Site Description				
Site Reference:	SH155	Site name/location:	Church Hill Road, Thurmaston	
Site size: 7.88ha	Parish:	Thurmaston		
Current land use and character:		Mixed use of occupied industria	l units	
Current land use and character: Mixed use of occupied industrial units				
If site is currently being developed what progress has been made			nade: N/A	

Land uses and character of surrounding area 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? 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 the Earls Way landfill site and buffer zone.

What are the potential impacts of the development?

Some boundary hedgerows which form part of a biodiversity network.

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?

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Is the site available for o	development?			
Is the site available for o				
Are there any legal or o	wnership problems? Possible tenancy agreements on site.			
If issues have been iden	tified, how will and when will these be overcome?			
No irresolvable physical/en	nvironmental 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? 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 these be overcome?: No irresolvable physical/en	identified that impact on the suitability, availability and achievability of a site, how will			
No mesolvable physical/el	informental constraints.			

Site to be excluded from the SHELAA? No

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?

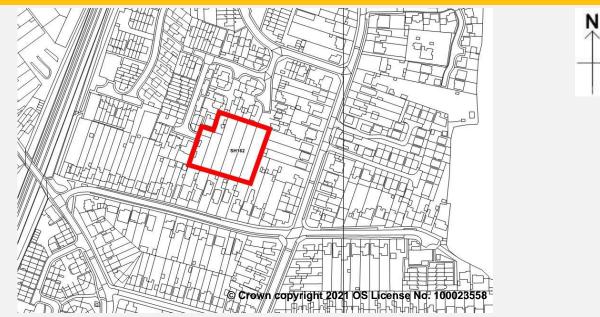
Dwellings / employment floorspace m2?

Is the site available for	development?		
Is the site available for	development?: No		
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? 11-15 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 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.		
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 from	n the SHELAA? No		

Site Description		
Site Reference: SH162	Site name/location:	Rear of 36-46 Colby Road, Thurmaston
Site size: 0.43 ha Parish:	Thurmaston	
Current land use and character:	Backland for properties fronting	g Colby Road and adjoining Partridge Road.
If site is currently being developed what progress has been made: N/A		

Land uses and character of surrounding area 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? 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?

Electric Sub Station close by.

What are the potential impacts of the development?

Close to site of archaeological interest. Loss of urban Green Infrastructure.

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

DRAFT ALLOCATION HS14

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?

to the other constitution from	laure la marce de la constance		
Is the site available for o	levelopment?		
Is the site available for	levelopment?: No		
Are there any legal or o	wnership problems? Multiple land ownerships.		
If issues have been iden	tified, how will and when will these be overcome?		
No known irresolvable phy	sical/environmental constraints		
Has planning permission	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? 11-15 years		
What is the expected bu	ild 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?	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	sical/environmental constraints.		
Site to be excluded fron	the SHELAA? No		

Site Desc	ription				
Site Reference: SH166		SH166	Site name/location:	Warehouse and Premises, Units 3, 157 Humberstone Thurmaston	
Site size:	0.73 ha	Parish:	Thurmaston		
Current land use and character:		and character:	Industrial buildings		
If site is currently being developed what prog		ed what progress has been n	nade:	Recent planning permission, site works not started yet.	

Land uses and character of surrounding area Residential to the north and east. Industry 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?

Noise from adjacent railway line.

What are the potential impacts of the development?

TPO trees along north-eastern boundary. Minor habitat and connectivity losses.

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?

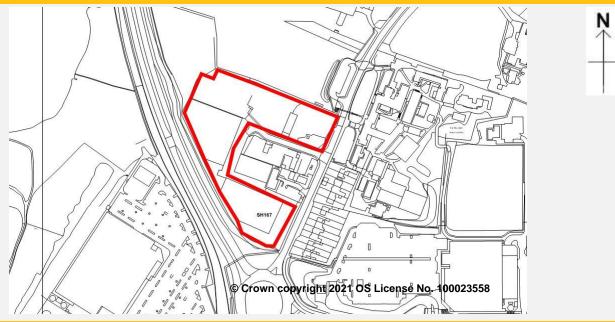
Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	ivironmental constraints.		
Has planning permission	n been granted previously?: Yes		
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 bu	uild 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 beer these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/er	ivironmental constraints.		

