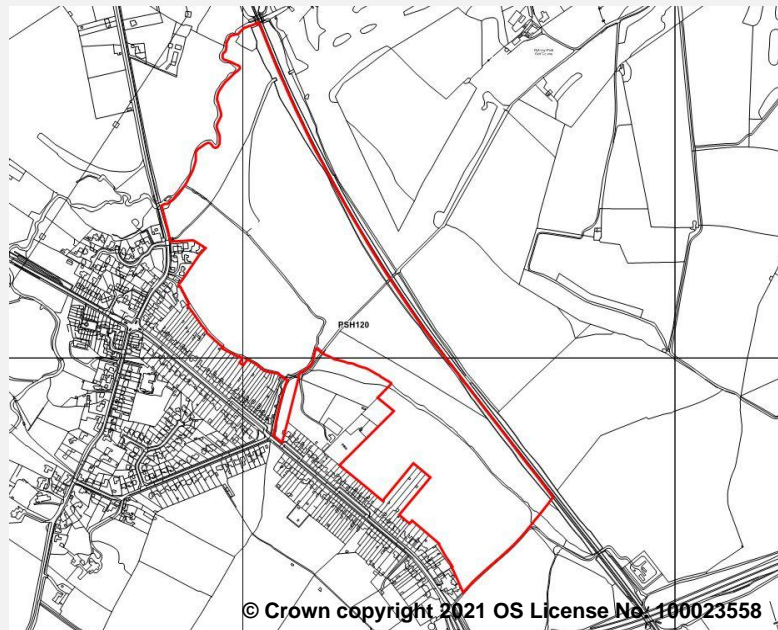


# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH120"/>	<b>Site name/location:</b>	<input type="text" value="Land east of Leicester Road, Thurcaston"/>
<b>Site size:</b>	<input type="text" value="38.8ha"/>	<b>Parish:</b>	<input type="text" value="Thurcaston &amp; Cropston"/>
<b>Current land use and character:</b>	<input type="text" value="Arable land with wooded brook corridor."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="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?**

## 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?**

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## What is the development potential of the site?

Dwellings / employment floorspace m2?

578

## 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?:

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 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 2020

## Site Description

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

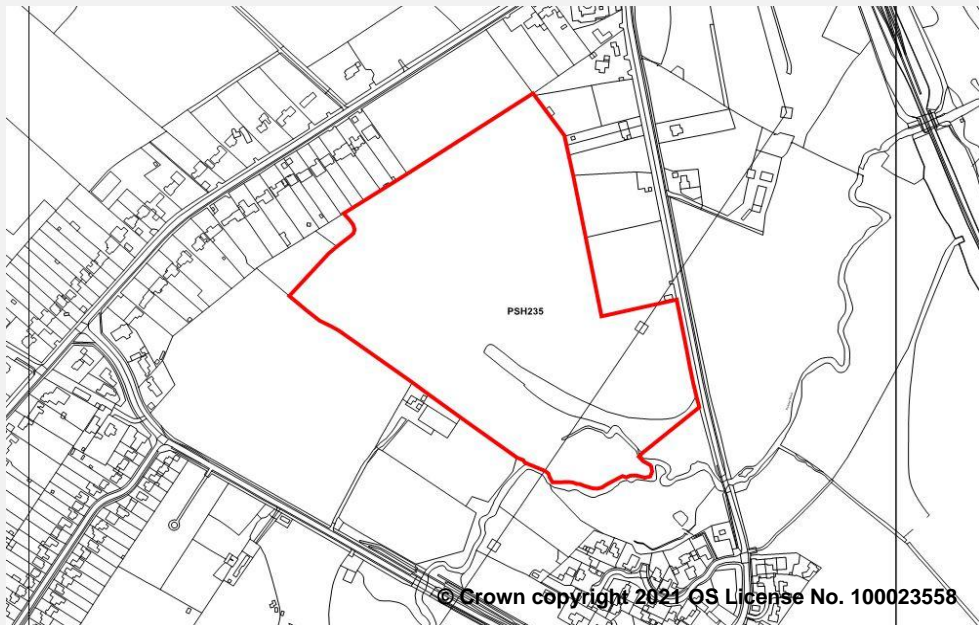
**Site size:**  **Parish:**

**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?**

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?**

**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?:**

**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 2020

## 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?

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

Site to be excluded from the SHELAA?

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## 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 2020

### 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

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## 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 2020

## Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Tenancy Agreement on the 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?: 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?: 31 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 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 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

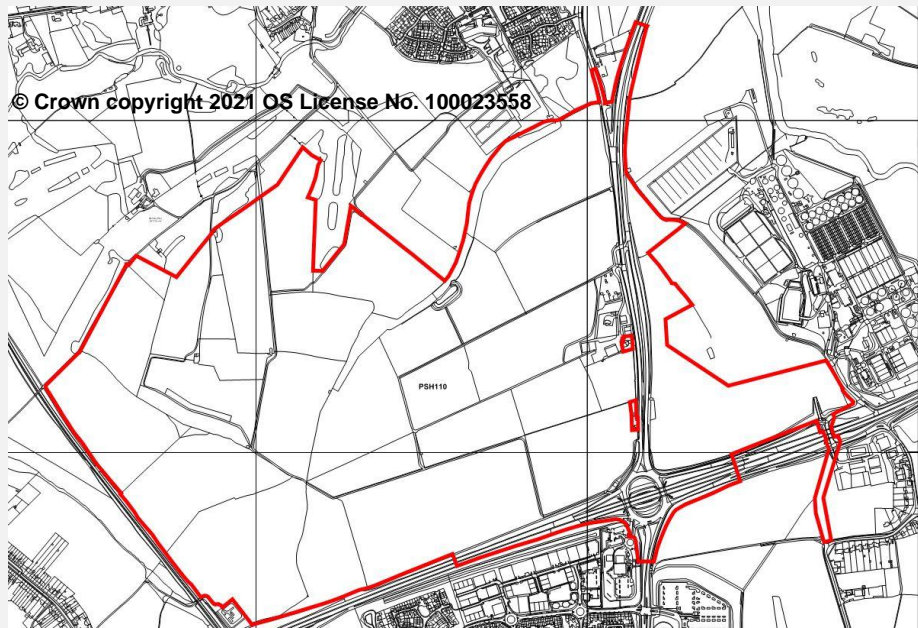


# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH110"/>	Site name/location:	<input type="text" value="Broadnook"/>
Site size:	<input type="text" value="206 ha"/>	Parish:	<input type="text" value="Wanlip, Rothley, Thurcaston &amp; Cropston"/>
Current land use and character:	<input type="text" value="Intensively farmed arable land with tree belts, spinneys, copses and hedges."/>		
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="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?

## 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 2020

### 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 preventing development on the site and a suitable access can be achieved.

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? Within 5 years

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

No known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No