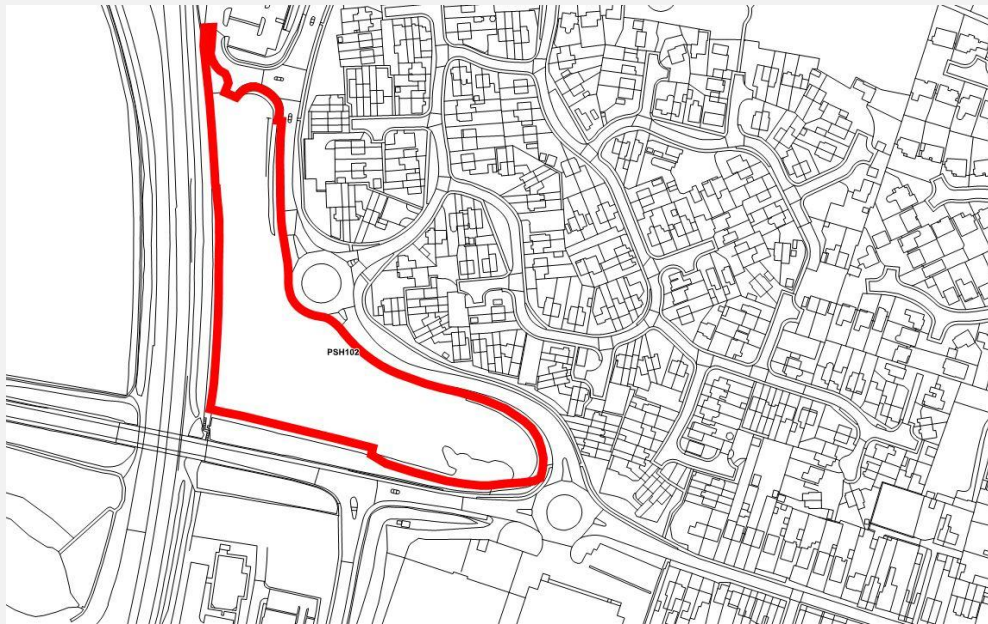


CHARNWOOD SHELA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH102"/>	Site name/location:	<input type="text" value="Land at Glebe Way Syston"/>
Site size:	<input type="text" value="1.8ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Open space"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELA A SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 45 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?:

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELA A? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: Site name/location:

Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

What is the likely timescale for development?

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

What is the expected build out rate?:

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development 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 been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: PSH303 **Site name/location:** Triangle of land bounded by Albert Street, Victoria Street and Cross Street, Syston