Site to be excluded from the SHELAA? No

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	e 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.

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Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

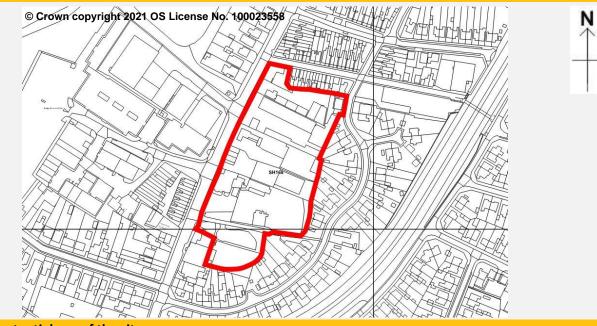
Dwellings / employment floorspace m2?

Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? Possible tenancy agreements.		
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? 11-15 years		
What is the expected bu	uild 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 beer these be overcome?: No irresolvable physical/er	n identified that impact on the suitability, availability and achievability of a site, how will nvironmental constraints.		
Site to be excluded from	n the SHFLAA? No		

Site Description			
Site Reference:	SH168	Site name/location:	Wheatleys Road, Thurmaston
Site size: 1.8 ha	Parish: ⊤	hurmaston	
	and character:	ndustrial buildings hardstandin	g.
If site is currently	being develope	d what progress has been m	nade: N/A

Land uses and character of surrounding area 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? Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Three quarters of the site is affected by Flood Zone 2 and a quarter of the site is affected by Flood Zone 3a.

Are there any environmental constraints to development?

Within a landfill buffer zone.

What are the potential impacts of the development?

Within Archaeological alert zone. Close to Archaeological site.

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? Yes

What is the development potential of the site?

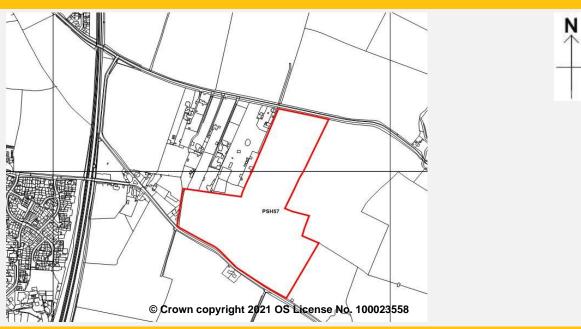
Dwellings / employment floorspace m2?

Is the site available for o	development?		
Is the site available for a	-	Νο	
Are there any legal or o	wnership proble	ms? Possible tenancy agreements on site.	
If issues have been iden	tified, how will a	and when will these be overcome?	
No irresolvable physical/er	vironmental const	raints.	
Has planning permission	n been granted p	previously?: No	
What is the likely times	cale for develop	ment?	
What is the time frame	for developmen	t 0-5, 6-10 or 11-15 years? 11-15 years	
What is the expected bu	uild out rate?: 4	.5 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 these be overcome?: No irresolvable physical/er		mpact on the suitability, availability and achievability of a site, how will	
Site to be excluded from		No	

Site Description	Site Description				
Site Reference: PSH	57	Site name/location:	Land at Thurmaston		
Site size: 12.03ha Parish:		rmaston			
Current land use and character: Ara		ble agriculture			
If site is currently being developed what progress has been made: N/A					

Land uses and character of surrounding area 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? Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

The north side of the site is affected by Flood Zone 2.

Are there any environmental constraints to development?

Noise impact from adjacent railway line.

What are the potential impacts of the development?

Habitat Loss. 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	s the site available for 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? 11-15 years				
What is the expected be	uild 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?:	ble?: The site is within planning application boundary of the North East of Leicester SUE				
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.					
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will				
	No irresolvable physical/environmental constraints.				
Site to be excluded from	n the SHELAA? No				

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 ma			nade: 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?

