#### **Site Description**

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

Lane)

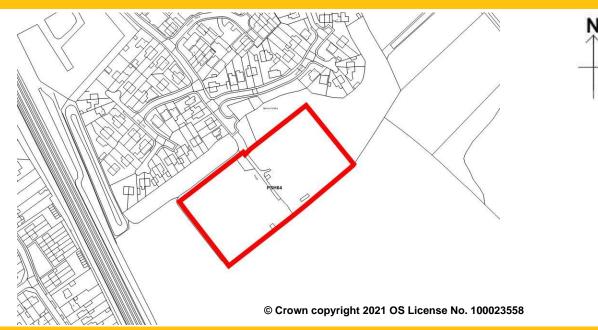
Site size: 1.34ha Parish: Sileby

**Current land use and character:** Amenity grassland wih 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?

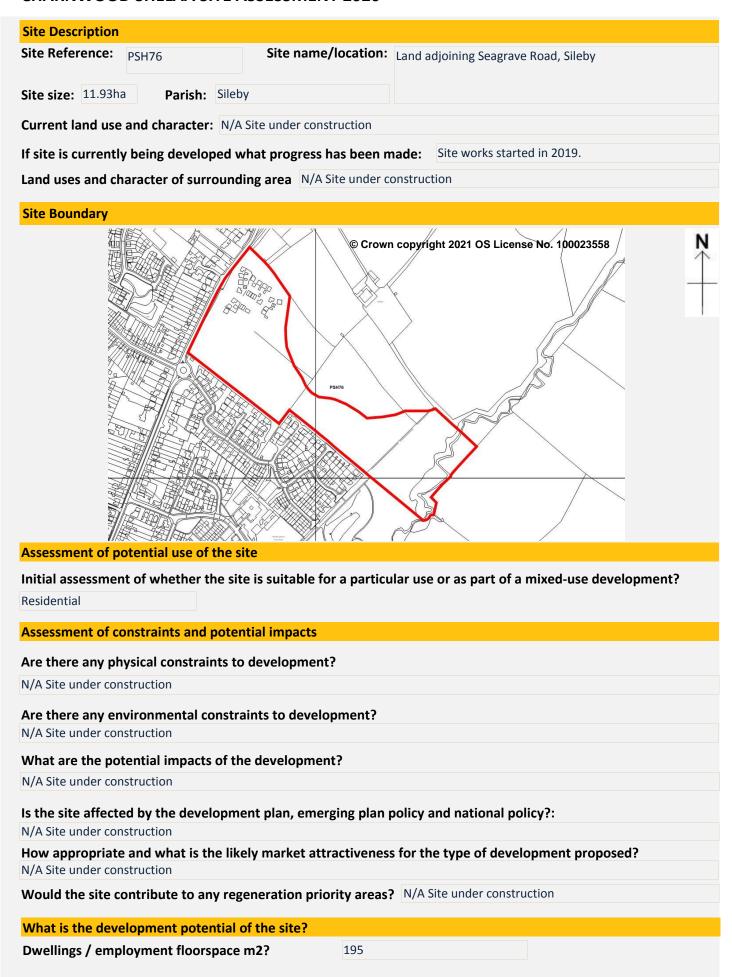
Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

#### What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

| Is the site available for o  | 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 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? 11-15 years   |  |  |  |
| What is the expected bu  | uild 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?:  | site has no frontage to an adopted highway. If access rights are available at sometime in the future  |  |  |  |
| -  | vould be no apparent fundamental reasons for this site to be excluded.  |  |  |  |
| Site to be excluded from   | n the SHELAA? No  |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |
|  |   |  |  |  |



| Is the site available for   | development?  |  |  |  |  |
|---|---|--|--|--|--|
| Is the site available for   | development?: Yes   |  |  |  |  |
| Are there any legal or o  | Are there any legal or ownership 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 by   | uild 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 these be overcome?:  N/A Site under construction                 | n identified that impact on the suitability, availability and achievability of a site, how will |  |  |  |  |
| Site to be excluded from  | n the SHELAA? No  |  |  |  |  |

#### **Site Description**

Site Reference: PSH65 Site name/location: Land at Peashill Farm, Ratcliffe Road, Sileby

Site size: 11.9ha Parish: Sileby

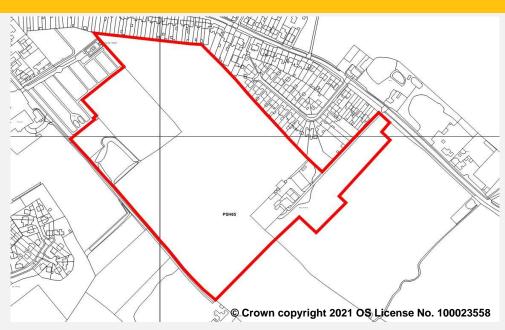
Current land use and character: It contains existing farm buildings including a farmhouse

and various brick built barns and more modern agricultural barns and farmlan

If site is currently being developed what progress has been made: Reserved matters now submitted.

and open countryside to the east.

