Site Description						
Site Reference:	PSH102	Site name/location:	Land at Glebe Way Syston			
Site size: 1.8ha	Parish:	Syston				
Current land use and character:		Open space				
If site is surrouth	, haing davalan	ad what prograss has been m	ado: N/A			

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

Land uses and character of surrounding area Housing to the east, distributor road to the west, industry to the south

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood zone 2 affects the whole site.

Are there any environmental constraints to development?

Within buffer zone of old Landfill Site.

What are the potential impacts of the development?

Watermead/ Soar LWSs to south Glebe Way lakes LWS to north-site occupies stepping stone location. Public footpath crosses the northern part of the site,

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

Outside the Limits to Development.

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

Would the site contribute to any regeneration priority areas? No

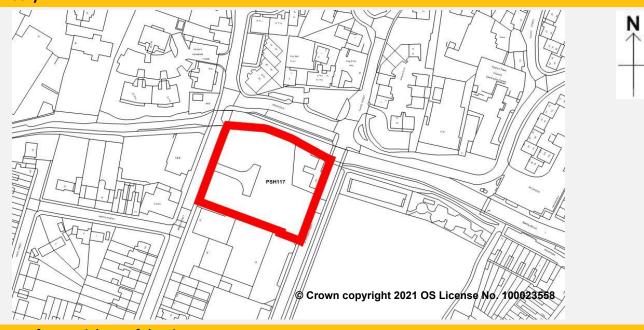
What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o	development?			
Is the site available for o	development?:	Yes		
Are there any legal or o	wnership proble	ems? None		
If issues have been iden	tified, how will	and when wil	l these be overcome?	
No irresolvable physical/er	vironmental cons	traints.		
Has planning permission	n been granted	previously?:	No	
What is the likely times	cale for develop	ment?		
What is the time frame	for developmen	nt 0-5, 6-10 or	11-15 years? 6-10 years	
What is the expected bu	uild out rate?:	45 dwellings pe	r annum	
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.			velopment and a
Is the site available?:	The site has been promoted by a developer.			
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.			
If constraints have been these be overcome?:	identified that	impact on the	e suitability, availability and achievability of a	site, how will
No irresolvable physical/er	vironmental cons	traints.		
Site to be excluded from	n the SHELAA?	No		

Site Description						
Site Reference: PSH117		Site name/location:	Land at Brookside, Syston			
Site size: 0.36ha	Parish: Sys	ton				
Current land use	Current land use and character: Site now cleared					
If site is currently	f site is currently being developed what progress has been made: Permission now lapsed.					
Land uses and ch	aracter of surroun	0	d in an area of mixed uses including residential to the ntral Park to the east and a mix of industrial 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?

The site is completely affected by Flood Zone 2 and parts 3a.

Are there any environmental constraints to development?

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None
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What are the potential impacts of the development?

Site now cleared.

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?

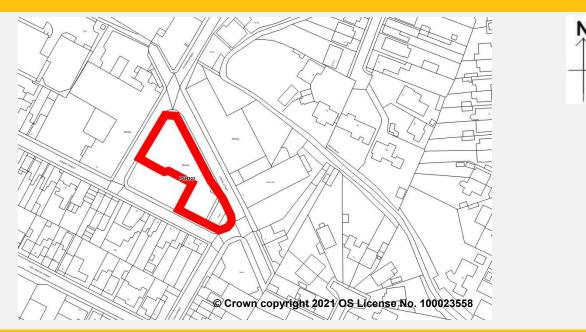
Dwellings / employment floorspace m2?