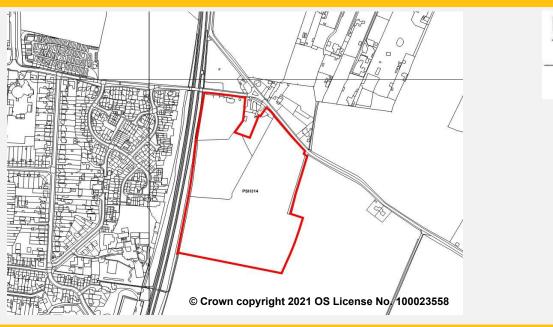
Dwellings / employment floorspace m2?

Is the site available for o	development?		
Is the site available for a	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? 11-15 years		
What is the expected bu	uild 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?	able? 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/er	identified that impact on the suitability, availability and achievability of a site, how will avironmental constraints.		

Site to be excluded from the SHELAA? No

Site Desc	Site Description				
Site Refer	ence:	PSH314	Site name/location:	Land off Barkby Thorpe Lane	
Site size:	9.0ha	Parish:	Thurmaston		
Current la	Current land use and character: vacant land				
If site is currently being developed what progress has been made: N/A					
Land uses and character of surrounding area 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? 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?

Noise from adjacent railway line. Parts of western side of the site within buffer zones of landfill sites.

What are the potential impacts of the development?

Grade 3 Agricultural Land. Loss of habitat- consider cumulative impact.

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

Outside 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 ider	ntified, how will and when will these be overcome?		
No irresolvable physical/e	nvironmental constraints.		
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? 11-15 years		
What is the expected b	uild out rate?: 50 dwelings 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 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: PSH207	Site name/location: West Thurmaston	
Site size: 19.7 ha Parish	Thurmaston	
Current land use and characte	: industrial estate & residential	
If site is currently being developed what progress has been made: N/A		

Land uses and character of surrounding area 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? Residential

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? Yes

What is the development potential of the site?				
Dwellings / employment floorspace m2?	120			

Is the site available for d	levelopment?			
s the site available for development?: No				
Are there any legal or ov	wnership problems? Mulitiple ownerships.			
If issues have been iden	tified, how will and when will these be overcome?			
No irresolvable physical/en	vironmental constraints.			
Has planning permission	n been granted previously?: No			
What is the likely timeso	cale for development?			
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years			
What is the expected bu	ild 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 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:	PSH208	Site name/location:	West Thurmaston	
Site size: 3.52 ha	Parish:	Thurmaston		
Current land use and character: Ra		Rank Grassland.		
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area 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? Residential

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? Yes

What is the development potential of the site?

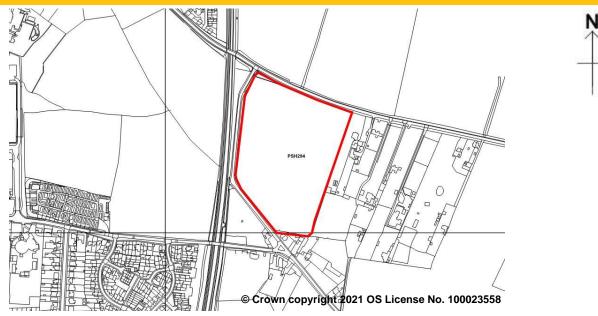
Dwellings / employment floorspace m2?

Is the site available for	development?			
Is the site available for	-			
Are there any legal or o	-			
	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? 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?	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	n identified that impact on the suitability, availability and achievability of a site, how will			
these be overcome?:				
Engineering solution requi	ired to overcome flooding issues.			
Site to be excluded from	n the SHELAA? No			

Site Description				
Site Reference:	PSH294	Site name/location:	Land South of Barkby Lane	
Site size: 5.6 ha Parish:		Thurmaston		
Current land use and character: Agricultural				
If site is currently being developed what progress has been made: N/A				
			1	

Land uses and character of surrounding area 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? Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood zone 2 affects top quarter of site.

Are there any environmental constraints to development?

Noise impact from adjacent railway line.

What are the potential impacts of the development?

Grade 3 Agricultural Land. Archaelogical interest zone runs through whole centre of site.loss of habitat- consider cumulative impact.

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

Half the site within the New Area of Local Separation. Site outside 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?

