irresolvable physical/er	vironmental constraints.		
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?: 50 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		
Is the site available?:	The site does not have planning permission but 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 SHELAA2 No.			

Site Description
Site Reference: PSH495 Site name/location: Land off Iveshead Lane
Site size: 3.23ha Parish: Shepshed
Current land use and character: Arable field
If site is currently being developed what progress has been made: N/A
Land uses and character of surrounding area Rural outlook, remote from urban settlement.
Site Boundary
Panis
Assessment of potential use of the site
Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development? Residential
Assessment of constraints and potential impacts
Are there any physical constraints to development?
Not within flood risk zones.
Are there any environmental constraints to development? None
What are the potential impacts of the development?
Loss of habitat, minor connectivity loss. Grade 3 Agricultural land. Within National & Charnwood Forest.
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? Yes
What is the development potential of the site?
Dwellings / employment floorspace m2? 61

Is the site available for o	development?		
Is 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 will these be overcome?		
No irresolvable physical/er	vironmental constraints.		
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?: 50 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		
Is the site available?:	The site does not have planning permission but 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 SHELAA2 No.			



Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? None
If issues have been ider	ntified, how will and when will these be overcome?
No irresolvable physical/e	nvironmental constraints.
Has planning permissio	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? 11-15 years
What is the expected be	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 within Shepshed and a suitable access can be achieved.
Is the site available?:	Planning permission granted, S.106 agreement signed but site has now reverted back to its original use due to improvements in the economy and the increased demand for vans/lorrys and is no longer available for housing.
Is the site achievable?	No longer achievable in the next 5 years, but in the longer term the site may well come forward again.
If constraints have been these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will
No irresolvable physical/e	nvironmental constraints.
Site to be excluded from	n the SHELAA? No

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Site Reference: PSH266 Site name/location: South East of Tickow, Shepshed

Site size: 22.6 ha Parish: Shepshed

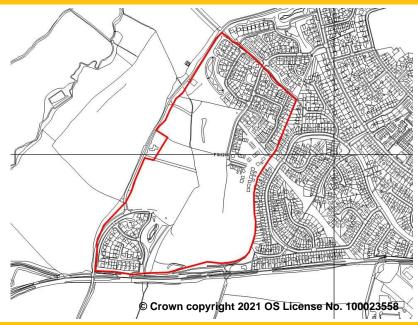
Current land use and character: N/A Site Under construction

If site is currently being developed what progress has been made: Site under construction with 2 phases opened up

and progressing well.

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?

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE AS	SESSMENT 2020
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 will	I and when will these be overcome?
N/A Site Under construction	
Has planning permission been granted	I 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
	nown irresolvable physical/environmental constraints preventing development, the ble location for development adjacent Shepshed.
Is the site available?: Underconstruc	ion
Is the site achievable? Site undercons	truction with the majority of the site built out within 5 years.
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

Site Description Site Reference: Site name/location: Land off Tickow Lane PSH290 Parish: Shepshed Site size: 9.56ha Current land use and character: N/A Site Under construction Site now started with a major house builder and If site is currently being developed what progress has been made: expected to build out within 5 years. 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? Housing

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? N/A Site Under construction

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASS	SESSMENT 2020
Is the site available for development?	
Is the site available for development?:	N/A Site Under construction
Are there any legal or ownership proble	ems? N/A Site Under construction
If issues have been identified, how will	and when will these be overcome?
N/A Site Under construction	
Has planning permission been granted	previously?: Yes
What is the likely timescale for develop	oment?
What is the time frame for developmen	nt 0-5, 6-10 or 11-15 years? Within 5 years
What is the expected build out rate?:	50 dwellings per annum
	own irresolvable physical/environmental constraints preventing development, the ble location for development adjacent Shepshed.
Is the site available?: Planning permis	sion now granted for 180 dwellings and S.106 signed and site underconstruction.
Is the site achievable? Site under const	ruction and expected to build out within 5 years.
If constraints have been identified that these be overcome?: N/A Site Under construction	impact on the suitability, availability and achievability of a site, how will
	N
Site to be excluded from the SHELAA?	No

Site Description

Site Reference: PSH292 Site name/location: Land off Hathern Road

Site size: 8.9 ha Parish: Shepshed

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

If site is currently being developed what progress has been made: Site progressing very well and will build out within

5 years.

Land uses and character of surrounding area Residential, education, employment, open space

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020 Is the site available for development? Is the site available for development?: N/A Site Under construction Are there any legal or ownership problems? N/A Site Under construction If issues have been identified, how will and when will these be overcome? N/A Site Under construction Has planning permission been granted previously?: Yes What is the likely timescale for development? What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years What is the expected build out rate?: 50 dwellings per annum Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent Shepshed and with significant improvements to the highway a suitable access can be achieved. Is the site available?: Planning Permission granted and S.106 signed, reserved matters now submitted. Site under construction and will build out within 5 years. 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?: N/A Site Under construction Site to be excluded from the SHELAA? No

Site Description

Site Reference: PSE24 Site name/location: Land off Fairway Road

Site size: 24.9 ha Parish: Shepshed

Current land use and character: Dominated by arable land but with some grassland a hedgerow network and broad leaved

plantation.

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

Land uses and character of surrounding area Residential on west, motorway on 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?

Housing/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?

Electricity pylons on whole western edge. Motorway on eastern boundary.

What are the potential impacts of the development?

Adjacent to M1 habitat corridor and woodland. Grade 3 Agricultural land.

