

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

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

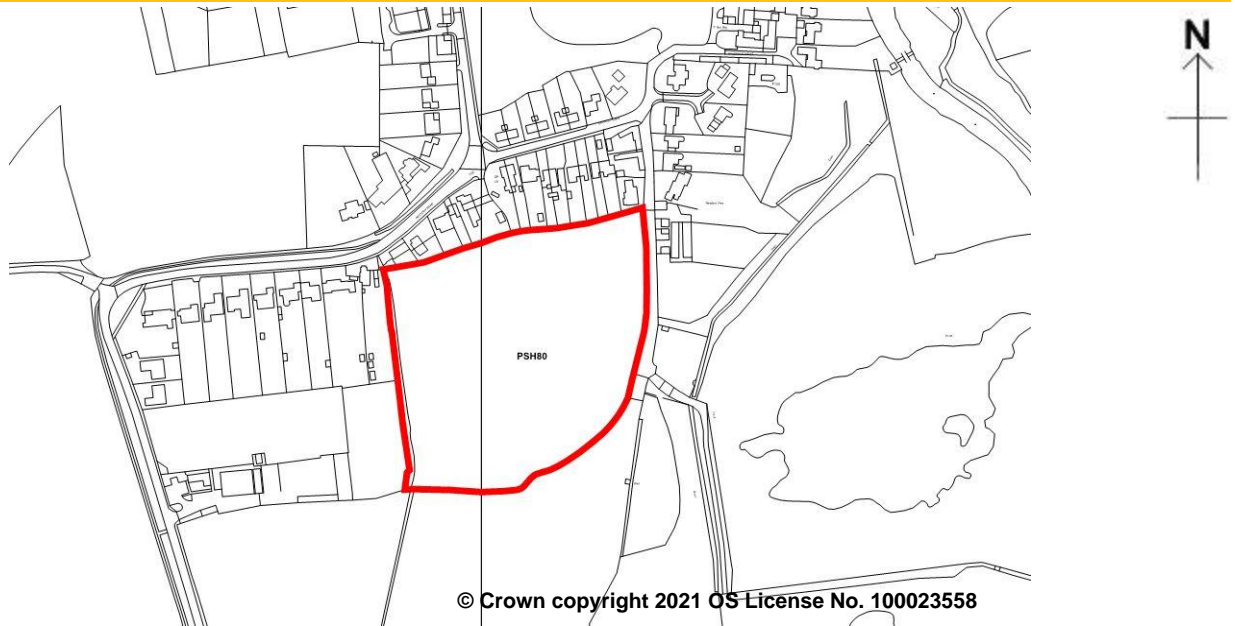
Site size: **Parish:**

Current land use and character:

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

Land uses and character of surrounding area

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

60

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

What is the expected build out rate?:

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development but the site does not have good access to services 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.

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.

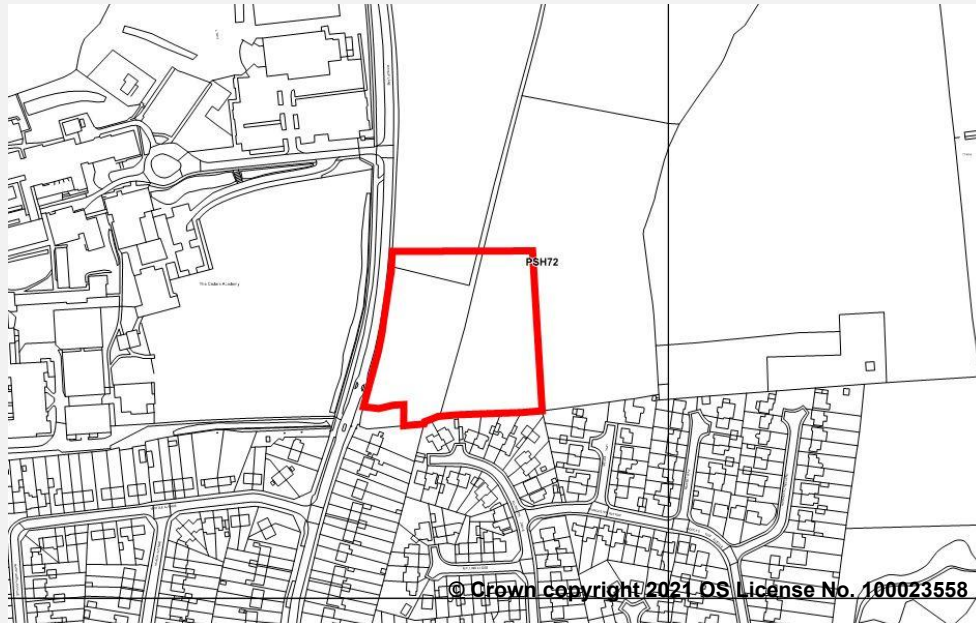
Site to be excluded from the SHELAA?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH72"/>	Site name/location:	<input type="text" value="Land of Birstall/Wanlip"/>
Site size:	<input type="text" value="1.1ha"/>	Parish:	<input type="text" value="Wanlip"/>
Current land use and character:	<input type="text" value="Arable land with tree/scrub belt"/>		
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="Adjoins established residential area of Birstall to the south, the school to the west and farm land to the north and 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?