#### **Site Boundary**





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

Residential

#### Assessment of constraints and potential impacts

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

Cossington brook runs along the south boundary of the larger site.

Flood Risk Zone:

n/a

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

Within a landfill buffer zone.

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

Site now has planning permission.

#### 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 developme                        | nt potential of the site?                                     |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Dwellings / employmen                        | t floorspace m2?  | 170                               |                                   |
| 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 w                                   | ill 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 o                                   | r 11-15 years? Within 5 years     |                                   |
| What is the expected be                      | uild out rate?: 50 dwellings p                                | er annum                          |                                   |
| Is the site suitable?:                       | There are no known irresolvab suitable access can be achieved |                                   | ints preventing development and a |
| Is the site available?:                      | Planning application now perm                                 | itted on site.                    |                                   |
| Is the site achievable?                      | The majority of the site is expe                              | cted to build out within 5 years  |                                   |
| If constraints have been these be overcome?: | identified that impact on th                                  | e suitability, availability and a | chievability of a site, how will  |
| No irresolvable physical/er                  | nvironmental constraints.                                     |                                   |                                   |
| Site to be excluded from                     | n the SHELAA? No  |                                   |                                   |

What is the development potential of the site?

Dwellings / employment floorspace m2?

## **Site Description** Site Reference: PSH150 Site name/location: 245 Ratcliffe Road, Sileby Site size: 0.88 ha Parish: Sileby Current land use and character: Residential curtilage/equestrian use If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Edge of the settlement location in very rural area. **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 tree cover and green space. 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

| Is the site available for   | development?   |  |  |
|---|--|--|--|
| Is the site available for   |  |  |  |
| 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?: 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 these be overcome?:  No irresolvable physical/en | n identified that impact on the suitability, availability and achievability of a site, how will  |  |  |
| Site to be excluded from  |  |  |  |

#### **Site Description**

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

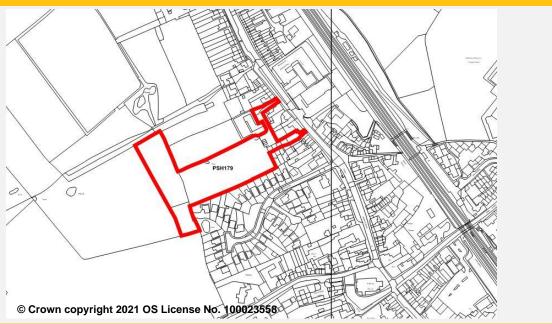
Site size: 0.5 ha Parish: Sileby

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?

Site to be excluded from the SHELAA? No

| Is the site available for   | development?  |  |  |
|-----------------------------|---|--|--|
| Is the site available for   | development?: Yes   |  |  |
| Are there any legal or o    | wnership problems? Family ownership.  |  |  |
| If issues have been iden    | tified, how will and when will these be overcome?   |  |  |
| No irresolvable physical/er | nvironmental constraints.   |  |  |
| Has planning permission     | n been granted previously?: No  |  |  |
| What is the likely times    | cale for development?   |  |  |
| What is the time frame      | for development 0-5, 6-10 or 11-15 years? 6-10 years  |  |  |
| What is the expected bu     | uild out rate?: 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.  |  |  |
| these be overcome?:         | identified that impact on the suitability, availability and achievability of a site, how will   |  |  |
| No irresolvable physical/er | ivironmental constraints.   |  |  |

**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

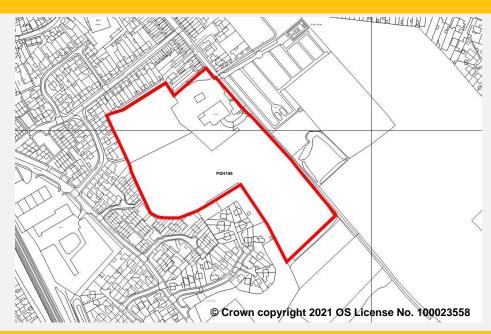
**Current land use and character:** former landfill, informal openspace

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?