Is the site available for	development?					
Is the site available for	development?:	Yes				
Are there any legal or o	wnership probl	ems? None				
If issues have been ider	ntified, how wil	l and when wil	l these be o	vercome?		
No irresolvable physical/er	nvironmental con	straints.				
Has planning permissio	n been granted	previously?:	Yes			
What is the likely times	cale for develo	pment?				
What is the time frame	for developme	nt 0-5, 6-10 or	11-15 years	? 6-10 years		
What is the expected be	uild out rate?:	14 dwellings pe	r 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?:	Planning permission lapsed on site, flooding issues may affect delivery in the short term					
Is the site achievable?	Flooding issues may affect delivery in the short term. Engineering solution may make site achievable in the longer term.					
If constraints have beer these be overcome?:			e suitability,	availability	and achievability of	a site, how will
No irresolvable physical/er	nvironmental con	straints.				
Site to be excluded from	n the SHELAA?	No				

Site Description						
Site Reference: PSH303		Site name/location:	Triangle of land bounded by Albert Street, Victoria Street and Cross Street, Syston			
Site size: 0.15 ha	Parish:	Syston				
Current land use and character: Vaca		Vacant factory				
If site is currently being developed what progress has been made: N/A						

Land uses and character of surrounding area Mixed Industrial/residential area near to Syston town centre.

Site Boundary



Assessment of potential use of the site

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

Possible contamination from previous uses.

What are the potential impacts of the development?

Negligible.

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?

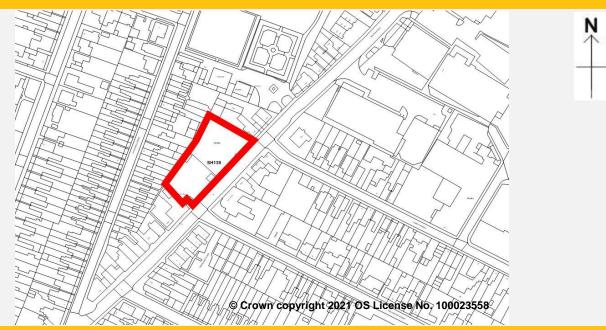
Dwellings / employment floorspace m2?

Is the site available for (development?			
Is the site available for	-			
Are there any legal or o	-			
	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?: 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?:	Site Promoted by the land owners.			
Is the site achievable?	Provide the second s			
If constraints have been these be overcome?: No irresolvable physical/er	a identified that impact on the suitability, availability and achievability of a site, how will			

Site Description						
Site Reference: SH139		Site name/location:	1142 Melton Road, Syston			
Site size: 0.19 ha Parish: Syston		yston				
Current land use	and character: In	ndustrial buildings.				
f site is currently being developed what progress has been made: Planning Permission has lapsed.						
Land uses and ch	and uses and character of surrounding area Mix of residential and commercial properties adjacent main road leading					

into Syston Town centre.

Site Boundary



Assessment of potential use of the site

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

Possible contamination from any previous uses.

What are the potential impacts of the development?

Negligible

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.

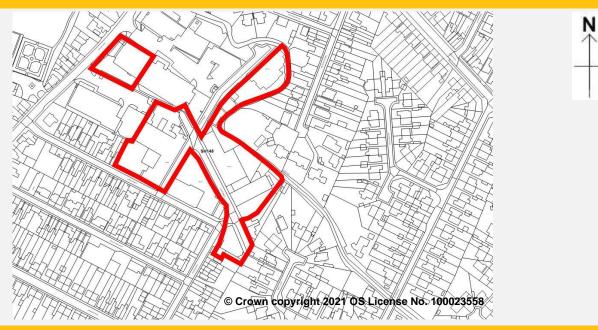
Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?	
Dwellings / employment floorspace m2?	24

Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? Tenancy on site.		
If issues have been ider	ntified, how will and when will these be overcome?		
No irresolvable physical/e	nvironmental constraints.		
Has planning permissio	n been granted previously?: Yes		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years		
What is the expected b	uild out rate?: 24 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?:	Planning Permission now lapsed. Tenants are still occupying the site and it is unclear when the lease runs out		
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?:	n identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/e	nvironmental constraints.		
Site to be excluded fror	n the SHELAA? No		

Site Description						
Site Reference: SH148		Site n	ame/location: La	nd off Victoria Street, Syston		
Site size:	1.52ha	Parish:	Syston			
			Employment use and provides workspace for several employers. Many buildings are in poor condition or vacant.			
If site is currently being developed what progress has been made: N/A						
Ū			g residential properties to the south, east and north and the northern boundary of the site and mixed the 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/Commercial

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Zone 2 on 0.29 ha on the northern part of the site. With a smaller amount of 3a adjacent Brook boundary.