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

DRAFT HOUSING ALLOCATION HS38. 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? Yes

What is the development potential of the site?

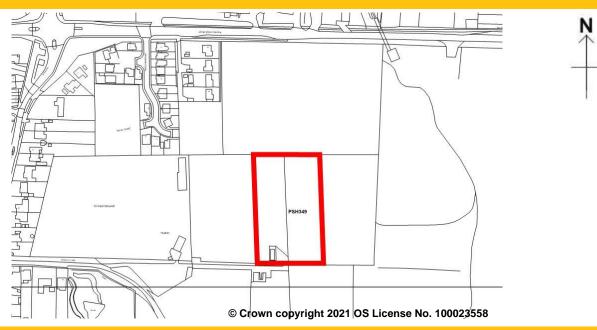
Dwellings / employment floorspace m2?

98,235 sq.m.

CHARIVVOOD SHE	LAA SITE ASSESSMENT 2020
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/e	nvironmental constraints.
Has planning permissio	n been granted previously?: No
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected be	uild out rate?: 1ha per annum
Is the site suitable?:	No irresolvable physical/environmental constraints affecting development, suitable location for development and a suitable access could be achieved.
Is the site available?:	This site does not have planning permission but has developer interest. Site also put forward as a possible housing site.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
If constraints have been these be overcome?: No irresolvable physical/ea	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	

Site Description				
Site Reference:	PSH349	Site name/loo	cation: Stables Land & field, Morley Lane	
Site size: 0.79 ha	Parish:	Shepshed		
Current land use	and character:	Paddocks		
If site is currentl	y being develop	ed what progress has	been made: N/A	
Land uses and ch	haracter of surr	nunding area Paddock	(S	

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 a flood risk zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural land, adjacent a LWS. Loss of priority habitat. Within National & Charnwood Forest. Horse grazed acid grassland with potential to meet LWS criteria.

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARITWOOD SHE	LAA SITE ASSESSIVIENT 2020
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	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? 11-15 years
What is the expected be	uild out rate?: 20 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, though site is more for the longer term as part of any larger sites that may come forward in the future.
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 these be overcome?: No irresolvable physical/en	n identified that impact on the suitability, availability and achievability of a site, how will nvironmental constraints.
Site to be excluded from	m the SHELAA? No

Site Description		
Site Reference: PSH351	Site name/location	: 112-116 Charnwood Road
Site size: 0.25 ha Pa	rish: Shepshed	
Current land use and char	acter: Most recently used as an office	ee.
If site is currently being de	eveloped what progress has been	made: Site not started yet.
Land uses and character o	f surrounding area Borders predo	minantly residential properties.
Site Boundary		
Assessment of potential u	The Shall A sign	n copyright 2021 DS-License No. 100023558
-		cular use or as part of a mixed-use development?
Residential		
Assessment of constraints	and potential impacts	
Are there any physical cor	straints to development?	
Not within flood risk zones.		
Are there any environment None	tal constraints to development?	
What are the potential im	pacts of the development?	
Protected trees on site.		
•	development plan, emerging plan	n policy and national policy?:
Within the Limits to Developr		see for the time of development was 12
	it is the likely market attractivened as an attractive place to live and ma	ess for the type of development proposed? rket homes.
	to any regeneration priority area	
What is the development	notential of the site?	

6

Dwellings / employment floorspace m2?

CHARNWOOD SHE	LAA SITE ASSESSMENT 2020
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?: 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 be	uild out rate?: 6 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within Shepshed and has the benefit of planning permission.
Is the site available?:	Plannning permission granted
Is the site achievable?	Site has planning permission and is expected to build out within 5 years
If constraints have been these be overcome?: No irresolvable physical/en	n identified that impact on the suitability, availability and achievability of a site, how will invironmental constraints.
Site to be excluded from	n the SHELAA? No

		/		
Site Description				
Site Reference:	PSH402	Site name/locatio	n: Westroyd House, Tickow Lane	
Site size: 0.7 ha	Parish:	Shepshed		
Current land use	and character:	Nursing Home on edge of the	e settlement.	
If site is currently	y being develop	ed what progress has beer	made: Site still in use, permission lapsed.	
Land uses and ch	aracter of surro		rrounded by residential development on all sides with adjacent housing estate in the near future.	
Site Boundary				
© Crown		PSH402 S License No. 100023558		X
Initial assessmen			icular use or as part of a mixed-use development?	
Residential				
Assessment of co	onstraints and p	otential impacts		
Are there any ph	ysical constrain	ts to development?		
Not within flood ris	sk zones.			
Are there any en	vironmental co	nstraints to development?		
What are the pot	tential impacts	of the development?		
None				
Is the site affecte	ed by the develo	opment plan, emerging pla	n policy and national policy?:	
Within the Limits to	o Development.			
		e likely market attractiven attractive place to live and ma	ess for the type of development proposed? arket homes.	
Would the site co	ontribute to any	regeneration priority area	as? Yes	
What is the deve	elopment poten	tial of the site?		
Dwellings / emp	loyment floors	pace m2? 9		

Is the site available for	development?				
Is the site available for	development?: Yes				
Are there any legal or o	ownership problems? None				
• •	ntified, how will and when will these be overcome?				
No irresolvable physical/e	nvironmental constraints.				
Has planning permissio	n been granted previously?: Yes				
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 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 adjacent to Shepshed.				
Is the site available?:	Planning permission now lapsed.				
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 nvironmental constraints.				
Site to be excluded from	n the SHFLAA? No				

Land uses and character of surrounding area N/A Site Under construction

Site Description

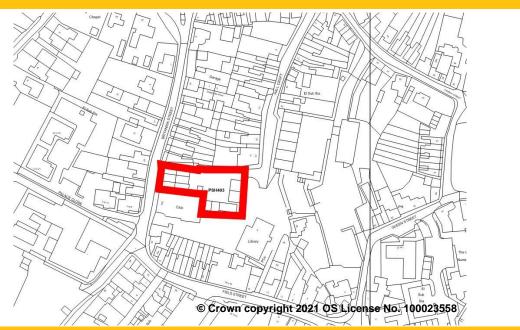
Site Reference: PSH403 Site name/location: 28 Britannia Street

Site size: 0.1 ha Parish: Shepshed

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

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

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? Yes

What is the development potential of the site?