Dwellings / employment floorspace m2?

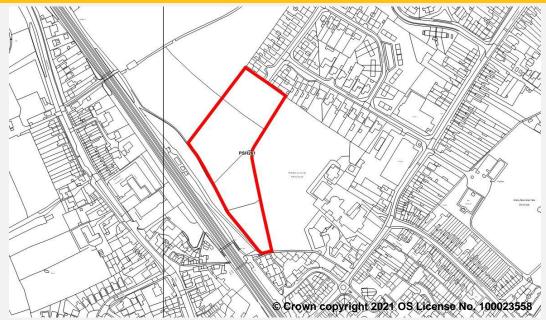
| Is the site available for                                  | development?  |  |  |  |
|--|---|--|--|--|
| Is the site available for development?: Yes                |   |  |  |  |
| Are there any legal or o                                   | wnership problems? None   |  |  |  |
| If issues have been iden                                   | tified, how will and when will these be overcome?   |  |  |  |
| No irresolvable physical/er                                | nvironmental constraints.   |  |  |  |
| Has planning permission 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?: 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?                                    | Is the site achievable? Permission gtranted and site expected to complete within 5 years.   |  |  |  |
| these be overcome?:  | identified that impact on the suitability, availability and achievability of a site, how will   |  |  |  |
| Landfill can be remediated before development takes place. |   |  |  |  |
| Site to be excluded from                                   | n the SHELAA? No  |  |  |  |

## **Site Description** Site name/location: Land off 115 Barrow Road, Sileby **Site Reference:** PSH262 Site size: 0.5ha Parish: Sileby Current land use and character: Pastoral land use If site is currently being developed what progress has been made: **Land uses and character of surrounding area** Edge of linear settlement edge. **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? 0.11 ha of the land on western boundary affected by flood zone 2,3a,3b. Are there any environmental constraints to development? None What are the potential impacts of the development? Grade 4 agricultural land. Lower value habitats. Adequate mitigation should be acheivable on site. Is the site affected by the development plan, emerging plan policy and national policy?: Outside the Limits to Development. Within New Area of Local Separation. How appropriate and what is the likely market attractiveness for the type of development proposed? Charnwood as a whole is seen as an attractive place to live and market homes. Would the site contribute to any regeneration priority areas? No What is the development potential of the site? 10 **Dwellings / employment floorspace m2?**

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

| <b>Site Description</b> |  |                             |  |  |  |  |
|-------------------------|--|-----------------------------|--|--|--|--|
| Site Reference:         | PSH261   | Site name/location          | : Land off Homefield Road                                |  |  |  |
| Site size: 1.79ha       | Parish:  | Sileby                      |  |  |  |  |
| Current land use        | Current land use and character: Comprises permanent pasture and rough grassland. |                             |  |  |  |  |
| If site is currentl     | y being develop  | ed what progress has been   | made: N/A  |  |  |  |
| Land uses and ch        | naracter of surro  | ounding area Adjacent the w | estern urban edge of Sileby and Midland Mainline railway |  |  |  |

### **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 is reduced tranquillity due to the proximity of the Midland Mainline rail line and urban settlement of Sileby.

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

Grade 3 Agricultural Land. Loss of permanent pasture and hedgerow.

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

Outside the Limits to Development. Within New Area of Local Separation.

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

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

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 o                  | development?   |  |  |
|--|--|--|--|
| Is the site available for o                  | development?: Yes  |  |  |
| Are there any legal or ov                    | wnership problems? None  |  |  |
| 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 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?: 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 these be overcome?: | identified that impact on the suitability, availability and achievability of a site, how will  |  |  |
| No irresolvable physical/en                  | vironmental constraints.   |  |  |

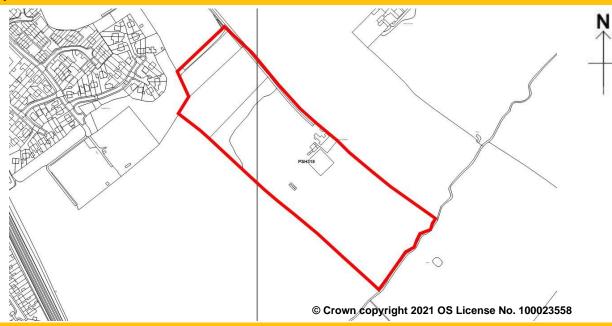
| Site Desci | ription |         |         |               |              |
|------------|---------|---------|---------|---------------|--------------|
| Site Refer | ence:   | PSH318  | Site na | ame/location: | Blossom Farm |
| Site size: | 6.38 ha | Parish: | Sileby  |               |              |

**Current land use and character:** Mixed rank grassland, dense scrub and former orchard.

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

Land uses and character of surrounding area Area retains some rural qualities despite proximity to development.