Are there any environmental constraints to development?

Possible contamination from previous land uses.

What are the potential impacts of the development?

Harm to Barkby Brook corridor. Possible enhancement opportunity.

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.

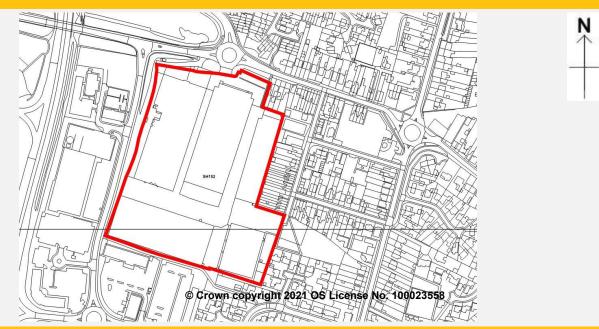
Would the site contribute to any regeneration priority areas? No

What is the development potential of th	ne site?	
Dwellings / employment floorspace m2	32	
Is the site available for development?		
Is the site available for development?:	Yes	
Are there any legal or ownership proble	ms? Multiple ownerships	
If issues have been identified, how will a	and when will these be overcome?	
No irresolvable physical/environmental const	traints.	
Has planning permission been granted p	previously?: No	
What is the likely timescale for develop	ment?	
What is the time frame for developmen	t 0-5, 6-10 or 11-15 years? 11-15 years	
What is the expected build out rate?:	32 dwellings per annum	
constraints preve	ects northern part of site, there are no known irresolvable physical/environmental enting development on the remaining part of the site, it is in a suitable location for thin a service centre and a suitable access can be achieved.	
Is the site available?: The site does not develop.		
s 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.		
	impact on the suitability, availability and achievability of a site, how will	
these be overcome?: No irresolvable physical/environmental const	traints	
Site to be excluded from the SHELAA?	No	

Site Description				
Site Reference:	SH152	Site name/location:	Warehouse and Premises, Unit 5, Wanlip Road, Syston	
Site size: 0.55 ha	Parish: Syst	on		
Current land use and character: Factory/warehouses - still in use				
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area Residential to the east and north, employment land to the west and south

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

Landfill buffer zone on small part of north east corner.

What are the potential impacts of the development?

T.P.O.'s in south west corner.

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

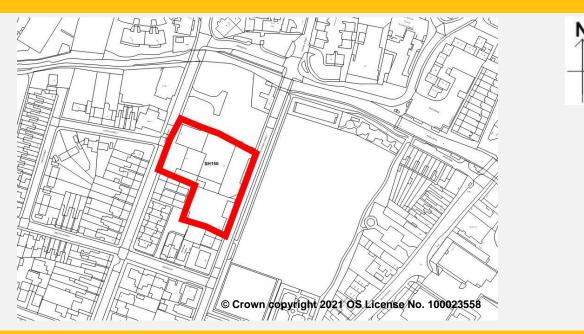
What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o	development?		
Is the site available for a	development?: No		
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	ivironmental constraints.		
Has planning permission	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years		
What is the expected bu	uild out rate?: 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 within a service centre and a suitable access can 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. The site is still in employment use		
Is the site achievable?	e achievable? Still in use as an employment site and is within a mixed employment/residential area. There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.		
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/er	vironmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description			
Site Reference: SH150 Site		Site name/location:	St Peter's Street, Syston
Site size: 0.39 ha Parish: Syston			
Current land use and character: Industrial buildings			
f site is currently being developed what progress has been made: N/A			
Land uses and ch	aracter of surround	0	ed in an area of mixed uses including residential to the entral Park to the east and a mix of industrial 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?

The site is completely affected by Flood Zone 2 and parts 3a.

Are there any environmental constraints to development?

Possible contamination from previous land uses.

What are the potential impacts of the development?