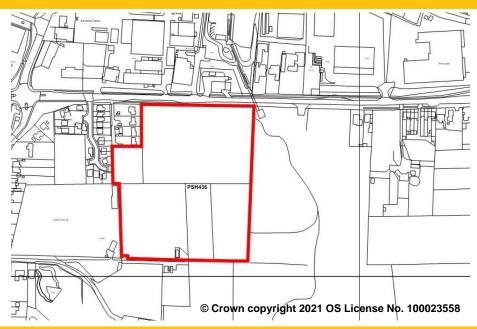
Dwellings / employment floorspace m2?

1 remaining to build out.

CHAKINWOOD SHE	LAA SITE ASSESSIVIENT 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	tified, 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?: 10 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 Shepshed
Is the site available?:	Site under construction.
Is the site achievable?	Site under construction and is 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 fron	

Site Description	n		
Site Reference:	PSH436	Site name/location:	Land off Ashby Road Central
Site size: 4.5ha	Parish:	Shepshed	
Current land us	e and character:	Improved grassland, horse graz	ed,and area of rank grassland with mature trees
If site is current	tly being develop	ed what progress has been n	nade: N/A
Land uses and	character of surro	ounding area On sourthern ur	ban fringe of Shepshed adjacent A512.

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?

Traffic on the A512 introduces significant levels of noise.

What are the potential impacts of the development?

Loss of priority habitat, mature trees and arable land. Grade 3 Agricultural Land. Within National and Charnwood Forest.

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? Yes

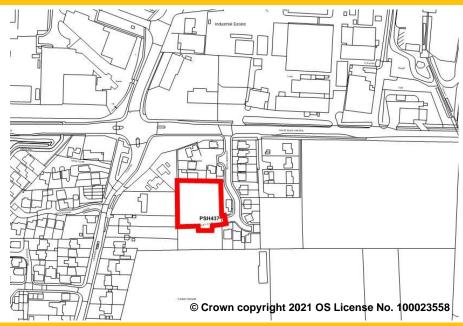
What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020	
Is the site available for development?	
Is the site available for o	development?: Yes
Are there any legal or ownership problems? Possibly different land ownerships.	
If issues have been identified, how will and when will these be overcome?	
No irresolvable physical/environmental 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?: 50 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to Shepshed and a suitable access could potentially be achieved.
Is the site available?:	The site does not have planning permission but is being promoted by a developer.
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	
Site to be excluded inois	

Site Descr	iption						
Site Refere	ence:	PSH437	Site name/location:	Land o	ff Saley Close		
Site size:	0.37ha	Parish:	Shepshed				
Current la	nd use	and character:	Former orchard. Unmanaged w	ith mixe	ed habitats.		
If site is cu	ırrently	being develop	oed what progress has been n	nade:	Site works not started yet.		
Land uses	and uses and character of surrounding area On sourthern urban fringe of Shepshed.						

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 zone areas.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Proximity to Morley Quarry . Site has some potential for reptilles and represents high quality habitat in the urban context. Grade 3 Agricultural Land. Within National and Charnwood Forest.

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? Yes

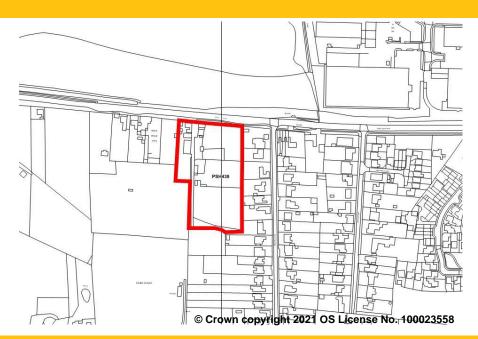
Dwellings / employment floorspace m2?

CHARITY OOD SHELAA SHE ASSESSIVILIYI 2020					
Is the site available for	Is the site available for development?				
Is the site available for	development?: Yes				
Are there any legal or o	ownership problems? None				
If issues have been ider	ntified, how will and when will these be overcome?				
No irresolvable physical/e	nvironmental constraints.				
Has planning permissio	n been granted previously?: No				
What is the likely times	scale for development?				
What is the time frame	for development 0-5, 6-10 or 11-15 years?:0 -5 years				
What is the expected b	uild out rate?: 5 dwellings per annum				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to Shepshed and a suitable access could potentially be achieved.				
Is the site available?:	The site now has planning permission.				
la tha aite aghisuahla?	There is considered to be a reasonable prospect that development will be delivered within the				
Is the site achievable?	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/e	n identified that impact on the suitability, availability and achievability of a site, how will nvironmental constraints.				
Site to be excluded from	n the SHELAA? No				

Site Description		<u> </u>	
Site Reference:	PSH438	Site name/location:	Land off Ashby Road West
Site size: 1.1ha	Parish:	Shepshed	
Current land use	and character:	Dwelling and paddocks	
If site is currently	y being develop	ed what progress has been m	nade: N/A

Land uses and character of surrounding area Adjacent A512 but has very rural outlook on edge of Shepshed.