#### **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?

Within buffer zone of old landfill site.

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

Grade 2 Agricultural Land. Very little alternative habitat locally, cumulative impact associated with development to the immediate north.

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

Outside 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 o  | Are there any legal or ownership problems? None  |  |  |  |  |
| If issues have been iden  | ntified, how will and when will these be overcome?   |  |  |  |  |
| No irresolvable physical/er   | nvironmental constraints   |  |  |  |  |
| Has planning permission   | n been granted previously?: No   |  |  |  |  |
| What is the likely times  | cale for development?  |  |  |  |  |
| 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?:  | 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 these be overcome?:  No irresolvable physical/en | n identified that impact on the suitability, availability and achievability of a site, how will  |  |  |  |  |
| Site to be excluded from  |  |  |  |  |  |
| Site to be excluded if of   | ii tile shelaa:  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |
|   |  |  |  |  |  |

What is the development potential of the site?

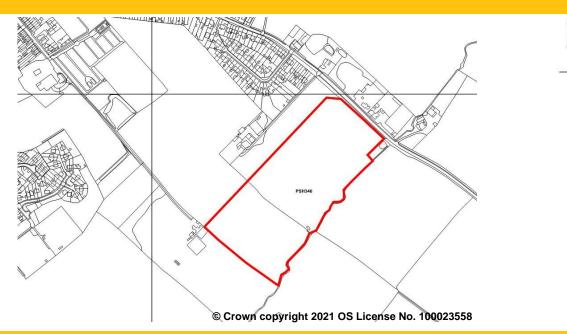
**Dwellings / employment floorspace m2?** 

| CHARNWOOD                  | SHELAA SITE A         | SSESSMENT 2020  |
|----------------------------|-----------------------|---|
| <b>Site Description</b>    |                       |   |
| Site Reference:            | PSH111                | Site name/location: Factory at the corner of Park & Seagrave Road, Sileby                             |
| Site size: 0.37 ha         | Parish: Sileb         | y   |
| Current land use a         | and character: Fact   | ory premises with interesting saw tooth roof, still in use.   |
| If site is currently       | being developed w     | hat progress has been made: N/A   |
| Land uses and cha          | racter of surround    | ing area Corner plot on a predominantly residential area close to Sileby District Centre.             |
| Site Boundary              |                       |   |
|                            |                       | e Crown copyright 2021 OS License No. 100023558   |
| Assessment of po           | tential use of the si | te  |
| Initial assessment Housing | of whether the sit    | e is suitable for a particular use or as part of a mixed-use development?                             |
| Assessment of co           | nstraints and poter   | tial impacts  |
| Are there any phy          | sical constraints to  | development?  |
| No flood risk.             |                       |   |
|                            | ironmental constra    | ustrial uses.   |
| What are the pote          | ential impacts of th  | e development?  |
| Possibly minor bat is      | ssues.                |   |
|                            | •                     | ent plan, emerging plan policy and national policy?:  |
|                            |                       | ng Site in Adopted Sileby Neighbourhood Plan.   |
|                            |                       | ely market attractiveness for the type of development proposed? ctive place to live and market homes. |
| Would the site co          | ntribute to any reg   | eneration priority areas? No  |

| CHARNWOOD SHE             | ELAA SITE ASSESSMENT 2020  |
|---------------------------|--|
| Is the site available for | development?   |
| Is the site available for | development?: No   |
| 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?: 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?: 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. |
| 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   |
|                           |  |

| Site Description                            |                 |                                     |                   |                                  |                                       |  |
|---|-----------------|-------------------------------------|-------------------|----------------------------------|---------------------------------------|--|
| Site Reference:                             | PSH346          | Site ı                              | name/location: L  | and adjo                         | joining Peashill, Farm Ratcliffe Road |  |
| Site size: 7.7 ha                           | Parish:         | Sileby                              |                   |                                  |                                       |  |
| Current land use                            | and character:  | Arable land w                       | ith hedgerows and | section                          | of wooded brook.                      |  |
| If site is currently                        | y being develop | ed what prog                        | gress has been ma | ade:                             | N/A                                   |  |
| Land uses and character of surrounding area |                 | Undeveloped area their proximity to |                   | ing some rural qualities despite |                                       |  |

#### **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?

A degree of noise intrusion is apparent due to the proximity of the A46 to the south east.

