# **CHARNWOOD SHELAA SITE ASSESSMENT 2020**

Site Description									
Site Reference: PSH78		Site name/location:		Loughborough Road, Walton on the Wolds					
Site size: 0.49 ha	Parish:	Walton on the	Wolds						
Current land use and character:		Land cover is rough grassland, marginal grazing land. Caravans/horse boxes are also present on the site.							
If site is currently being developed what progress has been made: N/A									
Land uses and character of surrounding area			Rural character, although site is strongly associated with the adjacent development.						

### **Site Boundary**



### Assessment of potential use of the site

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

Residential

## Assessment of constraints and potential impacts

#### Are there any physical constraints to development?

Not within flood risk zones.

## Are there any environmental constraints to development?

None

# What are the potential impacts of the development?

Loss of moderate value habitat. A public footpath forms the north western boundary of the Site, linking the village with the wider countryside. The south western half of the Site is located within Walton on the Wolds Conservation Area (also an Archaeological Alert 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 as a whole is seen as an attractive place to live and market homes

Would the site contribute to any regeneration priority areas? No

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What is the development potential of the site?								
Dwellings / employmen	t floorspace m2?	12						
Is the site available for development?								
Is the site available for c	development?: Yes							
Are there any legal or o	wnership problems? None							
If issues have been iden	tified, how will and when wil	I these be overcome?						
No irresolvable physical/environmental constraints.								
Has planning permissior	been granted previously?:	Νο						
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?: 12 dwellings per annum								
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. The site does not have good access to service and facilities.							
Is the site available?:	The site does not have planning permission and is not owned by a developer with the intention to develop.							
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.							
these be overcome?:		e suitability, availability and achievability of a	site, how will					
No irresolvable physical/environmental constraints.								
Site to be excluded from	n the SHELAA? No							