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?

Traffic on the A512 introduces significant levels of noise.

What are the potential impacts of the development?

Loss of habitat, loss of connectivity, potential for impact on EPS and other notable species. Grade 3 Agricultural Land. Within National and Charnwood Forest.

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

DRAFT ALLOCATION HS49. 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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARTOWOOD SHEERA SHE ASSESSIVILIVI 2020					
Is the site available for	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	ntified, how will and when will	these be overcome?			
No known irresolvable phy	ysical/environmental 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 by	uild out rate?: 27 dwellings per	annum			
Is the site suitable?:		physical/environmental constraints preventing development and or development and a suitable access could potentially be achieved.			
Is the site available?:	The site does not have planning	permission but is being promoted by a developer.			
Is the site achievable?	timeframe shown based on a jud	onable prospect that development will be delivered within the ligement of the potential economic viability of the site and and let/sell the development over that period.			
No known irresolvable phy Site to be excluded from	n the SHELAA? No				

Site Descrip	iite Description					
Site Refere	nce:	PSH471		Site name/location:	Land at 34 Brick Kiln Lane	
Site size: 0	.56ha	Parish:	Shep	shed		

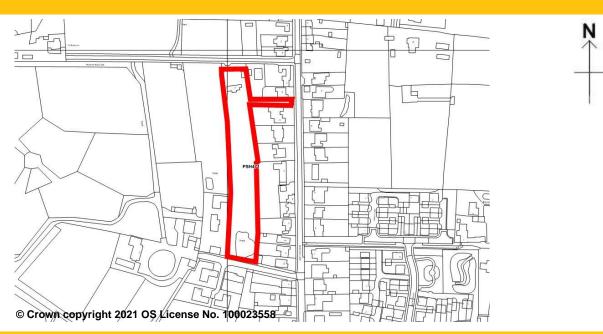
Current land use and character: Dwelling to north with hardstanding. Predominantly semi-improved grassland, hedgelines

borders.

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

Land uses and character of surrounding area Rural outlook on southern urban fringe of Shepshed.

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?

Within National and Charnwood Forest. Loss of grassland and habitat suitable for GCN if pond is lost.

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? Yes

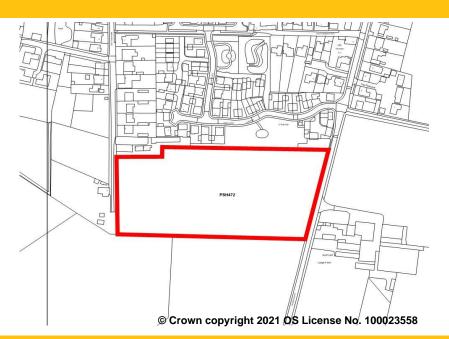
What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020				
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	ntified, how will and when will t	nese be overcome?		
No irresolvable physical/er	nvironmental constraints.			
Has planning permission	n been granted previously?: N)		
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?: 14 dwellings per a	nnum		
Is the site suitable?:	There are no known irresolvable p suitable access could potentially b	hysical/environmental constraints preventing development and a e achieved.		
Is the site available?:	The site does not have planning pe	ermission but put forward through the SHELAA process.		
Is the site achievable?	timeframe shown based on a judg	able prospect that development will be delivered within the ement of the potential economic viability of the site and ad let/sell the development over that period.		
If constraints have been these be overcome?: No irresolvable physical/en	<u> </u>	uitability, availability and achievability of a site, how will		
Site to be excluded from	n the SHELAA? No			

Site Description			
Site Reference:	PSH472	Site name/location:	Land West of Iveshead Road
Site size: 2.42 ha	Parish:	Shepshed	
Current land use	and character:	Improved grassland	
If site is currently	y being develop	oed what progress has been m	nade: N/A
Land uses and ch	naracter of surr	ounding area Rural outlook on	southern urhan fringe of Shenshed

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of grassland haitat and hedgerow connectivity. Within National and Charnwood Forest. 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? Yes

What is the development 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 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 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?: 45 dwellings per annum Is the site suitable?: If here are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved. Is the site available?: In the site does not have planning permission but put forward through the SHELAA process. Is the site achievable? If here is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period. If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?: No irresolvable physical/environmental constraints. Site to be excluded from the SHELAA? No	CHARNWOOD SHELAA SITE ASSESSMENT 2020			
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?: 45 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 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.	Is the site available for development?			
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?: If 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.	Is the site available for	development?: Yes		
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What is the expected build out rate?: 45 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 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.	What is the likely times	cale for development?		
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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.	Is the site available?:	The site does not have planning permission but put forward through the SHELAA process.		
these be overcome?: No irresolvable physical/environmental constraints.	Is the site achievable?	timeframe shown based on a judgement of the potential economic viability of the site and		
	these be overcome?: No irresolvable physical/e	nvironmental constraints.		