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

Grade 2 Agricultural Land. Lower value habitat with few distinguishing features.

#### 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   | develonment?   |
|---|--|
| Is the site available for   |  |
|   |  |
| Are there any legal or o  | ntified, how will and when will these be overcome?   |
| No irresolvable physical/er   |  |
|   | n been granted previously?: No   |
| rias planning permissio   | in been granted previously:  |
| What is the likely times  | cale for development?  |
| What is the time frame  | for development 0-5, 6-10 or 11-15 years? 6-10 years   |
| What is the expected 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 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 these be overcome?:  No irresolvable physical/en | n identified that impact on the suitability, availability and achievability of a site, how will  |
| Site to be excluded from  |  |
| one to be excluded in or  |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |

| Site Desc    | ription  |                  |                                |                              |
|--------------|----------|------------------|--------------------------------|------------------------------|
| Site Refe    | rence:   | PSH379           | Site name/location:            | : Land adj 230 Seagrave Road |
| Site size:   | 2.9ha    | Parish:          | Sileby                         |                              |
| Current la   | and use  | and character:   | Grassland                      |                              |
| If site is c | urrentl  | y being develop  | oed what progress has been i   | made: N/A                    |
| Land uses    | s and cl | haracter of surr | ounding area Edge of Sileby lo | ocation with rural aspects.  |

#### **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?

Odour from nearby chicken farm.

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

High value site with very little potential to avoid net ecological loss on site. Majority Grade 2 Agricultural Land the rest Grade 3.

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?** 

| 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 ider   | ntified, 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   | 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?: 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 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:    | PSH354  | Site name/location: | Rear of 195 Seagrave Road |
| Site size: 1.24 ha | Parish: | Sileby              |                           |

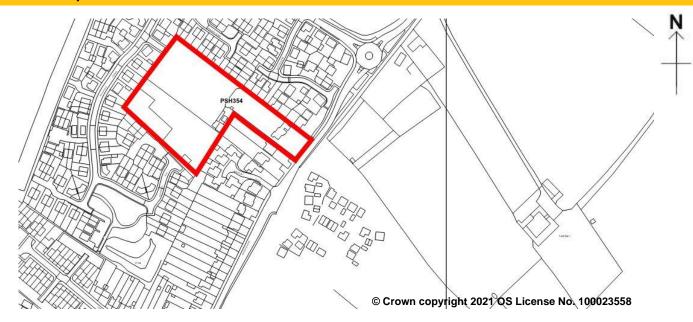
Current land use and character: Garden land

If site is currently being developed what progress has been made: Outline permission granted. Reseved Matters

submitted.

Land uses and character of surrounding area | Surrounded by residential development.

#### **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?

Currently lower value habitats.

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?

| Is the site available for                    | 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                  | 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 bu                      | uild 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 these be overcome?: | identified that impact on the suitability, availability and achievability of a site, how will  |  |  |  |
| No irresolvable physical/er                  | nvironmental constraints.  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

Site Description

Site Reference: PSH474 Site name/location: Land off Cossington Road

Site size: 9.4ha Parish: Sileby

Current land use and character: Arable land. Wooded brook running adjacent to southern boundary.

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

**Land uses and character of surrounding area** Borders Sileby's south eastern residential boundary and railway line to the north.

#### **Site Boundary**



#### Assessment of potential use of the site

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

Residential

#### Assessment of constraints and potential impacts

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

Flood Zones 2,3a & 3b around the south eastern boundary area, this has been discounted from area of land with development potential.

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

Noise from adjacent Midland Mainline railway.

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

Loss of arable habitat. Impact on stream with connections to strategic green infrastructure. Grade 2 Agricultural Land adjacent the railway line but predominantly Grade 4.

