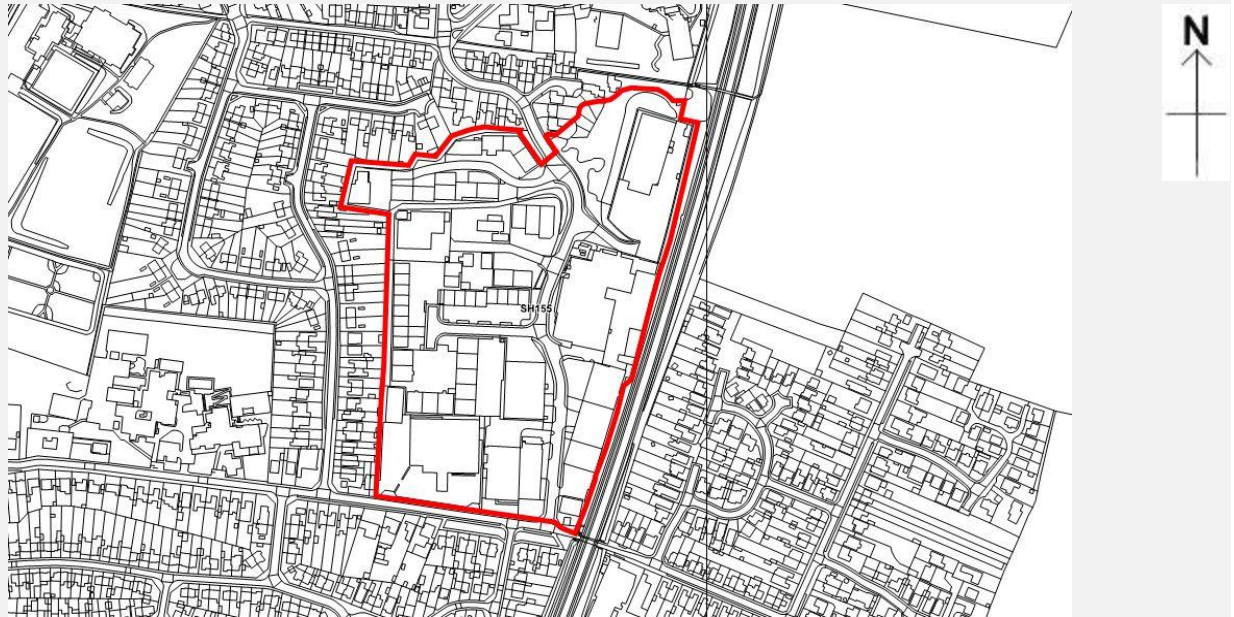


CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH155"/>	Site name/location:	<input type="text" value="Church Hill Road, Thurmaston"/>
Site size:	<input type="text" value="7.88ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Mixed use of occupied industrial units"/>		
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="Railway line on eastern boundary, residential properties to the north, south and 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?

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?: No

Are there any legal or ownership problems? Possible tenancy agreements 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?: 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?: 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 within the PUA 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?

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:	SH156	Site name/location:	Humberstone Lane, Thurmaston
Site size:	4.11ha	Parish:	Thurmaston
Current land use and character:	Industrial building - factory		
If site is currently being developed what progress has been made:	N/A		
Land uses and character of surrounding area	Residential to the north, west and south. Industry 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?

Possible contamination from previous uses.

What are the potential impacts of the development?

There are tree preservation orders along Humberstone Road on the boundary to the site. Minor loss of habitat and connectivity.

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? 92

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? 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?: 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 within PUA 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 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="SH162"/>	Site name/location:	<input type="text" value="Rear of 36-46 Colby Road, Thurmaston"/>
Site size:	<input type="text" value="0.43 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Backland for properties fronting Colby Road and adjoining Partridge Road."/>		
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="Low density residential properties which are mainly detached or semi detached housing"/>		

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?: No

Are there any legal or ownership problems? Multiple land ownerships.

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? 11-15 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 is in a suitable location for development 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. Ownership of the site is unknown. Multiple land ownerships, garden land development.

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

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?: 33 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 the PUA and a suitable access can be achieved.

Is the site available?:

Planning Application for 33 dwellings now granted on the site.

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

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	SH167	Site name/location:	Warehouse and Premises, Unit B, Britannia Way, Thurmaston
Site size:	2.27 ha	Parish:	Thurmaston
Current land use and character:	Largely industrial site with some tall ruderal over hardstanding.		
If site is currently being developed what progress has been made:	N/A		
Land uses and character of surrounding area	Residential the east, employment uses to the north, roads to the south and 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?

Within buffer zones of landfill sites.

What are the potential impacts of the development?

Area TPO on site. Tree belts on all except northern boundary form part of the local biodiversity network. Minor loss of habitat and connectivity.

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

44

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Possible 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? 44 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 the PUA.

Is the site available?:

A mixture of vacant land and buildings as well as units in use. 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.

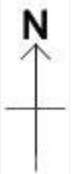
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="SH168"/>	Site name/location:	<input type="text" value="Wheatleys Road, Thurmaston"/>
Site size:	<input type="text" value="1.8 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Industrial buildings hardstanding."/>		
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 to the north and east, predominantly industrial opposite."/>		

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?: No

Are there any legal or ownership problems? Possible tenancy agreements 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?: 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? 45 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development on the rest of the site, the site is in a suitable location for development within the PUA and a suitable access can be achieved.

Is the site available?:

Still in use as an employment site with some vacant properties 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 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.