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Site	Da	ccri	nti	On.
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Site Reference: PSH473 Site name/location: Land East of Iveshead Road

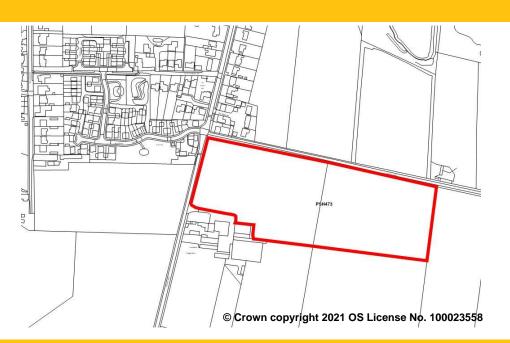
Site size: 4.48ha Parish: Shepshed

Current land use and character: Improved grassland with linear feature hedgerow dividing fields

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

Land uses and character of surrounding area Rural outlook on southern urban fringe of Shepshed.

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of grassland haitat and hedgerow connectivity. Within National and Charnwood Forest. 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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020			
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	tified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental constraints.		
Has planning permissio	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected be	uild out rate?: 50 dwellings per annum		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.		
Is the site available?:	The site does not have planning permission but 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?:			
these be overcome?: No irresolvable physical/en			
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No irresolvable physical/en	nvironmental constraints.		
No irresolvable physical/en	nvironmental constraints.		

Site Description

Site Reference: PSH24 Site name/location: Land off Fairway Road

Site size: 24.9ha Parish: Shepshed

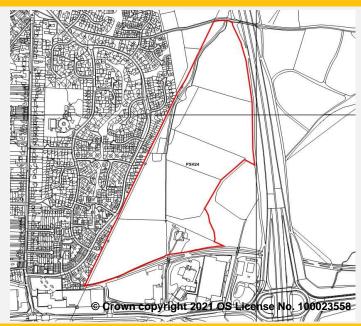
Current land use and character: Dominated by arable land but with some grassland a hedgerow network and broad leaved

plantation.

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

Land uses and character of surrounding area Residential on west, motorway on 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?

Housing/Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

No flood risk.

Are there any environmental constraints to development?

Electricity pylons on whole western edge. Motorway on eastern boundary.

What are the potential impacts of the development?

Adjacent to M1 habitat corridor and woodland. Grade 3 Agricultural land.

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

DRAFT ALLOCATION HS38

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

378 dwellings

Is the site available for development?				
Is the site available for de	evelopment?: Yes			
Are there any legal or ow	nership problems? None			
If issues have been identif	fied, how will and when will these be overcome?			
No irresolvable physical/envi	ironmental constraints			
Has planning permission l	been granted previously?: No			
What is the likely timesca	ale for development?			
What is the time frame fo	or development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected buil	Id out rate?: 50 dwellings per annum			
	There are no known 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?:	This site does not have planning permission but has developer interest.			
t	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 t	the SHELAA? No			

Site Description

Site Reference: SH121 Site name/location: 32 Charnwood Road, Shepshed

Site size: 0.23ha Parish: Shepshed

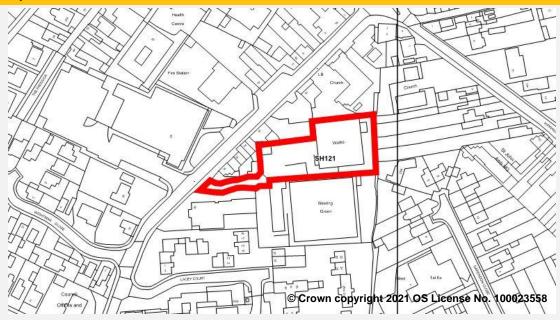
Current land use and character: Factory still in use.

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

Land uses and character of surrounding area | Bowls Club is located to the south of the site. The rest of the area is

predominantly residential on edge of District Centre.

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?

Within Archaeological Alert Zone.

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

DRAFT ALLOCATION HS40

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o	levelopment?
Is the site available for o	development?: No
Are there any legal or or	wnership problems? Possible access issues with adjacent Bowls Club.
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/environmental 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?: 15 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 and a suitable access can be achieved.
Is the site available?:	The applicant has previously submitted a planning application which demonstrates the desire to develop the site.
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
	sical/environmental constraints
Site to be excluded from	the SHELAA? No

Site Description

Site Reference: PSH62 Site name/location: Land at Tickow Lane, Shepshed (West of Loughborough)

Site size: 10.9ha Parish: Shepshed

Current land use and character: The fields are currently under arable agricultural use.

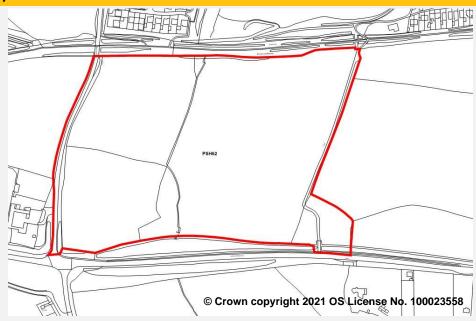
If site is currently being developed what progress has been made: N/A

Land uses and character of surrounding area The existing development to the north east is modern residential

development. Woodland along the dismantled railway line contains the

existing settlement.

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?

Woodland block along southern boundary provides habitat connection along A12 (possible constraint around access) TPO woodland along eastern boundary, Shepshed cutting Geological SSSI to the west. Agricultural Land Classification Grade 2. A public footpath runs diagonally through the site.