#### 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?

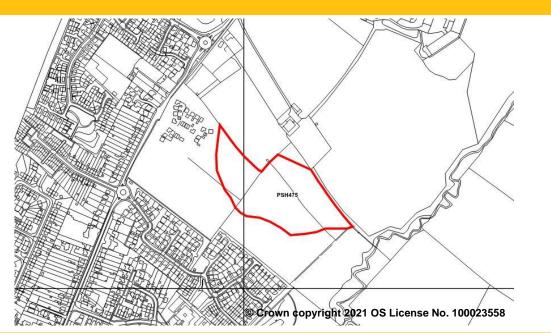
Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

| What is the developme   | nt potential of the site?  |
|---|--|
| Dwellings / employmen   | •  |
| Is the site available for   | development?   |
| Is the site available for   | ·  |
| Are there any legal or o  |  |
|   | ntified, how will and when will these be overcome?   |
| No irresolvable physical/er   | nvironmental constraints.  |
| Has planning permission   | n been granted previously?: No   |
| What is the likely times  | cale for development?  |
| What is the time frame  | for development 0-5, 6-10 or 11-15 years? 6-10 years   |
| What is the expected by   | 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 these be overcome?:  No irresolvable physical/en | n identified that impact on the suitability, availability and achievability of a site, how will  |
| Site to be excluded from  |  |
|   |  |

| Site Desc    | ription  |                 |                                 |   |
|--------------|----------|-----------------|---------------------------------|---|
| Site Refe    | rence:   | PSH475          | Site name/location:             | Land east of Seagrave Road                    |
| Site size:   | 3.31ha   | Parish:         | Sileby                          |   |
| Current la   | and use  | and character:  | Arable land with ditch/ hedgero | ow network.                                   |
| If site is c | urrently | y being develop | oed what progress has been n    | nade: N/A                                     |
| Land uses    | s and ch | aracter of surr | ounding area Rural aspects ad   | jacent newly started residential development. |

### **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?

Odour from nearby chicken farm.

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

Grade 2 Agriculture Land on just over half the site, remainder Grade 3. Close to Sileby brook. pLWS adjacent to NW boundary.

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?

| 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 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. |
|   | identified that impact on the suitability, availability and achievability of a site, how will  |
| these be overcome?: No irresolvable physical/en |  |
|   | nvironmental constraints.  |
| No irresolvable physical/en                     | nvironmental constraints.  |

#### **Site Description**

Site Reference: SH135 Site name/location: Land r/o 107 Cossington Road, Sileby

Site size: 0.77 ha Parish: Sileby

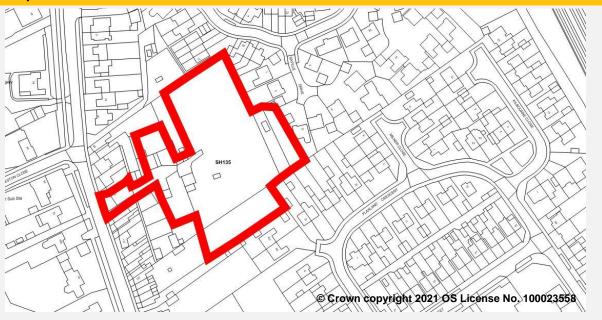
Current land use and character: Disused allotments, subdivided site with a combination of hard standing and tall ruderal/

scrub vegetation

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

Land uses and character of surrounding area 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?

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?

Half the site within Landfill buffer zone.

What are the potential impacts of the development?

Adjacent Archaeological Alert Zone. Bat record in close proximity.

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

Within the Limits to Development. Reserve Housing Site in Adopted Sileby Neighbourhood Plan.

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

What is the development potential of the site?

Dwellings / employment floorspace m2?

## **Site Description Site name/location:** Ratcliffe Road/The Oaks, Sileby Site Reference: SH136 Site size: 0.4 ha Parish: Sileby Current land use and character: Business centre - still in use If site is currently being developed what progress has been made: N/A Land uses and character of surrounding area Surrounded by residential properties **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? Half the site within Landfill Site buffer zone. What are the potential impacts of the development? Industrial brick buildings with low bat potential. Is the site affected by the development plan, emerging plan policy and national policy?: Within the Limits to Development. Reserve Housing Site in Adopted Sileby Neighbourhood Plan. 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

| Is the site available for                    | development?   |
|--|--|
| Is the site available for                    | development?: Yes  |
| Are there any legal or o                     | wnership problems? Possibly tenancy agreements.  |
| If issues have been iden                     | tified, how will and when will these be overcome?  |
| No irresolvable physical/er                  | nvironmental constraints.  |
| Has planning permission                      | n been granted previously?: No   |
| What is the likely times                     | cale for development?  |
| What is the time frame                       | for development 0-5, 6-10 or 11-15 years? 11-15 years  |
| What is the expected bu                      | uild 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 these be overcome?: | identified that impact on the suitability, availability and achievability of a site, how will  |
| No irresolvable physical/er                  | nvironmental constraints.  |
| Site to be excluded from                     | n the SHELAA? No   |

## **CHARNWOOD SHELAA SITE ASSESSMENT 2020 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** © 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?

