Site Description

Site Reference: PSH120 Site name/location: Land east of Leicester Road, Thurcaston

Site size: 38.8ha Parish: Thurcaston & Cropston

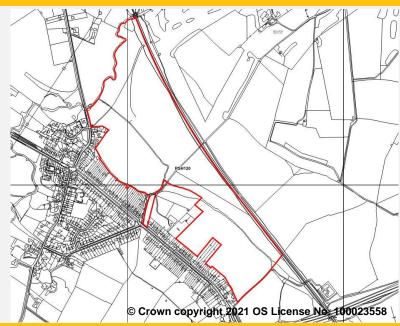
Current land use and character: Arable land with wooded brook corridor.

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

Land uses and character of surrounding area The land is bounded by existing built up area of Thurcaston immediately to

the south and the Great Central Railway line to the north 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?

Flood Zones 2,3a & 3b heavily affects the north western area of the site.

Are there any environmental constraints to development?

Rural qualities are interrupted by nearby traffic on the A46 dual carriageway and from the adjacent Great Central Railway line.

What are the potential impacts of the development?

Agricultural Land Classification Grade 2 on half the site. Grade 3 on rest. The Site is located directly adjacent to Thurcaston Conservation Area. Buffering of rail and brook corridors required, loss of arable land, isolation of grassland. Several footpaths and a bridleway provide access to the Site and link to the wider countryside. The western part of the Site also contains part of an Archaeological Interest Site. Rothley Brook forms the north western boundary of the Site and is locally designated as a Site of Nature Conservation Interest.

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

Outside the Limits to Development. Small part of the site within the New Area of 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 developmen	nt potential of the site?	
Dwellings / employmen	t floorspace m2? 578	
Is the site available for o	development?	
Is the site available for o	development?: Yes	
Are there any legal or o	wnership problems? None	
If issues have been iden	tified, how will and when will these be overcome?	
No 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?: 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 and the Strategic Flood Risk Assessment shows the site is affected by Flood Zone 2, 3a & 3b around Thurcaston Lane/Rothley Brook area of the site.	
Is the site available?:	Part of the site was subject to a planning application and refused permission. Strong developer interest in the site.	
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.	
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will	
No irresolvable physical/er	nvironmental constraints.	
Site to be excluded fron	n the SHELAA? No	

Site Description

Site Reference: PSH235 Site name/location: Land off Thurcaston Lane

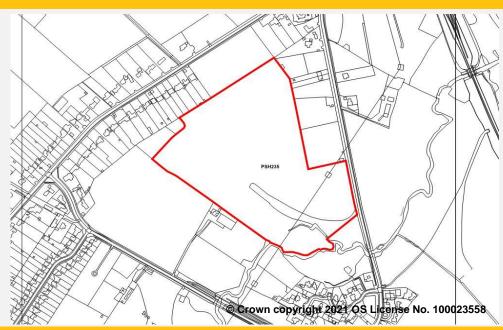
Site size: 11.3ha Parish: Thurcaston & Cropston

Current land use and character: Arable land with areas of rank grassland in the south.

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

Land uses and character of surrounding area Retains a rural character despite the proximity of settlement.

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?

A gas line runs through the site. Overhead Power Line runs through the site. Flood Zones 2 & 3b affects the site around the boundary with the brook.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 2 Agricultural on whole site. Impact on Rothley Brook and loss of supporting habitats. Public footpaths are located on the edges of PSH235 and site also adjacent to Local Green Spaces.

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

Outside the Limits to Development. Within the New Area of 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 o	development?			
Is the site available for o				
Are there any legal or ownership problems? None				
If issues have been iden	tified, how will and when will these be overcome?			
No irresolvable physical/en	ovironmental constraints.			
Has planning permission	n been granted previously?: No			
What is the likely times	cale for development?			
What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected build out rate?: 50 dwellings per annum				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities. Powerlines restrict the amount of land available for development close to the Thurcaston Lane road frontage.			
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?:	identified that impact on the suitability, availability and achievability of a site, how will			
No irresolvable physical/en	nvironmental constraints.			
Site to be excluded from	n the SHELAA? No			

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

Site Desc	ription			
Site Refer	rence:	PSH478	Site name/location:	Land rear of 23 Anstey Lane
Site size:	0.6 ha	Parish:	Thurcaston & Cropston	
Current land use and character: Pred		and character:	Predominantly semi-improved n	eutral grassland.