Negligible.

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.

12

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 d	levelopment?			
Is the site available for development?: Yes				
Are there any legal or ov	wnership proble	ms? None		
If issues have been ident	tified, how will a	and when wil	ll these be overcome?	
No irresolvable physical/en	vironmental const	traints.		
Has planning permission	ı been granted p	previously?:	Νο	
What is the likely timeso	ale for develop	ment?		
What is the time frame f	for development	t 0-5, 6-10 or	11-15 years? 11-15 years	
What is the expected bu	ild out rate?: 1	2 dwellings pe	er annum	
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within Syston and a suitable access can be achieved. Flood risk assessment would be required as within Floodzones 2 & 3a but not 3b.			
Is the site available?:	Site currently in employment use and has no developer interest though adjacent site has planning permission for housing.			
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 i	impact on the	e suitability, availability and achievability of a	site, how will
No irresolvable physical/en	vironmental const	traints.		
Site to be excluded from	the SHELAA?	No		

Site Description		
Site Reference: PSE112	Site name/location: Land to	o the south of Wanlip Road & east of A607, Wanlip
Site size: 0.30 ha Parish: System	on	
Current land use and character: Emp	bloyment land	
If site is currently being developed w	vhat progress has been made:	This is the last parcel of employment land left from the Watermead Phase 1 scheme.
Land uses and character of surround	ing area The surrounding area is north.	predominantly employment with housing to the
Site Boundary		
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Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

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None
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What are the potential impacts of the development?

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None
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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?	1,050sq.m

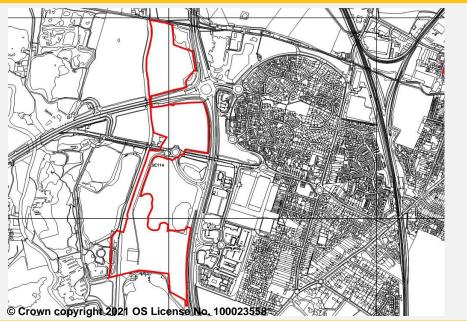
Is the site available for o	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental constraints.		
Has planning permission	n been granted previously?: Yes		
What is the likely times	cale for development?		
What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years			
What is the expected bu	uild out rate?: 0.3 ha per annum.		
Is the site suitable?:	Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.		
Is the site available?:	Last part of Phase 1 available and ready for development		
Is the site achievable?	Majority of site complete, final part expected to complete within 5 years		
If constraints have been these be overcome?: No irresolvable physical/er	a identified that impact on the suitability, availability and achievability of a site, how will		

Site Description				
Site Reference:	PSE114	Site name/location:	Land to the north & south of Wanlip Road & west of A607, Wanlip	
Site size: 12.0 ha	Parish:	Syston	wamp	
Current land use and character: Vacant land, former mindera		Vacant land, former minderal ex	xtraction/landfill	

If site is currently being developed what progress has been made: Work expected to start once Phase 1 complete.

Land uses and character of surrounding area Employment, Watermead Country Park

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? Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood zone 2 covers the majority of the site. Flood Zone 3a & b evident on the northern parcel of land which is not part of the area to be built on.

Are there any environmental constraints to development?

Part of site former landfill site.

What are the potential impacts of the development?

Site adjacent to Grand Union Canal and in proximity to Watermead Country Park Local Wildlife Site. Reedbed, wet woodland and mature trees on site. Public footpaths run along and through parts of the site.

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

Outside the Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed? Charnwood is an area where employment land can be successfully developed.

Would the site contribute to any regeneration priority areas? Yes

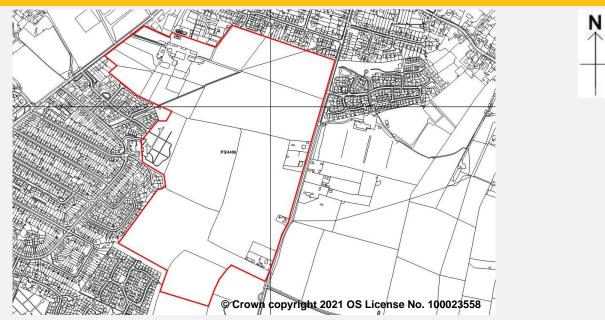
What is the development potential of the site?	
Dwellings / employment floorspace m2?	46,606 sq.m.

Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental constraints.		
Has planning permission	n been granted previously?: Yes		
What is the likely times	cale for development?		
What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected bu	uild out rate?: 1ha per annum		
Is the site suitable?:	Site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.		
Is the site available?:	Site has planning permission.		
Is the site achievable?	Work expected to start once Phase 1 complete.		
If constraints have beer these be overcome?: No irresolvable physical/er	n identified that impact on the suitability, availability and achievability of a site, how will		

Site Description				
Site Reference:	PSH496	Site name/location:	Land between Syston and Queniborough	
Site size: 50.2ha	Parish:	Syston		
Current land use and character: Far		Farmland		
If site is currently	y being develop	ed what progress has been m	ade: N/A	

Land uses and character of surrounding area Residential areas of Queniborough to the north and Syston to the South.

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

Part of the south eastern area of the site is within buffer zone of old landfill site.

What are the potential impacts of the development?

Majority of site is Grade 2 Agricultural Land. Public footpath runs diagonally through the northern part of the site. Loss of arable land.

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

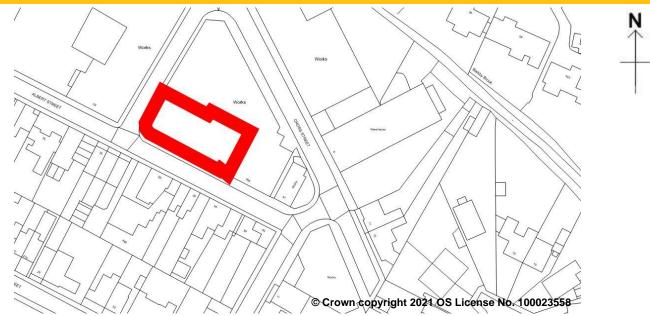
What is the development potential of the site?	
Dwellings / employment floorspace m2?	753

Is the site available for o	development?		
Is the site available for a	development?: Yes		
Are there any legal or o	wnership problems? Possible multiple ownerships.		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	ivironmental constraints.		
Has planning permission	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years		
What is the expected bu	uild out rate?: 100 dwellings per annum (2 builders)		
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/er	identified that impact on the suitability, availability and achievability of a site, how will		
Site to be excluded from			

Site Description		
Site Reference:	PSH355	Site name/location: 2 Victoria Street
Site size: 0.062 h	a Parish:	Syston
Current land use and character: V		Vacant Industrial Unit
If site is currently	/ being develop	ed what progress has been made: Site works have started.

Land uses and character of surrounding area Mixed Industrial/residential area near to Syston town centre.

Site Boundary



Assessment of potential use of the site

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

Negligible

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?

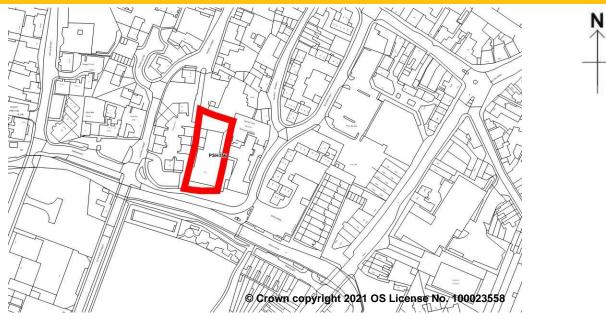
Dwellings / employment floorspace m2?

Is the site available for development? Is the site available for development?: Yes Are there any legal or ownership problems? None If issues have been identified, how will and when will these be overcome?
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?: 9 dwellings per annum
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within a Service Centre and has the benefit of planning permission.
Is the site available?: Plannning permission granted
Is the site achievable? Site works started and 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 Description		
Site Reference: PS	H356	Site name/location: 10 Brookside
Site size: 0.15 ha	Parish: Sy	iston
Current land use and character: Wo		Vorking Mens Club
If site is currently b	eing developed	what progress has been made: N/A

Land uses and character of surrounding area Predominantly residential adjacent park and close to Syston Town cente.