Within Archealogical 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. Reserve Housing Site in Adopted Sileby Neighbourhood Plan.

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 o                        | wnership problems? Possibly tenancy agreements.   |  |
| 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? 11-15 years   |  |
| What is the expected b                          | uild 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.  |  |
|   | The site is still in any lease of the site decrease have already as a site of the site of |  |
| 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.  |  |
|   | identified that impact on the suitability, availability and achievability of a site, how will   |  |
| these be overcome?:  No irresolvable physical/e | nvironmental constraints  |  |
|   |   |  |
| Site to be excluded from                        | n the SHELAA? No  |  |

## **CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description** Site Reference: SH129 Site name/location: 36 Charles Street, Sileby Site size: 0.4ha Parish: Sileby Current land use and character: Factory If site is currently being developed what progress has been made: Permission lapsed. Land uses and character of surrounding area Factory surrounded by a predominantly residential area **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? Within a landfill buffer zone. What are the potential impacts of the development? Possible minor bat issues.

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

DRAFT ALLOCATION HS61. Reserve Housing Site in Adopted Sileby Neighbourhood Plan.

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? None  |  |  |
| If issues have been iden                   | tified, how will and when will these be overcome?  |  |  |
| No known irresolvable phy                  | vsical/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?: 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 and a suitable access can be achieved.  |  |  |
| Is the site available?:                    | Planning permission now lapsed on 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?:                        | identified that impact on the suitability, availability and achievability of a site, how will  |  |  |
| No known irresolvable phy                  | rsical/environmental constraints.  |  |  |

#### **Site Description**

Site Reference: SH132 Site name/location: 9 King Street, Sileby

Site size: 0.56ha Parish: Sileby

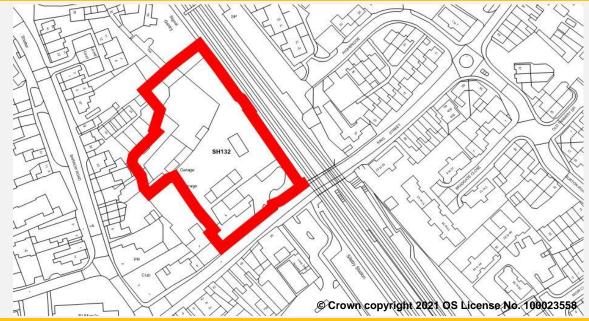
**Current land use and character:** Derelict buildings with unmanaged garden surrounds.

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

Land uses and character of surrounding area The site lies within a mixed use area - residential and commercial - close to

the centre 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?

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. Current proposal would lead to a (minor) net biodiversity loss. Railway connectivity could be retained by buffering.

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

DRAFT ALLOCATION HS62. Reserve Housing Site in Adopted Sileby Neighbourhood Plan.

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 d  | levelopment?: Yes  |  |
| Are there any legal or ov  | wnership problems? None  |  |
| If issues have been ident  | tified, how will and when will these be overcome?  |  |
| No known irresolvable phys   | sical/environmental constraints  |  |
| Has planning permission  | been granted previously?: No   |  |
| What is the likely timeso  | cale for development?  |  |
| What is the time frame f   | for development 0-5, 6-10 or 11-15 years? 6-10 years   |  |
| What is the expected build out rate?: 14 dwellings per annum   |  |  |
| Is the site suitable?:   | There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.   |  |
| Is the site available?:  | Planning application submitted in 2019.  |  |
| 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?: |  |  |
|  | sical/environmental constraints  |  |
| Site to be excluded from   | the SHELAA? No   |  |

# **CHARNWOOD SHELAA SITE ASSESSMENT 2020 Site Description** Site Reference: PSH493 Site name/location: Land off Ratcliffe Road Site size: 52.40ha Parish: Sileby **Current land use and character:** Large expanse of farmland with hedgerow boundaries. If site is currently being developed what progress has been made: Land uses and character of surrounding area Very rural aspects. **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?