Small amount of Flood Zone 2 on eastern part of the site.

Are there any environmental constraints to development?

Traffic noise from the nearby A6 and A46 dual carriageways can be a detracting feature.

What are the potential impacts of the development?

Connectivity and impacts on nearby wildlife sites. Further development in this location would need to consider cumulative impacts. Boundary hedgerows form an important wildlife corridor in a north-south axis. Agricultural Land Classification Grade 2. A public footpath crosses through PSH72.

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

Outside the Limits to Development. The site lies within the New Area of Local Separation.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas?

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What is the development potential of the site?

Dwellings / employment floorspace m2?

19

Is the site available for development?

Is the site available for development?:

No

Are there any legal or ownership problems? Tenanted by an agricultural tenant.

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?: 19 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development on the site and a suitable access can be achieved.

Is the site available?:

The site does not have planning permission but is being promoted by a land agent for the land owner

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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

No irresolvable physical/environmental constraints.

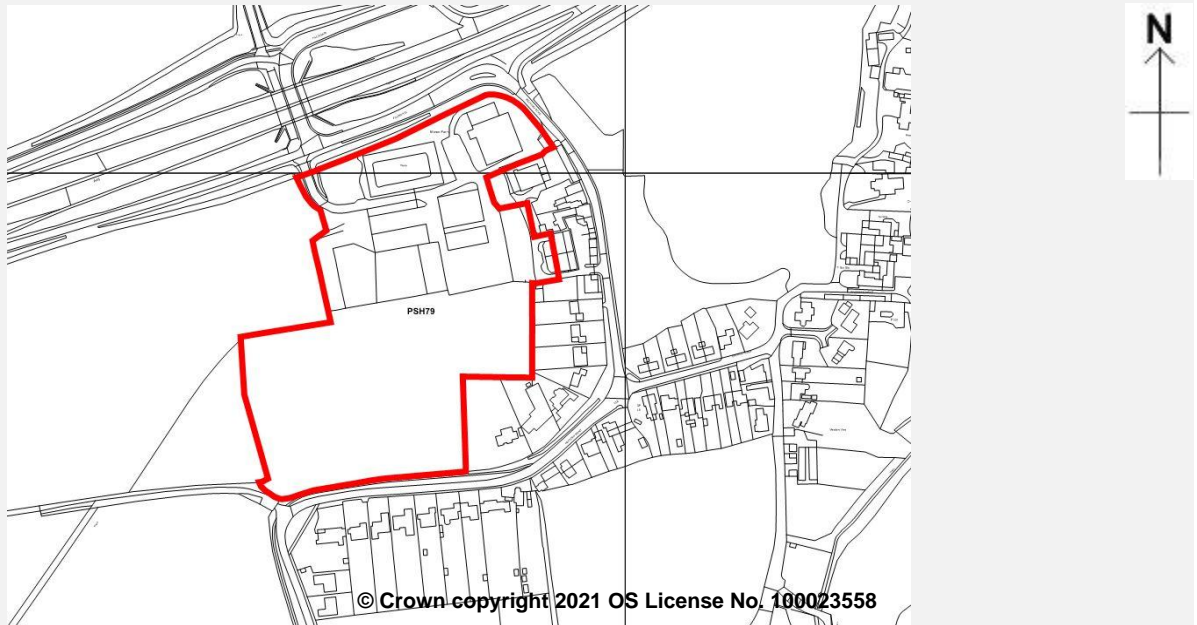
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH79"/>	Site name/location:	<input type="text" value="Land off Rectory Road, Wanlip"/>
Site size:	<input type="text" value="5.31ha"/>	Parish:	<input type="text" value="Wanlip"/>
Current land use and character:	<input type="text" value="Arable 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="Residential to the east, open land to the west and south. A46 to the north."/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 50 dwellings per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development but the site does not have good access to services 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.

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

No irresolvable physical/environmental constraints.