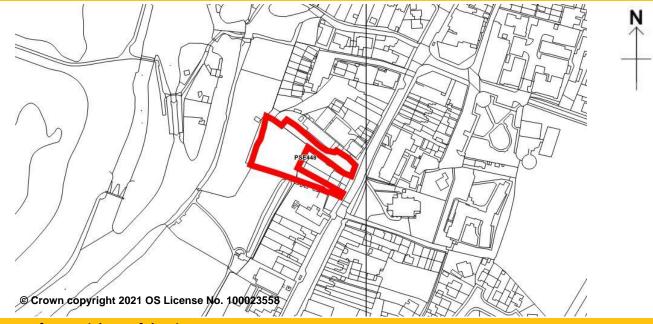
Dwellings / employment floorspace m2?

Is the site available for o	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 wil	ll these be overcome?	
No irresolvable physical/er	vironmental constraints.		
Has planning permission	n been granted previously?:	Νο	
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or	11-15 years? 11-15 years	
What is the expected bu	uild out rate?: 50 dwellings pe	er annum	
Is the site suitable?:		e physical/environmental constraints preventing de development adjacent to the PUA.	velopment, the
Is the site available?:	The site is within planning appli	cation 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 these be overcome?:	identified that impact on the	e suitability, availability and achievability of a	site, how will
No irresolvable physical/er	vironmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description			
Site Reference:	PSE448	Site name/location:	Land rear of 740-746 Melton Road
Site size: 0.25 ha	Parish: T	nurmaston	
Current land use and character: Scrub and grassland. W			(floodstorage) along NW boundary.

Land uses and character of surrounding area Watermead and Grand Union Canal to the west, mix of residential and commercial in the remaining 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? Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Zone 2,3a 7 3b present on the site, though mitigation is expected to be possible.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of habitat/ flood storage/ impact on strategic corridor. Within Archaelogical Alert Zone and adjacent Archaeological 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? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

342 sq.m.

Is the site available for	development?		
Is the site available for			
Are there any legal or o	wnership problems? None		
	ntified, how will and when will these be overcome?		
No irresolvable physical/er	nvironmental constraints.		
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? 6-10 years		
What is the expected be	uild 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 these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will		
	be fully implemented prior to occupation and subsequently in accordance with the scheme's		

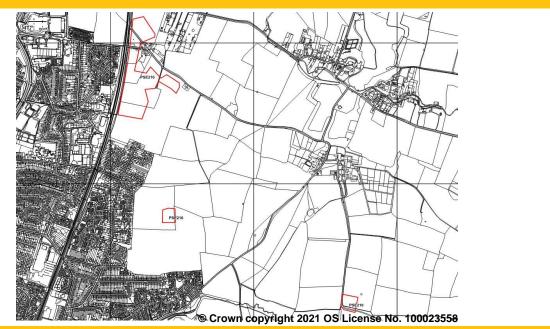
timing/phasing arrangements. To prevent flooding elsewhere by ensuring that there is no loss of storage of flood water.

Site to be excluded from the SHELAA? No

Site Description					
Site Reference: PSE210		Site name/location:	North East of Leicester Sustainable Urban Extension		
Site size: 13 ha	Parish:	Thurmaston			
Current land use and character: Agricultura		Agricultural			
If site is currently being developed what progress has been		nade:	Housing part of the SUE expected to start in 2021 with employment starting a few years later.		

Land uses and character of surrounding area 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? Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site has planning permission

Are there any environmental constraints to development?

N/A Site has planning permission

What are the potential impacts of the development?

N/A Site has planning permission

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

DRAFT ALLOCATION ES1

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? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

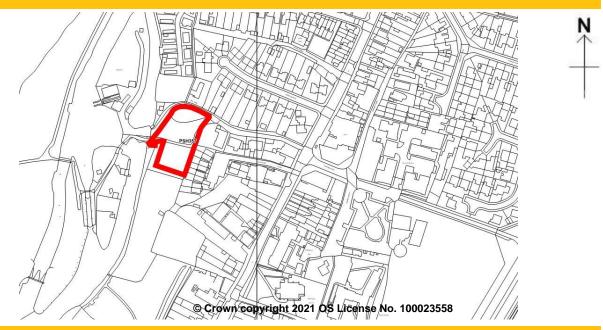
51,259 sq.m.