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?

Whole site within Floodzone 2, small amount of 3a around road frontage but no 3b.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Building with low bat potential. Within archaeological alert zone. Adjacent Conservation Area.

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?

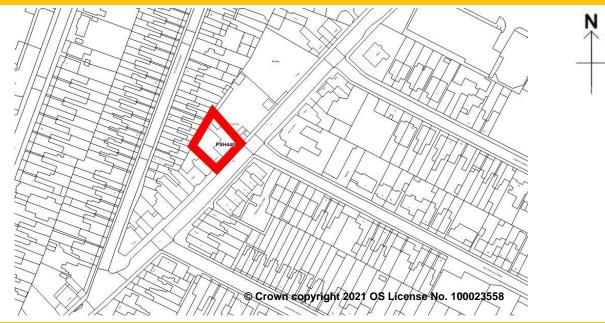
Dwellings / employment floorspace m2?

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 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?: 8 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within a Service Centre. A flood risk assessment would be required as within Floodzones 2 & 3a but not 3b.			
Is the site available?:	The site does not have planning permission but has been put forward for informal advice.			
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 Description				
Site Reference: PSH440		Site name/location:	1130 Melton Road	
Site size: 0.7 ha	Parish:	Syston		
Current land use and character: Vacant factory		Vacant factory		
If site is currentl	y being develop	ed what progress has been m	ade: Site works not started yet.	
Land uses and cl	haracter of surr	ounding area Mix of residentia	and commercial properties adjacent main road leading	

into Syston Town centre.

Site Boundary



Assessment of potential use of the site

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

Possible contamination from previous land uses.

What are the potential impacts of the development?

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Negligible
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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? $\ensuremath{\,{\rm No}}$

What is the development potential of the site?

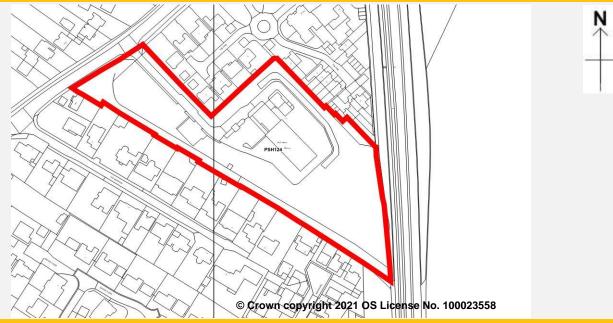
Dwellings / employment floorspace m2?

la tha site quallable for a	da valan maant 2					
Is the site available for o	development?					
Is the site available for o	s the site available for development?: Yes					
Are there any legal or o	wnership problen	ns? None				
If issues have been iden	tified, how will a	nd when wil	ll these be ove	rcome?		
No irresolvable physical/er	vironmental constr	aints.				
Has planning permission	n been granted pr	eviously?:	Yes			
What is the likely times	cale for developm	nent?				
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?: 8	dwellings per	annum			
Is the site suitable?:	There are no know the site is in a suita				straints preventing de ice centre.	evelopment and
Is the site available?:	The site has planni	ing permissio	n.			
Is the site achievable?	Site is expected to build out within 5 years					
If constraints have been these be overcome?:	identified that in	npact on the	e suitability, av	vailability an	d achievability of a	site, how will
No irresolvable physical/environmental constraints.						
Site to be excluded from	n the SHELAA?	No				

Site Description			
Site Reference:	PSH124	Site name/location:	Land at Melton Road, Syston
Site size: 1.4	Parish:	Syston	
Current land use and character: Former Ambulance statio		Former Ambulance station and	grounds.
If site is currently being developed what progress has been made: N/A			

Land uses and character of surrounding area The railway line runs along the eastern boundary, residential properties are on the north, south and west boundaries

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of habitat/ urban greenspace and TPO trees, impact on connectivity.

