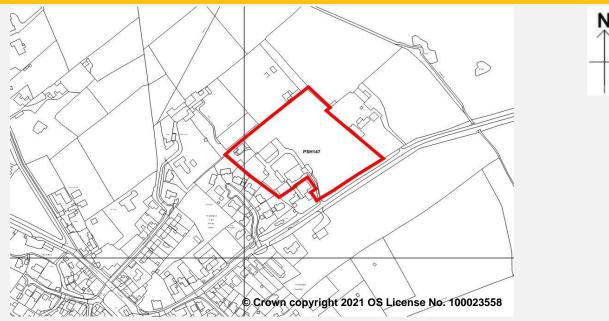
Site Description				
Site Reference:	PSH147	Site name/location:	44 Hoby Road, Thrussington	
Site size: 2.04 ha	Parish: Thru	ussington		
Current land use and character: Permanent pasture plus domestic/farm buildings.				
If site is currently being developed what progress has been made: N/A				
Land uses and character of surrounding area Residential to the south west, a rural character surrounded				

predominantly by mixed agricultural land use.

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of grassland potential impacts on EPS. Grade 3 Agricultural Land.

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

Outside the Limits to Development.

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

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

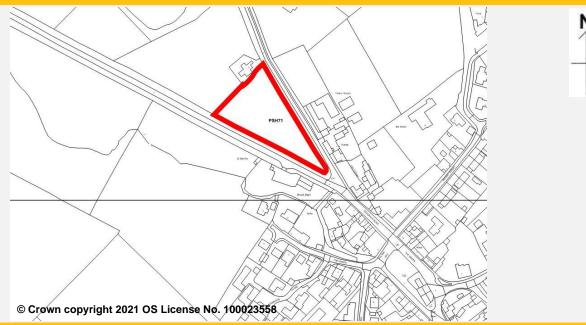
Is the site available for	development?	
Is the site available for	development?: Yes	
Are there any legal or o	wnership problems? None	
If issues have been iden	ntified, how will and when will these be overcome?	
No irresolvable physical/er	nvironmental constraints.	
Has planning permission	n been granted 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?: 38 dwellings per annum	
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.	
Is the site available?:	The site does not have planning permission and is not owned by a developer with the intention to develop.	
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.	
If constraints have beer these be overcome?:	n 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 the SHELAA? No

Site Description			
Site Reference:	PSH71	Site name/location:	Land at Old Gate Road/Land at Thrussington
Site size: 0.44ha	Parish: Thr	russington	
Current land use and character: Single		ngle field of PSI	
If site is currently being developed what progress has been made: N/A			

Land uses and character of surrounding area A rural character surrounded predominantly by mixed agricultural land use.

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Majority of site within Archaeological alert area. Adjacent Conservation Area. Loss of grassland. Grade 3 Agricultural Land.

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

Outside the Limits to Development.

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

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

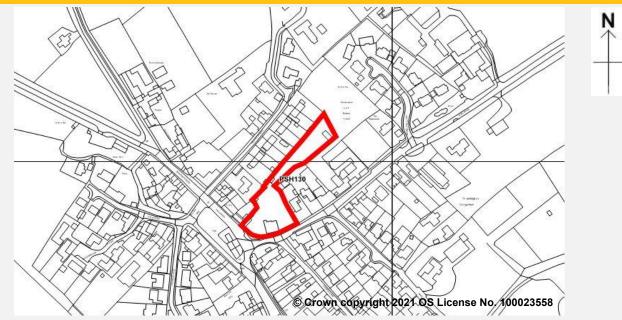
Dwellings / employment floorspace m2?

Is the site available for development?				
Is the site available for development?: Yes				
Are there any legal or ownership problems? None				
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? 6-10 years				
What is the expected build out rate?: 11 dwellings per annum				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.			
Is the site available?:	The site does not have planning permission and is not owned by a developer with the intention to develop.			
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.			
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?: No irresolvable physical/environmental constraints.				

Site to be excluded from the SHELAA? No

Site Description				
Site Reference:	PSH130	Site name/location:	Land to the north of Hoby Road, Thrussington	
Site size: 0.35 ha Parish:		russington		
Current land use and character: Domestic property and domestic garden				
If site is currently being developed what progress has been made: N/A				
Land uses and character of surrounding area Surrounded by residential and the Primary School				

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, harm to bats, fragmentation of surrounding green space. Within Archaeological alert area. Part of site within 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?

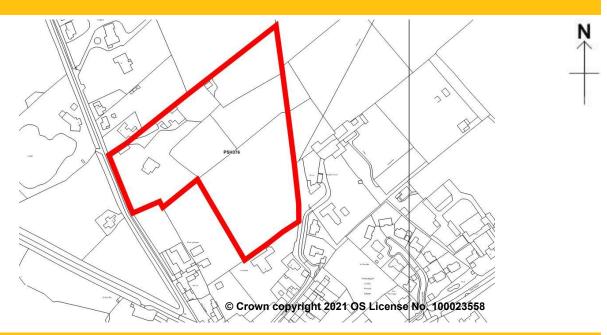
Dwellings / employment floorspace m2?

Is the site available for o	levelopment?
Is the site available for c	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 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?: 10 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.
Is the site available?:	The site does not have planning permission and is not owned by a developer with the intention to develop.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
If constraints have been these be overcome?: No irresolvable physical/en	identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	

Site Description			
Site Reference:	PSH376	Site name/location:	Land off Old Gate Road
Site size: 3.16ha	Parish:	Thrussington	
Current land use and character:		House and garden, agriculture	
If site is currently being developed what progress has been made: N/A			

Land uses and character of surrounding area A rural character surrounded predominantly by mixed agricultural land use.

Site Boundary



Assessment of potential use of the site

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

Grade 3 Agricultural Land. Loss of grassland.

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	evelopment?		
Is the site available for a	evelopment?: Yes		
Are there any legal or o	vnership problems? None		
If issues have been iden	ified, how will and when will these be overcome?		
No irresolvable physical/er	vironmental constraints.		
Has planning permission	been granted previously?: No		
What is the likely times	ale for development?		
What is the time frame	or development 0-5, 6-10 or 11-15 years? 6-10 years		
What is the expected bu	ild out rate?: 50 dwellings per annum		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.		
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 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			
Site to be excluded from	the SHELAA? No		