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	tified, how will and when will these be overcome?
No known irresolvable phy	sical/environmental constraints
Has planning permission	n been granted previously?: Yes
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?: 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will
	sical/environmental constraints
Site to be excluded from	n the SHELAA? No

Site Description				
Site Reference:	PSH357	Site name/location:	Mill Lane Car Park, Mill Lane	
Site size: 0.22 ha	Parish: Th	urmaston		
Current land use and character: Hardstanding, amenity		ardstanding, amenity grass tal	l ruderal and polar tree line.	
If site is current	y being developed	nade: N/A		

Land uses and character of surrounding area Large scale commercial and retail units, and 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? Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Whole site within Flood Zone 2.

Are there any environmental constraints to development?

None.

What are the potential impacts of the development?

Habitat loss & impact on corridor. Public footpath is also crosses diagonally through the PSH357. Within Archaeological Alert Zone.

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

Outside the Limits to Development. Within 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? Yes

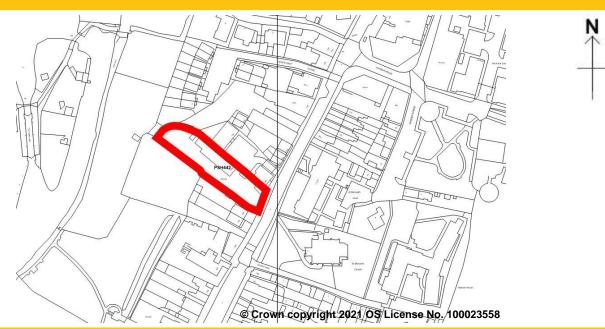
What is t	he developm	ent potential	of the site?

Is the site available for c	levelonment?		
Is the site available for c	-		
Are there any legal or ov	-		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/en	vironmental constraints.		
Has planning permissior	been granted previously?: No		
What is the likely timeso	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years		
What is the expected bu	ild 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will		
No irresolvable physical/en	vironmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description				
Site Reference:	PSH442	Site name/location:	746A Melton Road	
Site size: 0.14 ha	Parish: Th	urmaston		
Current land use and character: Car workshop with hardsta			g.	
If site is currently being developed what progress has been made: Permission granted but site works not started yet				

Land uses and character of surrounding area Residential area of Thurmaston Local 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?

Flood Zone 2 affects a large part of the site.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within Archaeological Alert Zone.

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? Yes

What is the development potential of the site?

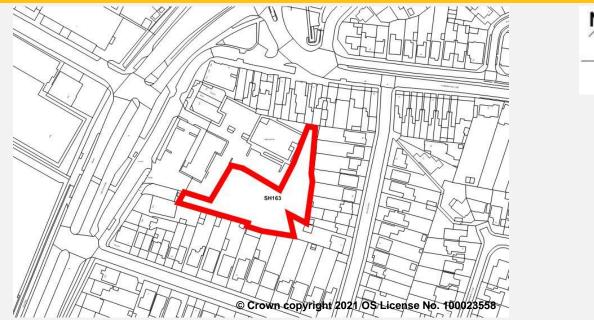
Dwellings / employment floorspace m2?

Is the site available for o	development?			
Is the site available for a	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	vironmental constraints.			
Has planning permission	n 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 bu	uild 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	n the SHELAA? No			

Site Description					
Site Referen	nce:	SH163	Site name/location:	Rear of Manor Medical Centre, Melton Road, Thurmaston	
Site size: 0	.27	Parish:	Thurmaston		
Current land use and character: Hard		Hard standing and scrub.			
If site is currently being developed what progress has been made: N/A					

Land uses and character of surrounding area Surrounded predominantly by two storey buildings. Chemist and Medical centre 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?

TPO trees along southern boundary and mature trees along small part of eastern boundary. Within 100m of Known Archaeological Site. Loss of habitat: minor but significant in context of site and its location.

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

DRAFT ALLOCATION HS15

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?