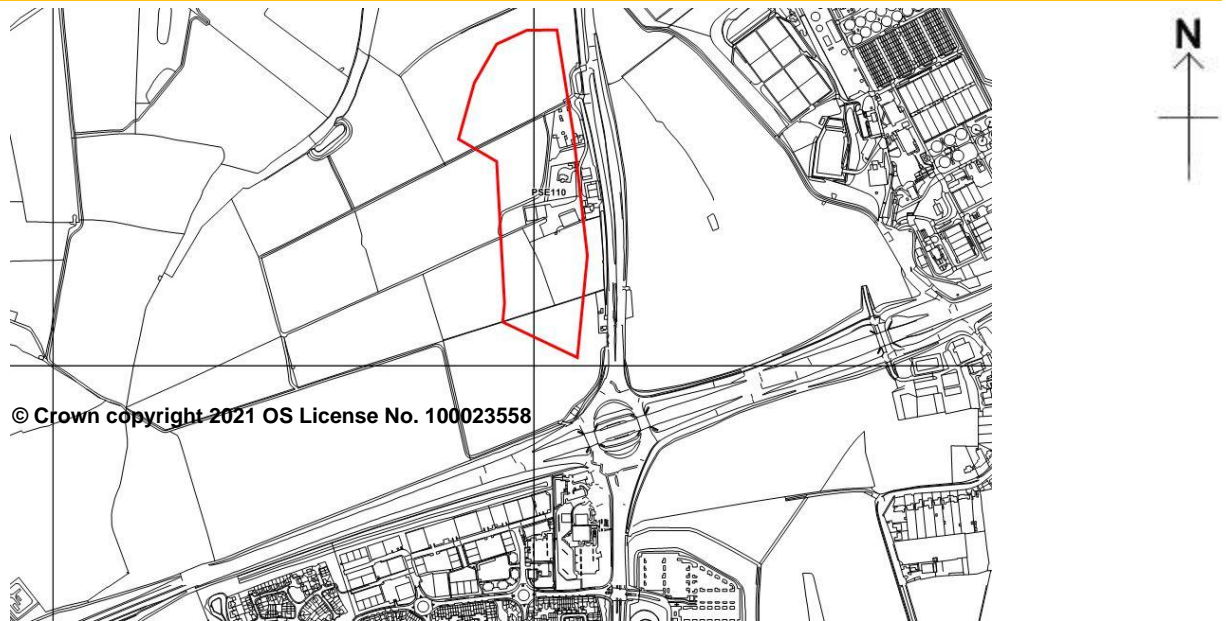
Site to be excluded from the SHELAA? No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSE110"/>	Site name/location:	<input type="text" value="Broadnook North of Birstall Direction of Growth"/>
Site size:	<input type="text" value="15 ha"/>	Parish:	<input type="text" value="Wanlip, Rothley, Thurcaston & Cropston."/>
Current land use and character:	<input type="text" value="Intensively farmed arable land with tree belts, spinneys, copses and hedges."/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Adjacent Great Central Railway, A46, A6 and Rothley Golf Course."/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

What is the development potential of the site?

Dwellings / employment floorspace m2?

50,000 sq.m.

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?:

1ha per annum

Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development on the site and a suitable access can be achieved.

Is the site available?:

Strong developer interest in the site and planning application pending a decision.

Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

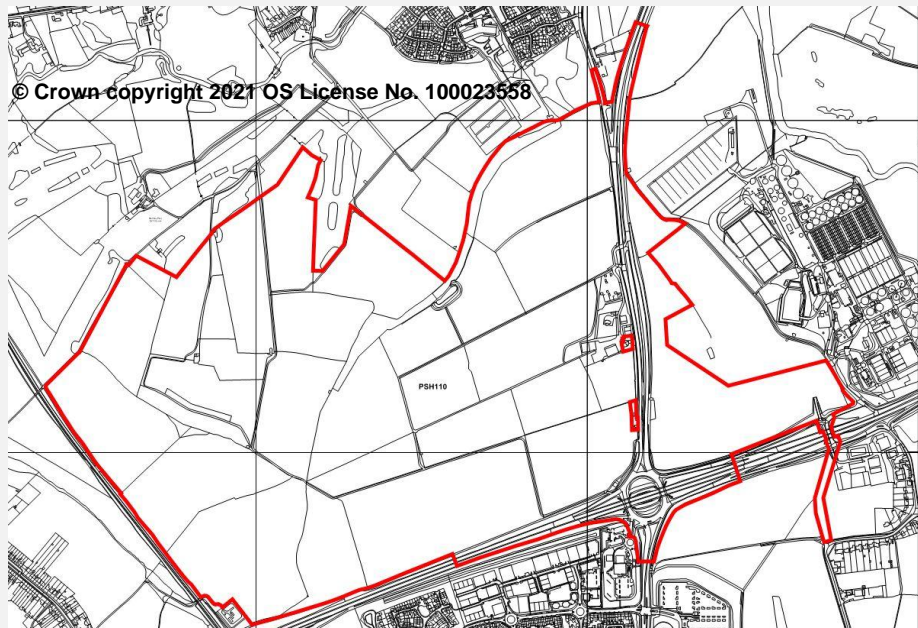
No

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description

Site Reference:	<input type="text" value="PSH110"/>	Site name/location:	<input type="text" value="Broadnook"/>
Site size:	<input type="text" value="206 ha"/>	Parish:	<input type="text" value="Wanlip, Rothley, Thurcaston & Cropston"/>
Current land use and character:	<input type="text" value="Intensively farmed arable land with tree belts, spinneys, copses and hedges."/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Adjacent Great Central Railway, A46, A6 and Rothley Golf Course"/>		

Site Boundary



Assessment of potential use of the site

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

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

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

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

What is the development potential of the site?

Dwellings / employment floorspace m2?

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

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

No known irresolvable physical/environmental constraints preventing development on the site and a suitable access can be achieved.

Has planning permission been granted previously?: No

What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years

What is the expected build out rate?: 150 (3 builders)

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development on the site and a suitable access can be achieved.

Is the site available?: Strong developer interest in the site and planning application pending a decision.

Is the site achievable? There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

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

No known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No