Land uses and character of surrounding area Adjacent residential area of Thurcaston with Rothley Brook to the west of the site.

Site Boundary



Assessment of potential use of the site

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

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Zone 2, 3a & 3b affects the brook boundary side of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Impact on LWS brook and grassland habitat. Need for buffer to both brook and badger sett. Within Archaeological Alert Zone.

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

Outside the Limits to Development. Within the 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?

15

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?: 15 dwellings per annum			
Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.			
Is the site available?: The site does not have planning permission but put forward through the SHELAA process.			
Is the site achievable? There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.			
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?: No irresolvable physical/environmental constraints.			
Site to be excluded from the SHELAA? No			

Site Description

Site Reference: PSH47 Site name/location: The former Rectory & Land at Thurcaston, Thurcaston

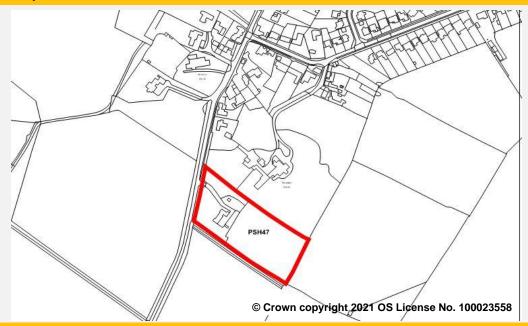
Site size: 1.2ha Parish: Thurcaston & Cropston

Current land use and character: Arable field with single dwelling, mature garden with trees and tall ruderal vegetation.

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

Land uses and character of surrounding area Open fields to the north, east and south, village boundary 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?

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to

development? Not within flood risk zones.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within Conservation Area. Loss of habitat. Half the site within Conservation Area.

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?

31

Site to be excluded from the SHELAA? No

Is the site available for de	velopment?			
Is the site available for development?: Yes				
Are there any legal or ownership problems? Tenancy Agreement on the site.				
• •	• •			
	fied, how will and when will these be overcome?			
No irresolvable physical/envi	ronmental constraints.			
Has planning permission l	peen granted previously?: No			
What is the likely timesca	le for development?			
What is the time frame fo	r development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected buil	d out rate?: 31 dwellings per annum			
	here are no known irresolvable physical/environmental constraints preventing development. The ite does not have good access to service and facilities.			
	the site does not have planning permission and is not owned by a developer with the intention to evelop though landowner is actively promoting site for development.			
Is the site achievable? There is considered to be a reasonable prospect that development will be delivered with				
	imeframe below based on a judgement of the potential economic viability of the site and			
C	developer capacity to complete and let/sell the development over that period.			
If constraints have been in	dentified that impact on the suitability, availability and achievability of a site, how will			
these be overcome?:				
No irresolvable physical/envi	ronmental constraints.			

Site Description

Site Reference: PSH110 Site name/location: Broadnook

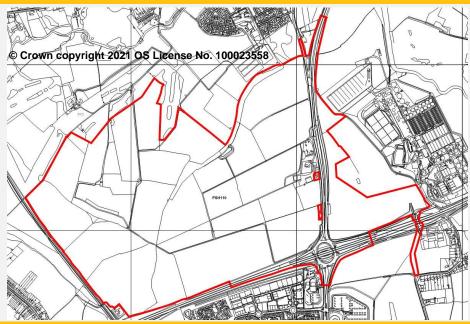
Site size: 206 ha Parish: Wanlip, Rothley, Thurcaston & Cropston

Current land use and character: Intensively farmed arable land with tree belts, spinneys, copses and hedges.

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

Land uses and character of surrounding area Adjacent Great Central Railway, A46, A6 and Rothley Golf Course

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?

Mixed use development

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 Landfill buffer on eastern part of the site.

What are the potential impacts of the development?

Grade 2 agricultural land. Site adjacent to River Soar Local Wildlife Site and Strategic River Corridor and to Great Central Railway Local Wildlife Site. Known Archaeological Site on part of the land.

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

DRAFT ALLOCATION HS2

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?

1950

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 known irresolvable phy achieved.	ysical/environmental constraints preventing development on the site and a suitable access can be	
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? Within 5 years	
What is the expected be	uild out rate?: 150 (3 builders)	
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development on the site and a suitable access can be achieved.	
Is the site available?:	Strong developer interest in the site and planning application pending a decision.	
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	ysical/environmental constraints.	
Site to be excluded from	n the SHELAA? No	