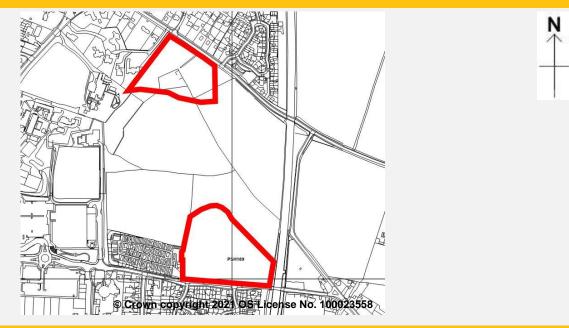
Dwellings / employment floorspace m2?

Is the site available for o	development?		
Is the site available for o	development?: Yes		
Are there any legal or ownership problems?		on acc	evelopment of the site would be dependent on gettting a resolution ess arrangements through negotiation and agreement with the al Centre.
If issues have been iden	tified, how will and w	hen wil	ll these be overcome?
No known irresolvable phy	vsical/environmental cons	traints	
Has planning permission	n been granted previou	usly?:	Νο
What is the likely times	cale for development?	1	
What is the time frame	for development 0-5, (6-10 or	11-15 years? 11-15 years
What is the expected bu	uild out rate?: 8 dwelli	ngs per	annum
Is the site suitable?:	There are no known irre the site is in a suitable le		e physical/environmental constraints preventing development and for development.
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 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	t on the	e suitability, availability and achievability of a site, how will
No known irresolvable phy	vsical/environmental cons	traints.	
Site to be excluded from	n the SHELAA? No		

Site Description			
Site Reference:	PSH189	Site name/location:	Land off Barkby Thorpe Lane, Thurmaston
Site size: 6.3 Parish:		Thurmaston	
Current land use and character:		Agriculture	
If site is currently being developed what progress has been ma			nade: N/A

Land uses and character of surrounding area Caravan Site, Retail Park and 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? 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?

Within buffer zone of former landfill sites. The adjacent railway line introduces noise.

What are the potential impacts of the development?

Archaeological Interest Site close by.

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

The southern parcel of land is DRAFT ALLOCATION HS16 (70 dwellings). Within 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?

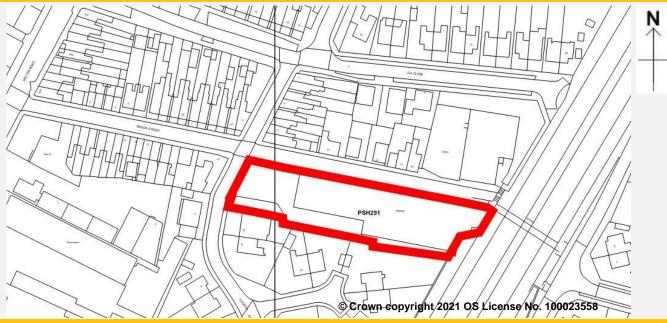
Dwellings / employment floorspace m2?

le the cite queilable for	doualonment2				
Is the site available for					
Is the site available for	development?: Yes				
Are there any legal or o	wnership problems? None				
If issues have been ider	ntified, how will and when will these be overcome?				
No known irresolvable phy	vsical/environmental constraints				
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? 6-10 years				
What is the expected be	uild 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 and a suitable access can be achieved.				
Is the site available?:	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 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.				
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will				
No known irresolvable phy	vsical/environmental constraints.				
Site to be excluded from	n the SHELAA? No				

Site Description				
Site Reference: PSH191		Site name/location:	Works opposite 46 Brook Street, Thurmaston	
Site size: 0.24 Parish:		Thurmaston		
Current land use and character:		Industrial		
If site is currently being developed what progress has been m		ed what progress has been m	ade: N/A	

Land uses and character of surrounding area This part of Brook St. is predominatly industrial with a small amount of residential and backing onto A607.

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?

Eastern part within 250m buffer zone of old landfill site.

What are the potential impacts of the development?

Buildings negligible bat potential.