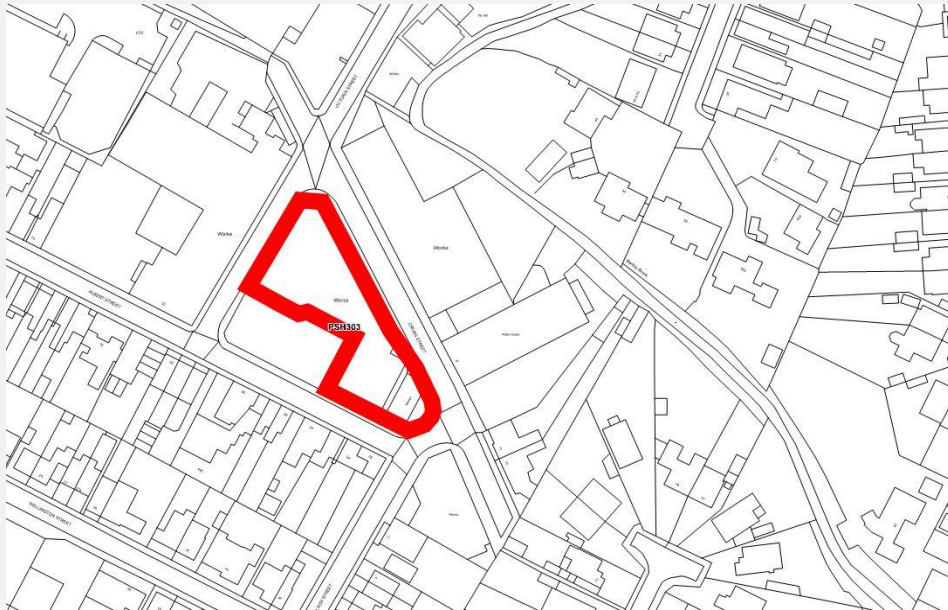
Site size: 0.15 ha **Parish:** Syston

Current land use and character: 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?

12

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 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?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? no

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	SH139	Site name/location:	1142 Melton Road, Syston
Site size:	0.19 ha	Parish:	Syston
Current land use and character:	Industrial buildings.		
If site is currently being developed what progress has been made:	Planning Permission has lapsed.		
Land 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

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Tenancy on site.

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? 11-15 years

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

No irresolvable physical/environmental constraints.

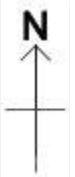
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH148"/>	Site name/location:	<input type="text" value="Land off Victoria Street, Syston"/>
Site size:	<input type="text" value="1.52ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="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:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Mixed uses including residential properties to the south, east and north and a brook located on the northern boundary of the site and mixed commercial uses to 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

What is the development potential of the site?

Dwellings / employment floorspace m2?

32

Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Multiple ownerships

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

What is the likely timescale for development?

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

11-15 years

What is the expected build out rate?:

32 dwellings per annum

Is the site suitable?:

Flood Zone 2 affects northern part of site, there are no known irresolvable physical/environmental constraints preventing development on the remaining part of the site, it 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.

Is the site achievable?

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

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: SH152 Site name/location: Warehouse and Premises, Unit 5, Wanlip Road, Syston

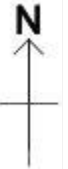
Site size: 0.55 ha Parish: Syston

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?

14

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: No

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

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate? 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?

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

No irresolvable physical/environmental constraints.

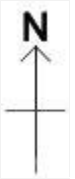
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH150"/>	Site name/location:	<input type="text" value="St Peter's Street, Syston"/>
Site size:	<input type="text" value="0.39 ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Industrial buildings"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="The site is located in an area of mixed uses including residential to the south, Syston Central Park to the east and a mix of industrial and residential 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

12

Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

What is the likely timescale for development?

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

11-15 years

What is the expected build out rate?:

12 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within 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 identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

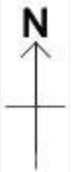
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSE112"/>	Site name/location:	<input type="text" value="Land to the south of Wanlip Road & east of A607, Wanlip"/>
Site size:	<input type="text" value="0.30 ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Employment land"/>		
If site is currently being developed what progress has been made:	<input type="text" value="This is the last parcel of employment land left from the Watermead Phase 1 scheme."/>		
Land uses and character of surrounding area	<input type="text" value="The surrounding area is predominantly employment with housing 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

1,050 m2

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

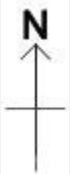
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSE114"/>	Site name/location:	<input type="text" value="Land to the north & south of Wanlip Road & west of A607, Wanlip"/>
Site size:	<input type="text" value="12.0 ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Vacant land, former mineral extraction/landfill"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Work expected to start once Phase 1 complete."/>		
Land uses and character of surrounding area	<input type="text" value="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?

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?

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

46,606 m2

Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

Yes

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?:

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

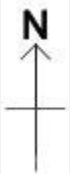
No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH496"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="50.2ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Farmland"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Residential 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?

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m²?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Possible multiple ownerships.

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 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 identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: 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?:

Planning 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 to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference: Site name/location:

Site size: Parish:

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

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

What is the expected build out rate?: 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/environmental constraints.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

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

Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

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

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: 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?: 8 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 within a service centre.

Is the site available?: The site has planning permission.

Is the site achievable? Site is expected to build out within 5 years

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No