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

DRAFT ALLOCATION HS10

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?34

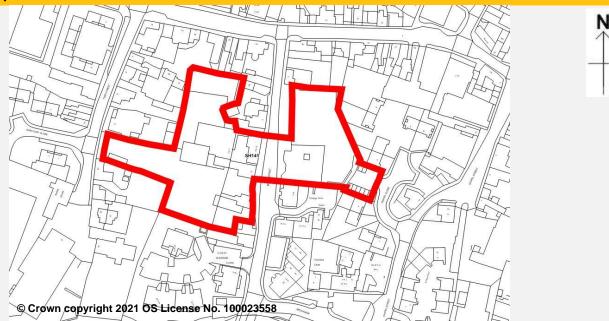
la tha site quailable for	development 2				
Is the site available for					
Is the site available for	s the site available for development?: Yes				
Are there any legal or o	wnership problems? None				
If issues have been iden	tified, how will and when will these be overcome?				
No known irresolvable phy	vsical/environmental constraints				
Has planning permission	n been granted previously?: No				
What is the likely times	cale for development?				
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years				
What is the expected be	uild out rate?: 34 dwellings				
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 appplication now submitted on the site.				
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.				
If constraints have beer these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will				
No known irresolvable physical/environmental constraints.					

Site Description					
Site Refe	ite Reference: SH141			Site name/location:	Brook Street, Syston
Site size:	0.75	Parish:	Syston		
Current la	and use	and character:		ng employment area consi recent warehouse sheds t	sting of older buildings to the west of Brook Street and o the east.

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

Land uses and character of surrounding area Residential properties to the south, east, west 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?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Site affected by Floodzone 2 on 0.14ha of the site.

Are there any environmental constraints to development?

Possible contamination from previous land uses.

What are the potential impacts of the development?

Adjacent Conservation Area. Within Archaeological Alert zone area.

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

DRAFT ALLOCATION HS7

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

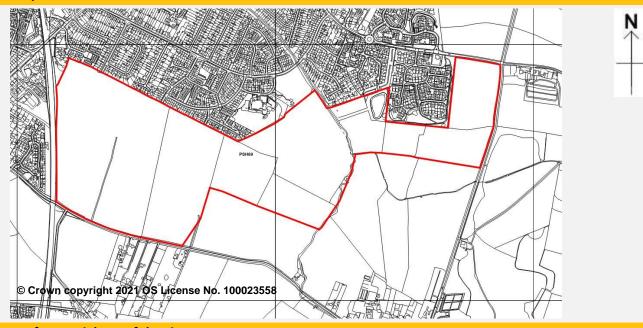
What is the development potential of the site?

Dwellings / employment floorspace m2?

la tha site and lable for	1
Is the site available for o	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? The site is in multiple ownership.
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/environmental constraints
Has planning permission	n been granted previously?: No
What is the likely times	cale for development?
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years
What is the expected bu	uild out rate?: 10 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development on the site and it is in a suitable location for development and a suitable access can be achieved.
Is the site available?:	Still in use as an employment site and is within a mixed employment/residential area.
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 known irresolvable phy	sical/environmental constraints.

Site Description				
Site Reference:	PSH69	Site name/location:	Land at Syston	
Site size: 64.4ha	Parish:	Syston		
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 Residential, Education, Agricultural, Rail				

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?

37 ha of the site is outside of the flood risk zones.

Are there any environmental constraints to development?

The Leicester-Lincoln Rail Line introduces noise intrusion at the western edge of the Site.

What are the potential impacts of the development?

Loss of large area of arable/grassland habitat. Impact on brook corridor. Impact on possible bat roosts. Archaeological Site on part of the land. The Site is publically accessible by a public footpath which links the settlements of Barkby and Syston, crossing the tributary of Barkby Brook. Majority of flood free developable area is Grade 2 Agricultural land.

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

DRAFT ALLOCATION HS6. The Site is identified as a 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?