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

DRAFT ALLOCATION HS12

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

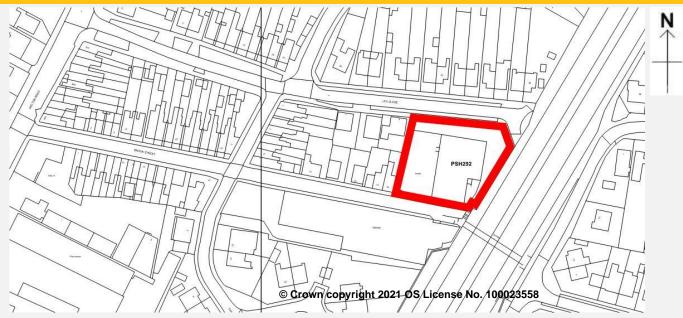
Is the site available for o	development?			
Is the site available for o	development?: No			
Are there any legal or o	wnership problems? None			
If issues have been iden	tified, how will and when will these be overcome?			
No known irresolvable phy	sical/environmental constraints			
Has planning permissior	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? 11-15 years			
What is the expected bu	uild out rate?: 7 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.			
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	sical/environmental constraints			

Site to be excluded from the SHELAA? No

Site Description	n			
Site Reference:	PSH192	Site name/location:	Works adjacent 46 Brook Street, Thurmaston	
Site size: 0.17ha Parish:		Thurmaston		
Current land use and character: Industrial		Industrial		
If site is currently being developed what progress has been made: N/A				
		This want of Dura	I. Call to some departmental state in the second state of the seco	

Land uses and character of surrounding area This part of Brook St. is predominatly industrial with a small amount of residential and backing onto A607.

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?

Within 250m buffer zone of old landfill site.

What are the potential impacts of the development?

Buildings negligible bat potential.

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

DRAFT ALLOCATION HS13

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? Yes

What is the development potential of the site?

Dwellings / employment floorspace m2?

Is the site available for o	dovalanment?			
	-			
Is the site available for o	development?: No			
Are there any legal or o	wnership problems? None			
If issues have been iden	tified, how will and when will these be overcome?			
no known irresolvable phy	sical/environmental 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? 11-15 years			
What is the expected bu	uild out rate?: 5 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.			
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.			
these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will sical/environmental constraints.			

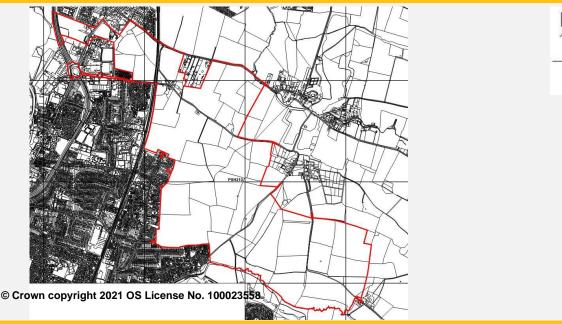
Site to be excluded from the SHELAA? No

Site Description			
Site Reference:	PSH210	Site name/location:	North East of Leicester Sustainable Urban Extension
Site size: 310 ha	Parish:	Thurmaston	
Current land use	and character:	Predominantly Agricultural.	

If site is currently being developed what progress has been made: Site expected to start in 2021.

Land uses and character of surrounding area 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? Mixed Use SUE

Assessment of constraints and potential impacts

Are there any physical constraints to development?

N/A Site has planning permission

Are there any environmental constraints to development?

N/A Site has planning permission

What are the potential impacts of the development?

N/A Site has planning permission

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

DRAFT ALLOCATION HS1

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

Dwellings / employment floorspace m2?

4,500

Is the site available for	development?						
Is the site available for	-	es					
Are there any legal or o	wnership problen	ns? None					
If issues have been iden	tified, how will a	nd when wi	ill these be ov	ercome?			
Site has planning permission	on						
Has planning permission	n been granted pr	eviously?:	No				
What is the likely times	cale for developm	ient?					
What is the time frame	for development	0-5, 6-10 oı	r 11-15 years?	Within 5 ye	ars		
What is the expected b		0 dwellings ı ıilders)	per year(4				
Is the site suitable?:	There are no know the site, it is in a s					enting development o can be achieved.	n
Is the site available?:	Site is being promoted by a consortium of developers. Planning application granted, S.106 signed and reserved matters granted on 1st 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 beer these be overcome?:		-	e suitability, a	availability	and achievabi	lity of a site, how w	/ill
no known irresolvable phy	sical/environmental	constraints					
Site to be excluded from	n the SHELAA?	No					