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

DRAFT ALLOCATION HS48

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? Yes

What is the developme	nt potential of the site?	
Dwellings / employmen	nt floorspace m2?	210
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	itified, how will and when w	ill these be overcome?
No known irresolvable phy	sical/environmental constraints	
Has planning permissio	n been granted previously?:	No
What is the likely times	cale for development?	
What is the time frame	for development 0-5, 6-10 o	r 11-15 years? 6-10 years
What is the expected be	uild out rate?: 50 dwellings p	er annum
Is the site suitable?:	There are no known irresolvab	le physical/environmental constraints preventing development.
Is the site available?:	Strong developer interest in th dwellings.	e site, planning application now submitted on the site for 210
Is the site achievable?	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 e and let/sell the development over that period.
If constraints have been	n identified that impact on th	ne suitability, availability and achievability of a site, how will
these be overcome?:		
No known irresolvable phy	sical/environmental constraints	<u>. </u>
Site to be excluded from	n the SHELAA? No	

Site Description

Site Reference: PSH138 Site name/location: Land fronting Ashby Road & Ingleberry Road, Shepshed

Site size: 11.0ha Parish: Shepshed

Current land use and character: Clay extraction for brickworks, restored clay workings and agricultural land with potential

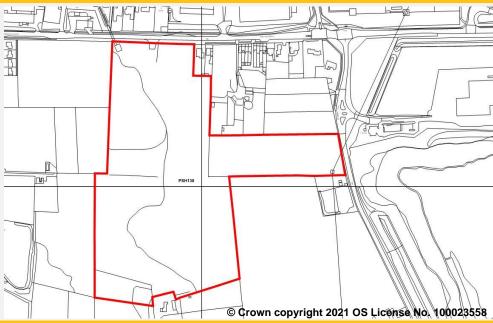
for mineral extraction

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

Land uses and character of surrounding area Residential in small pockets around the site, industrial to the north and

agricultural 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

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?

Overhead power lines are present on the eastern boundary of the site. Part of the site is subject to a former "inert" landfill license.

What are the potential impacts of the development?

Significant area of mixed habitats with connections to Morley Quarry Local Wildlife Site. Site has significant potential to support reptiles. Grade 3 agricultural land.

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

Outside the Limits to Development. It is also within the National Forest and Charnwood Forest.

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 developmen	nt potential of the site?		
Dwellings / employmen	t floorspace m2?	200	
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 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?		
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?: 50 dwellings pe	er 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 Shepshed and a suitable access can be achieved.		
Is the site available?:	The site does not have planning permission but landowner is committed to the delivery of the site although recent planning application for housing has been withdrawn.		
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 th	e 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: PSH149 Site name/location: 20 Moscow Lane, Shepshed
Site size: 1.98ha Parish: Shepshed
Current land use and character: Open land, pony paddock.
If site is currently being developed what progress has been made: N/A
Land uses and character of surrounding area Open land, pony paddock surrounded by residential development.
Site Boundary
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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 isolated by surrounding development but contains priority habitat (albeit in poor condition). Grade 3 Agricultural land.
Within National & Charnwood Forest. T.P.O.'s on north western boundary.
Is the site affected by the development plan, emerging plan policy and national policy?: DRAFT ALLOCATION HS45.
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? Yes
What is the development potential of the site?
Dwellings / employment floorspace m2? 49

Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or or	wnership problems? Possible access constraints.
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/environmental 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? 11-15 years
What is the expected bu	uild out rate?: 49 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.
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 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
	sical/environmental constraints.
Site to be excluded from	the SHELAA? No

Site Description

Site Reference: PSH174 Site name/location: Land north west of Oakley Road, Shepshed

Site size: 7.4ha Parish: Shepshed

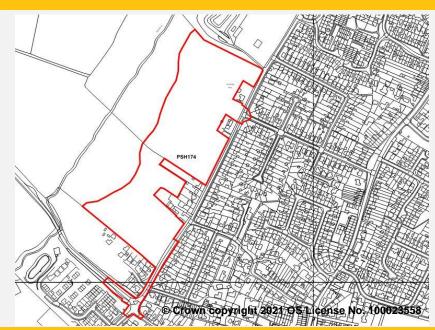
Current land use and character: Former agricultural land under succession with rank grassland and scrub patches.

If site is currently being developed what progress has been made: Permission lapsed for up to 133 dwellings.

Land uses and character of surrounding area North - Farmland; East - Oakley Road, residential (Shepshed); South -

Hallamford Road, residential; West - 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?

Housing

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Zones 2, 3a and 3b along Black Brook boundary part of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Site is adjacent to Black Brook Local Wildlife Site and its wooded corridor. Habitat loss. Cumulative impact on Black Brook should be considered.

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

Outside Limits to Development. DRAFT ALLOCATION HS42

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? Yes

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	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 known irresolvable phy	sical/environmental 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 bu	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 and a suitable access can be achieved.
Is the site available?:	Planning Permission granted and S.106 signed, but subsequently lapsed. Strong developer interest still in the site.
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
	sical/environmental constraints
Site to be excluded fron	n the SHELAA? No

Site Description Site Reference: PSH322 Site name/location: Land rear of 62 Iveshead Road

Current land use and character: Agricultural

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

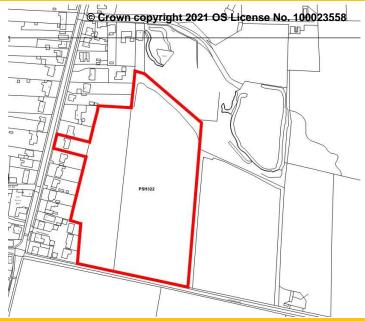
Parish: Shepshed

Land uses and character of surrounding area The site consists of a single arable field bounded by native hedgerows with

mature trees.

Site Boundary

Site size: 3.72ha



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?

Gently rising west to east. No Flood risk

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land. Adjacent to Morley Quarry LWS. Within National & Charnwood Forest.

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

DRAFT ALLOCATION HS46

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? Yes

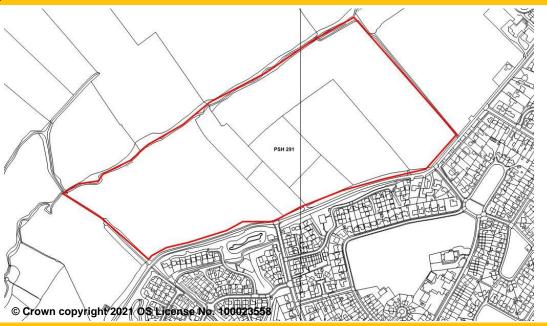
What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHE	ELAA SITE ASSESSMENT 2020
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	ownership problems? None
If issues have been ider	ntified, how will and when will these be overcome?
No known irresolvable phy	ysical/environmental constraints.
Has planning permissio	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?: 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 and a suitable access can be achieved.
Is the site available?:	Site originally had outline planning permission granted at appeal for 77 dwellings but subsequently refused at a further appeal. Developers still keen to bring the site forward.
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?: No known irresolvable phy Site to be excluded from	ysical/environmental constraints. m the SHELAA? No

Site Descri	ription				
Site Refer	ence:	PSH291	Site name/location:	Land at Tickow Lane (Phase 2)	
Site size:	21ha	Parish:	Shepshed		
Current la	and use	and character:	The current land use is a mix of	pasture and arable cropping.	
If site is currently being developed what progress has been made: N/A					
Land uses	and uses and character of surrounding area Land slopes down towards brook, residential to east.				

Site Boundary



Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Land slopes down towards brook, small part of site adjacent to brook within floodzone2, 3a &b.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 agricultural land on majority of the area. Grade 2 on small part in south west corner. Loss of habitat, impact on LWS. Consider also cumulative impacts along the Brook.

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

DRAFT ALLOCATION HS39

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020		
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 known irresolvable phy	ysical/environmental constraints	
Has planning permissio	n been granted previously?: No	
What is the likely times	scale for development?	
	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 is in a suitable location for development and a suitable access can be achieved.	
Is the site available?:	The site is being promoted by a 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.	
these be overcome?:	vsical/environmental constraints. The SHELAA? No	

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Site Reference: PSH293 Site name/location: Land North of Hallamford Road and West of Shepshed

Site size: 16.7ha Parish: Shepshed

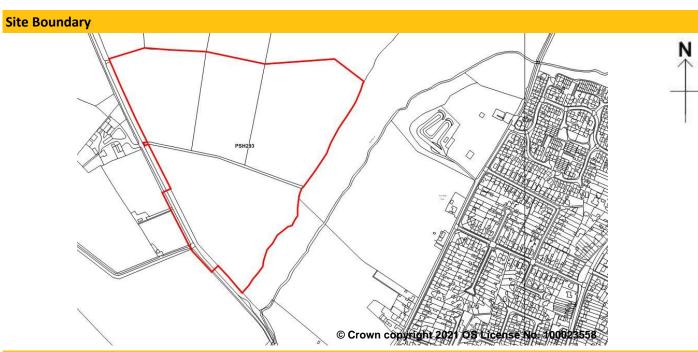
Current land use and character: Large expanse of farmland set well away from the settlement of Shepshed, made up of

several fields fringed with hedges and trees.

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

Land uses and character of surrounding area The site slopes gradually to the Black Brook to the east of the site and

towards the Grace Dieu Brook to the north.



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?

Site itself is outside Flood zones but Hallamford Road which provides access to Shepshed is within Flood Zone 2.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 agricultural land. Loss of arable land, impact on LWS's, offsite impact on arable land.

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

DRAFT ALLOCATION HS44

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHE	ELAA SITE ASSESSMENT 2020
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	ownership problems? None
If issues have been ider	ntified, how will and when will these be overcome?
No known irresolvable phy	ysical/environmental constraints
Has planning permissio	on been granted previously?: No
What is the likely times	scale for development?
What is the time frame	e for development 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected b	build out rate?: 50 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.
Is the site available?:	Planning application and appeal withdrawn.
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?:	n identified that impact on the suitability, availability and achievability of a site, how will ysical/environmental constraints.
Site to be excluded from	m the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description Site Reference: Site name/location: 21 Garendon Road PSH352 Site size: 0.30ha Parish: Shepshed **Current land use and character:** Overgrown garden and associated land. If site is currently being developed what progress has been made: Land uses and character of surrounding area Residential area **Site Boundary** PSH352 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?

None

What are the potential impacts of the development?

Loss of urban greenspace and badger habitat.

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

Within the Limits to Development.

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

9

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

Would the site contribute to any regeneration priority areas? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020			
Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? None		
, -	ntified, how will and when will these be overcome?		
No irresolvable physical/e	nvironmental constraints.		
Has planning permissio	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected be	uild out rate?: 9 dwellings per annum		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within Shepshed.		
Is the site available?:	Informal advice application has been submitted for 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.		
these be overcome?: No irresolvable physical/en			
Site to be excluded from	n the SHELAA? No		

CHARNWOOD SHELAA SI	TE ASSESSMENT 2020
Site Description	
Site Reference: PSH348	Site name/location: Land to rear of 54 Iveshead Road
Site size: 0.09ha Parish:	Shepshed
Current land use and character:	Private Garden
If site is currently being develop	ed what progress has been made: N/A
Land uses and character of surro	Garden land within resdential area on southern Charnwood Forest side of Shepshed.
Site Boundary	
	MORLEY LANE N



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?

No flood risk.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural Land. Negligible risk. Negligible potential for bat roosts. Within National & Charnwood Forest.

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

DRAFT ALLOCATION HS47

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020	
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	ownership problems? None
If issues have been ider	ntified, how will and when will these be overcome?
No irresolvable physical/	environmental constraints
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?: 5 dwellings per annum
Is the site suitable?:	There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.
Is the site available?:	No developer interest at present but landowner keen to develop the land, possibly linkage with Draft Housing Allocation adjacent the site.
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?:	n identified that impact on the suitability, availability and achievability of a site, how will environmental constraints.
Site to be excluded from	m the SHELAA? No

Site Description

Site Reference: PSH405 Site name/location: Land to the west of of the B591/Ingleberry Rd &

north of Iveshead Lane.

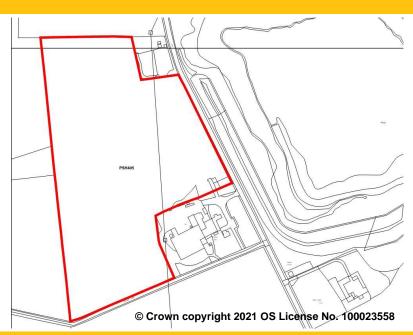
Site size: 9.3ha Parish: Shepshed

Current land use and character: Arable field

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

Land uses and character of surrounding area Farmland south of Shepshed.

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?

Overhead powerlines on site. Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of habitat, minor connectivity loss. Grade 3 Agricultural land. Within National & Charnwood Forest.

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

DRAFT ALLOCATION HS43

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHE	LAA SITE ASSESSMENT 2020
Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? None
	ntified, how will and when will these be overcome?
No known irresolvable phy	vsical/environmental 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?: 50 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.
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 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?: No known irresolvable phy	ridentified that impact on the suitability, availability and achievability of a site, how will assistable visical/environmental constraints
Site to be excluded from	n the SHELAA? No

Site Description			
Site Reference:	PSH404	Site name/location:	Land west of Tickow Lane
Site size: 27.5ha	Parish:	Shepshed	

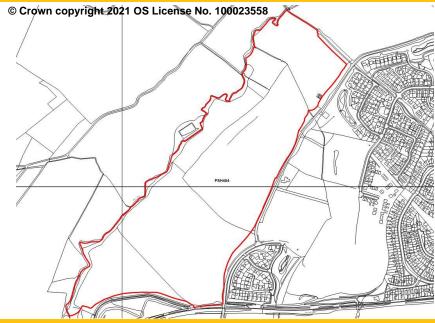
Current land use and character: Agricultural

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

Land uses and character of surrounding area Long views across the adjacent countryside contribute to the perception of

a larger scale landscape.

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 and 3b along Black Brook boundary part of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of LWS and supporting habitat, impact on adjacent LWSs, loss of arable and PSI. An acceptable level of development would require significant buffering and on site compensation. A well-used bridleway forms the north eastern boundary of the Site. A public footpath follows the course of Black Brook within the Site. An equal amount of Grade 2 & Grade 3 Agricultural land.

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

DRAFT ALLOCATION HS41

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? Yes

CHARNWOOD SHELAA SITE ASSESSMENT 2020		
What is the developmen	nt potential of the site?	
Dwellings / employmen		
Is the site available for o	development?	
Is the site available for o	development?: Yes	
Are there any legal or o	wnership problems? None	
	tified, how will and when will these be overcome?	
No known irresolvable phy	rsical/environmental 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?: 50 dwellings per annum	
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.	
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 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?:	n identified that impact on the suitability, availability and achievability of a site, how will visical/environmental constraints	
Site to be excluded from	n the SHELAA? No	

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Site Reference: PSH483 Site name/location: Land south of Ashby Road Central

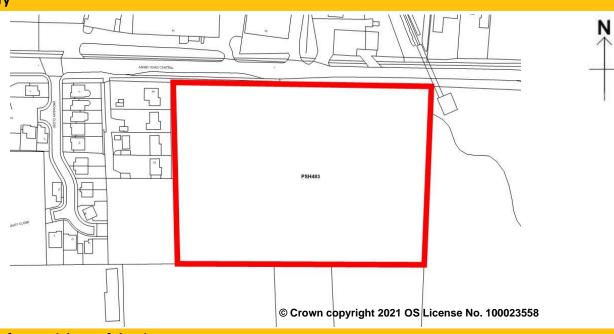
Site size: 1.97ha Parish: Shepshed

Current land use and character: Improved grassland with hedgerow border.

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

Land uses and character of surrounding area On sourthern urban fringe of Shepshed adjacent A512.

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/Commercial

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?

Traffic on the A512 introduces significant levels of noise.

What are the potential impacts of the development?

Grade 3 Agricultural Land. Within National and Charnwood Forest. Loss of grassland and hedgerow connectivity.

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHEL	AA SITE ASSESSMENT 2020
Is the site available for de	evelopment?
Is the site available for de	evelopment?: Yes
Are there any legal or ow	vnership problems? None
If issues have been ident	ified, how will and when will these be overcome?
No irresolvable physical/env	rironmental constraints.
Has planning permission	been granted previously?: No
What is the likely timeso	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 bui	Id out rate?: 49 dwellings per annum
	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.
	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.
	identified that impact on the suitability, availability and achievability of a site, how will
these be overcome?: No irresolvable physical/env	vironmental constraints.
Site to be excluded from	