

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: PSH64 **Site name/location:** Land off Kendal Road, Sileby (South of Butler Way & Gray Lane)

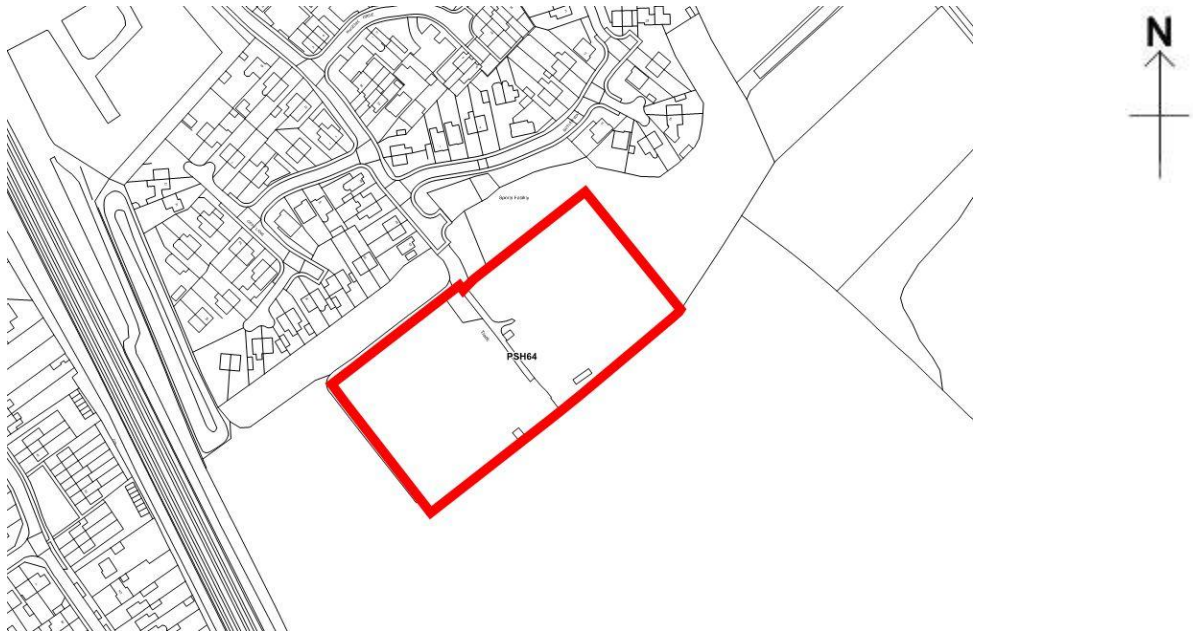
Site size: 1.34ha **Parish:** Sileby

Current land use and character: Amenity grassland with orchard planting and car yard.

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

Land uses and character of surrounding area: Residential to the north, Farmland to the east, south and west.

Site Boundary



Assessment of potential use of the site

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

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?

Former Sileby tip 100m to the northeast beyond Butler Way

What are the potential impacts of the development?

Majority of site is lower value- however orchard occupies just under half the site and requires full assessment. Grade 2 Agricultural Land.

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

Outside the Limits to Development.

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

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

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m²? 32

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Possible ransom strip to access the site.

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

No known irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 32 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. The site has no frontage to an adopted highway. If access rights are available at sometime in the future from Kendal Road, there would be no apparent fundamental reasons for this site to be excluded.

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

Possible ransom strip. The site has no frontage to an adopted highway. If access rights are available at sometime in the future from Kendal Road, there would be no apparent fundamental reasons for this site to be excluded.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: Site name/location:

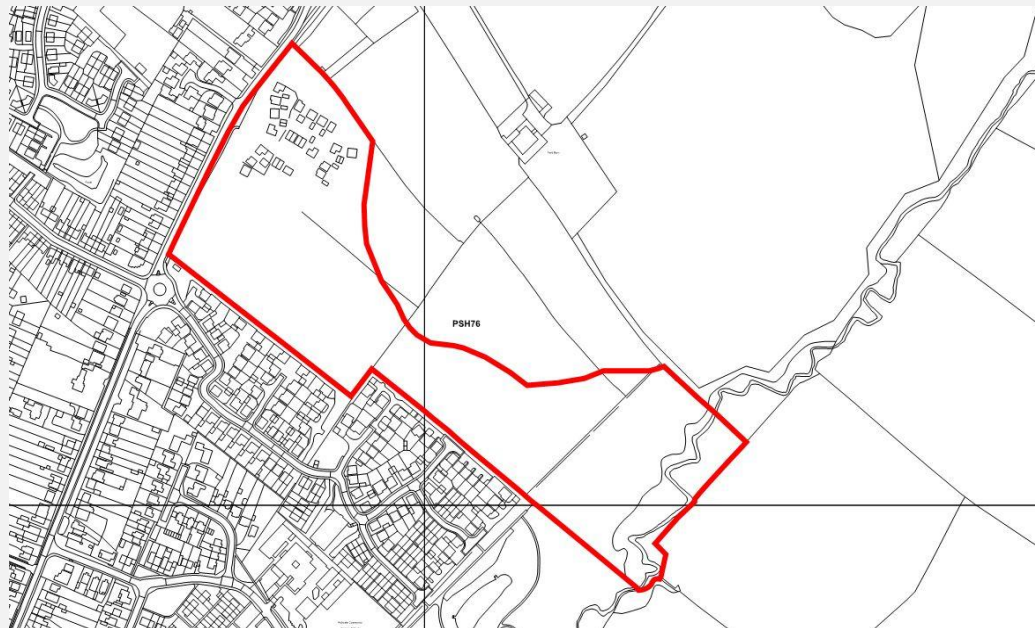
Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? 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?: N/A Site under construction

Is the site available?: N/A Site under construction

Is the site achievable? Site under construction and expected to build out within 5 years.

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

N/A Site under construction

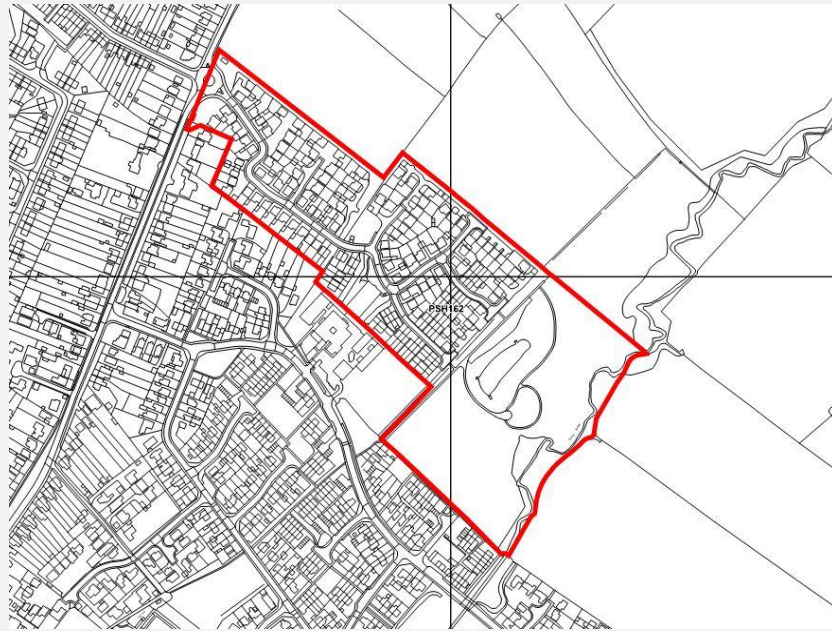
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH162"/>	Site name/location:	Land to the east of Seagrave Road & to the north of Heathcote Drive, Sileby
Site size:	<input type="text" value="4 ha"/>	Parish:	<input type="text" value="Sileby"/>
Current land use and character:	<input type="text" value="Agricultural"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site under construction with only 3 remaining to be completed in 2019."/>		
Land uses and character of surrounding area	<input type="text" value="Residential to the south and west. Agricultural to the east and north."/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

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

Are there any legal or ownership problems? N/A Site Under construction

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

N/A Site Under construction

Has planning permission been granted previously?: Yes

What is the likely timescale for development?

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

What is the expected build out rate?: 3 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development on the site, it is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.

Is the site available?:

Site underconstruction

Is the site achievable?

Site underconstruction and expected to build out within 5 years

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

N/A Site Under construction

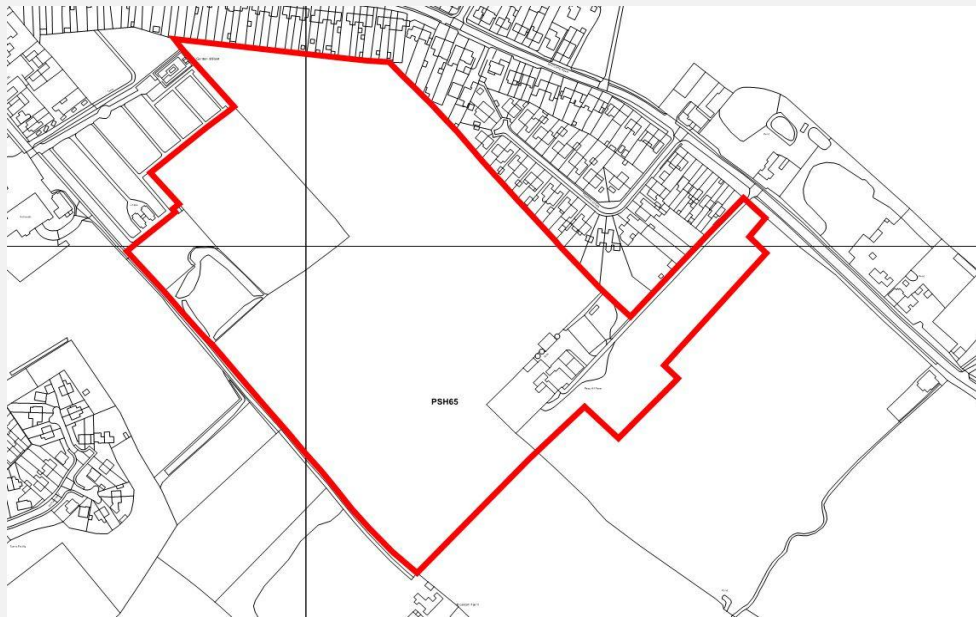
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH65"/>	Site name/location:	<input type="text" value="Land at Peashill Farm, Ratcliffe Road, Sileby"/>
Site size:	<input type="text" value="11.9ha"/>	Parish:	<input type="text" value="Sileby"/>
Current land use and character:	<input type="text" value="It contains existing farm buildings including a farmhouse and various brick built barns and more modern agricultural barns and farmland"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Reserved matters now submitted."/>		
Land uses and character of surrounding area	<input type="text" value="Cemetery to the south and residential development to the west and north and open countryside 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Risk Zone:

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

170

Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

Yes

What is the likely timescale for development?

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

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 and a suitable access can be achieved.

Is the site available?:

Planning application now permitted on site.

Is the site achievable?

The majority of the site is expected to build out within 5 years

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 22 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 a service centre 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 below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: PSH179 **Site name/location:** Rear of 41 Barrow Road, Sileby (North of Highbury)

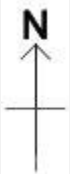
Site size: 0.5 ha **Parish:** Sileby

Current land use and character: Site comprised of mosaic of grassland scrub and tall ruderal habitats

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

Land uses and character of surrounding area: Western urban edge of Sileby.

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?

Half the site affected by Flood Zones 2, 3a & 3b

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Site adjacent to a Local Wildlife Site pond with great crested newt. Site comprises a network of field boundary hedgerows with mature trees, which are part of the local biodiversity network. Bat records in the vicinity. Within Archaeological Alert zone.

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?

16

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? 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?: 16 dwellings per annum

Is the site suitable?:

50% of the site is affected by SFRA flood 3b and so development would not be suitable on this part of the site. There are no known irresolvable physical/environmental constraints preventing development on the rest of the site, the site is in a suitable location for development adjacent to a service centre.

Is the site available?:

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

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: PSH196 **Site name/location:** Land on the South West side of Cemetery Road, Sileby

Site size: 4.7 ha **Parish:** sileby

Current land use and character: former landfill, informal openspace

If site is currently being developed what progress has been made: Planning permission granted but site works not started yet.

Land uses and character of surrounding area: waste transfer site, residential

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?

Landfill site. Letter from land contamination consultant states that it is possible to remediate this site in preparation for development.

What are the potential impacts of the development?

Brownfield site: no current information on ecological interest of the 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? No

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

108

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

Yes

What is the likely timescale for development?

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

What is the expected build out rate?: 50 dwellings per annum

Is the site suitable?:

Evidence provided suggests that it is possible to remediate the site in preparation for development., the site is in a suitable location for development within a service centre and a suitable access can be achieved.

Is the site available?:

Detail Planning application granted for the site.

Is the site achievable?

Permission granted and site expected to complete within 5 years.

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

Landfill can be remediated before development takes place.

Site to be excluded from the SHELAA?

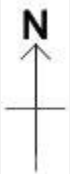
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH262"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="0.5ha"/>	Parish:	<input type="text" value="Sileby"/>
Current land use and character:	<input type="text" value="Pastoral land use"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Edge of linear settlement edge."/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 10 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved. Though 0.11 hectares is within Floodzone 3b and could not be developed. The remainder of the site could accommodate 10 dwellings.

Is the site available?:

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

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH261"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="1.79ha"/>	Parish:	<input type="text" value="Sileby"/>
Current land use and character:	<input type="text" value="Comprises permanent pasture and rough grassland."/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Adjacent the western urban edge of Sileby and Midland Mainline railway line."/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 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 adjacent to a service centre and a suitable access can 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 below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: Site name/location:

Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 50 dwellings per annum

Is the site suitable?:

The site is in a suitable location for development adjacent to a service centre, at present a suitable access cannot be achieved but in the longer time frame if nearby SHLAA sites are delivered better access options could 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 below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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

No irresolvable physical/environmental constraints

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: No

Are there any legal or ownership problems? None

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

No known 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?: 11 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 does not have planning permission but has been promoted by a developer in the past.

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 known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously? No

What is the likely timescale for development?

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

What is the expected build out rate? 50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.

Is the site available?:

Planning application now granted on adjacent site and developers are keen to develop this as an additional site in the future.

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: Site name/location:

Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

Is the site available?:

Planning application has been submitted on site but was refused.

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: 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?: 5 dwellings per annum

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre.

Is the site available?: Site under construction

Is the site achievable? Site under construction and will complete in 2019/2020.

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

N/A Site Under construction

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are ther any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

What is the likely timescale for development?

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

What is the expected build out rate?: 23 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

Is the site available?:

Planning permission granted on site.

Is the site achievable?

Site has permission and expected to build out within 5 years.

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

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Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

What is the likely timescale for development?

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

6-10 years

What is the expected build out rate?:

50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

Is the site available?:

The site does not have planning permission but put forward through the SHELAA process.

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

Is the site available?:

The site does not have planning permission but put forward through the SHELAA process.

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

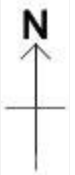
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH135"/>	Site name/location:	<input type="text" value="Land r/o 107 Cossington Road, Sileby"/>
Site size:	<input type="text" value="0.77 ha"/>	Parish:	<input type="text" value="Sileby"/>
Current land use and character:	<input type="text" value="Disused allotments, subdivided site with a combination of hard standing and tall ruderal/scrub vegetation"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Residential developments surround the site"/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 19 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

Is the site available?:

There is developer interest in the site

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: Site name/location:

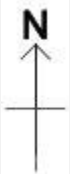
Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Possibly tenancy agreements.

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate? 11 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

Is the site available?:

The site is currently in business use with some vacant units but there is no development interest in the site.

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: SH138 Site name/location: Barrow Road, Sileby

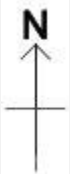
Site size: 0.40 ha Parish: Sileby

Current land use and character: Business Use

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

Land uses and character of surrounding area Mixed area of commercial, business and residential

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 Archeological Alert zone. Possible minor bat issues.

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

Within the Limits to Development.

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

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

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m²?

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CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Possibly tenancy agreements.

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate? 12 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

Is the site available?:

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

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No