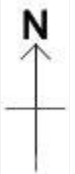
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH57"/>	Site name/location:	<input type="text" value="Land at Thurmaston"/>
Site size:	<input type="text" value="12.03ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Arable agriculture"/>		
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 to the west, 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?

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?: 11-15 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 and the site is in a suitable location for development and forms part of the North East Leicester SUE.

Is the site available?:

The site is within planning application boundary of the North East of Leicester SUE

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: PSH77 Site name/location: Land at 598/600 Melton Road, Thurmaston

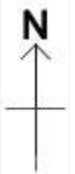
Site size: 0.22ha Parish: Thurmaston

Current land use and character: Industrial use

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

Land uses and character of surrounding area Residential to north, industrial 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?

Commercial/Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Over half the site is affected by Flood Zone 2.

Are there any environmental constraints to development?

Within Landfill Site buffer zone.

What are the potential impacts of the development?

Low ecological impact.

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?

6

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? 11-15years

What is the expected build out rate? 6 dwellings per annum

Is the site suitable?: The site is in a suitable location for development within the PUA 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.

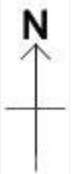
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH314"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="9.0ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="vacant land"/>		
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="railway line, countryside"/>		

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? 11-15 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 adjacent to the PUA.

Is the site available?:

Planning application previously submitted for the site and it is within planning application boundary of the North East of Leicester SUE.

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="PSH207"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="19.7 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="industrial estate & residential"/>		
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="Watermead to the west, large scale commercial and retail units, although there are some smaller scale features such as trees and residential houses."/>		

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?

SFRA shows around 6.4ha is flood free.

Are there any environmental constraints to development?

Within buffer zones of former landfill sites.

What are the potential impacts of the development?

Adjacent to the River Soar LWS. A Public Right Of Way runs within the north-western edge of PSH207. There is an Archaeological Interest Site within the northern part of PSH207.

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

Majority of site within the Limits to Development. Land outside Limits to Development is within the Green Wedge.

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?

What is the development potential of the site?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

120

Is the site available for development?

Is the site available for development?: No

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?: 50 dwellings per annum

Is the site suitable?:

The site is in a suitable location for development within Thurmaston and around 6.4 ha of the industrial estate in the southern part of the site is outside SFRA floodzones 2,3a & 3b.

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:	<input type="text" value="PSH208"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="3.52 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Rank Grassland."/>		
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="Industrial estate to north, commercial & residential to south and east. Watermead to 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?

All of the site is affected by Flood Zone 2 and Flood Zone 3a. Flood Zone 3b affects three quarters of the site.

Are there any environmental constraints to development?

Within buffer zones of former landfill site. Impacted by traffic noise.

What are the potential impacts of the development?

Supports habitat to Watermead /River Soar Strategic Corridor.

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

Outside the Limits to Development. Within the Green Wedge.

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?

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? 11-15 years

What is the expected build out rate?: 21 dwellings per annum

Is the site suitable?:

Suitable location for development within the PUA, though only a small amount of the site is outside of Flood Zone 3b.

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?:

Engineering solution required to overcome flooding issues.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH294"/>	Site name/location:	<input type="text" value="Land South of Barkby Lane"/>
Site size:	<input type="text" value="5.6 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Agricultural"/>		
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, employment, agricultural and 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?

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? 11-15 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 adjacent to the PUA.

Is the site available?:

The site is within planning application boundary of the North East of Leicester SUE

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?: 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?: 0.25 ha per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site has good access to services and facilities within th PUA.

Is the site available?:

The site has a planning application pending.

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?:

Mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. To prevent flooding elsewhere by ensuring that there is no loss of storage of flood water.

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSE210"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="13 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="Agricultural"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Housing part of the SUE expected to start in 2021 with employment starting a few years later."/>		
Land uses and character of surrounding area	<input type="text" value="Predominantly Agricultural adjoining urban edge of Thurmaston."/>		

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 known 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?:

There are no known irresolvable physical/environmental constraints preventing development on the site, it is in a suitable location for development and a suitable access can be achieved.

Is the site available?:

Site is being promoted by a consortium of developers. Planning application granted, S.106 signed and reserved matters granted on first housing phases.

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

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?

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Dwellings / employment floorspace m2?

6

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?:

6 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 the PUA. Site within Floodzone 2 so a flood risk assessment will be required.

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:	<input type="text" value="PSH358"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="0.2 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site nearly complete with just 1 dwelling left to build as at April 2019."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site Under construction"/>		

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?: N/A Site Under construction

Are there any legal or ownership problems? N/A Site Under construction

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

N/A Site Under construction

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?: 1 dwelling per annum

Is the site suitable?: N/A Site Under construction

Is the site available?: N/A Site Under construction

Is the site achievable? N/A Site Under construction

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

N/A Site Under construction

Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2019

Site Description

Site Reference:	<input type="text" value="PSH359"/>	Site name/location:	<input type="text"/>
Site size:	<input type="text" value="0.03 ha"/>	Parish:	<input type="text" value="Thurmaston"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site nearly complete with just 1 dwelling left to build as at April 2019."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site Under construction"/>		

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?: N/A Site Under construction

Are there any legal or ownership problems? N/A Site Under construction

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

N/A Site Under construction

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?: 1 dwelling per annum

Is the site suitable?: N/A Site Under construction

Is the site available?: Underconstruction

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?:

N/A Site Under construction

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?: 10 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site has good access to services and facilities within th PUA.

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