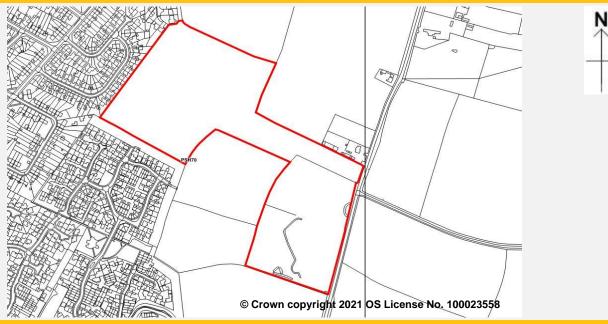
Dwellings / employment floorspace m2?

Is the site available for d	evelopment?	
Is the site available for d	evelopment?:	Yes
Are there any legal or ow	nership probl	lems? None
If issues have been ident	ified, how will	ll and when will these be overcome?
No known irresolvable phys	ical/environmer	ntal
Has planning permission	been granted	I previously?: No
What is the likely timesc	ale for develo	pment?
What is the time frame f	or developme	ent 0-5, 6-10 or 11-15 years? 6-10 years
What is the expected bui	ld out rate?:	100 (2 builders) dwellings per annum
		nown irresolvable physical/environmental constraints preventing development on f the site and it is in a suitable location for development and a suitable access can
Is the site available?:	Site is being pro	omoted by a developer for a residential scheme.
	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	t impact on the suitability, availability and achievability of a site, how will
No known irresolvable phys	ical/environmer	ntal.
Site to be excluded from	the SHELAA?	No

Site Description			
Site Reference:	PSH70	Site name/location:	Barkby Road, Syston
Site size: 11.1ha	Parish:	Syston	
Current land use and character: The site is agricultural land on the edge of the Syston.			
If site is currently being developed what progress has been made: N/A			
Land uses and character of surrounding area Eastern boundary of syston, the settlement is to the west 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?

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?

Part of site is a former landfill site. Majority of rest of the site within buffer zone of the landfill site.

What are the potential impacts of the development?

Public footpath which forms part of the boundary connecting Syston to Queniborough Road in the east. Within 100m of an Archaeological Site. Loss of arable habitat. Grade 2 Agricultural Land on the part falling outside the old landfill site.

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

DRAFT ALLOCATION HS9

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

Would the site contribute to any regeneration priority areas? No

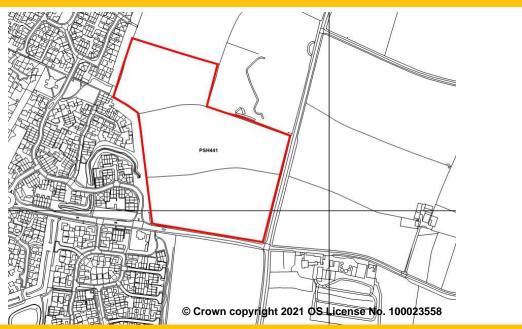
What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for development?
Is the site available for development?: Yes
Are there any legal or ownership problems? 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?: 50 dwellings per annum
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.
Is the site available?: The site is being promoted by a developer who would build out in two phases (North Phase and South Phase).
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 known irresolvable physical/environmental constraints

Site Description				
Site Reference:	PSH441	Site name/location:	Land nort	th of Barkby Road Syston
Site size: 8.38ha	Parish:	Syston		
Current land use and character: Arable with wet ditches, mature trees and hedgerows				
If site is currently being developed what progress has been made: N/A			/A	
Land uses and character of surrounding area Farmland adjacent Syston residential areas.				

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?

Majority of site is Grade 3 Agricultural Land, remainder Grade 2. Public footpath runs through the site.

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

DRAFT ALLOCATION HS8

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 c	levelopment?			
Is the site available for 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 known irresolvable phy	sical/environmental constraints			
Has planning permissior	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	iild out rate?: 50 dwellings per annum			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.			
Is the site available?:	The site does not have planning permission but put forward on behalf of a developer. Previously part of site PSH69.			
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	sical/environmental constraints			