Flood zones 2,3a & 3b evident on a relatively small area of the whole site.

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

Noise from Midland Main Line Railway and the A46 road maybe intrusive in certain areas of this large site.

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

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?** 

| Is the site available for (                                  | development?   |  |  |
|--|--|--|--|
| Is the site available for development?: Yes                  |  |  |  |
| Are there any legal or o                                     | wnership problems? None  |  |  |
| If issues have been iden                                     | tified, how will and when will these be overcome?  |  |  |
| No irresolvable physical/er                                  | nvironmental constraints.  |  |  |
| Has planning permission                                      | n been granted previously?: No   |  |  |
| What is the likely times                                     | cale for development?  |  |  |
| What is the time frame                                       | for development 0-5, 6-10 or 11-15 years? 6-10 years   |  |  |
| What is the expected 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 these be overcome?:                 | identified that impact on the suitability, availability and achievability of a site, how will  |  |  |
| No irresolvable physical/er                                  | nvironmental constraints.  |  |  |
| Site to be excluded from                                     | n the CHELAAD No   |  |  |

Dwellings / employment floorspace m2?

| Site Description   |
|--|
|  |
| Site Reference: PSH353 Site name/location: Rear of the The Maltings site High Street   |
| Site size: 0.47ha Parish: Sileby   |
| Site size: 0.47ha Parish: Sileby   |
| Current land use and character: Comprised of permanent pasture and rough grassland.  |
| If site is currently being developed what progress has been made: Planning permission lapsed.  |
| <b>Land uses and character of surrounding area</b> Adjacent Sileby Brook to the south of the site, adjacent Sileby High Street to the east.  |
| Site Boundary  |
| Pus Fam Sum  First  Sum  First  Community Library Libr |
| 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?   |
| Just outside Flood zones 2, 3a &3b.  |
| Are there any environmental constraints to development?  None  |
| What are the potential impacts of the development?   |
| Within Archaelogical alert zone. Adjacent Listed buildings and Sileby Conservation Area.   |
| Is the site affected by the development plan, emerging plan policy and national policy?:  DRAFT ALLOCATION HS60  |
| 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 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 known irresolvable phy             | ysical/environmental constraints   |  |
| Has planning permission               | n been granted previously?: Yes  |  |
| What is the likely times              | cale for development?  |  |
|                                       | for development 0-5, 6-10 or 11-15 years? 6-10 years   |  |
| What is the expected by               | uild out rate?: 13 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?:               | Plannning permission now lapsed on 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 ysical/environmental constraints   |  |
| Site to be excluded from              | n the SHELAA? No   |  |
|                                       |  |  |
|                                       |  |  |
|                                       |  |  |
|                                       |  |  |
|                                       |  |  |
|                                       |  |  |
|                                       |  |  |

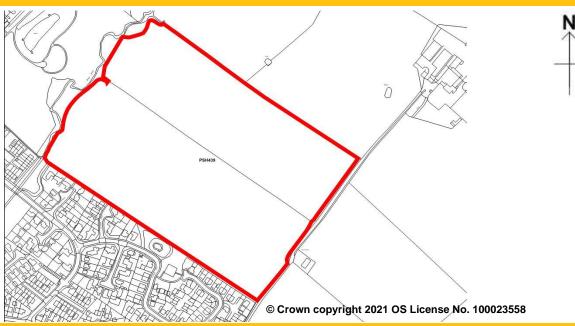
| <b>Site Description</b> |              |                     |                         |
|-------------------------|--------------|---------------------|-------------------------|
| Site Reference:         | PSH439       | Site name/location: | Land off Barnards Drive |
| Site size: 11.6ha       | Parish: Sile | by                  |                         |

**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** Adjacent to existing residential development to the south and west. North and east principally comprising arable 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?

Not within flood risk zones.

Are there any environmental constraints to development?

None

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

Loss of arable land impact on LWS. Majority of land is Grade 3 Agricultural Land with some Grade 2 around eastern part of the site.

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

**DRAFT ALLOCATION HS64** 

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

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

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

**Dwellings / employment floorspace m2?** 

| Is the site available for                     | development?   |
|---|--|
| Is the site available for o                   | development?: Yes  |
| Are there any legal or o                      | wnership problems? None  |
| If issues have been iden                      | 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 has been refused planning permission at appeal in 2019.   |
| 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 phy | vsical/environmental constraints   |
| Site to be excluded fron                      | n the SHELAA? No   |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |