# **Site Description**

Site Reference: PSH80 Site name/location: Land off Butchers Lane, Wanlip

Site size: 3.20ha Parish: Wanlip

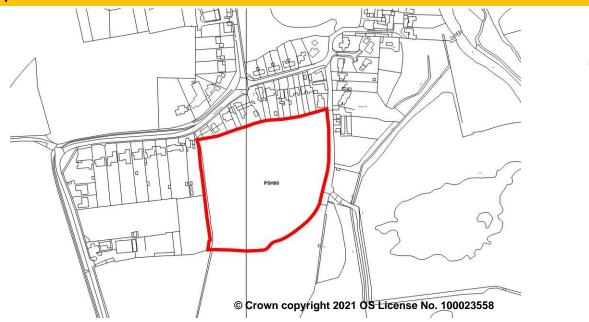
Current land use and character: Arable Field

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

Land uses and character of surrounding area Agricultural land and edge of settlement. Low density housing to north and

west, open land to 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?

The south-east corner of the site is affected by Flood zone 2 & 3a.

# Are there any environmental constraints to development?

The land is on two landfill buffer zones.

# What are the potential impacts of the development?

Adjacent an archaeological alert zone. A public footpath forms western boundary of the site.

Grade 4 Agricultural land. Connectivity between Soar and wider landscape, impacts on LWS. Cumulative effects.

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

Outside the Limits to Development. 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? 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	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? 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 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.			
No irresolvable physical/er  Site to be excluded from				

# **Site Description**

Site Reference: PSH72 Site name/location: Land of Birstall/Wanlip

Site size: 1.1ha Parish: Wanlip

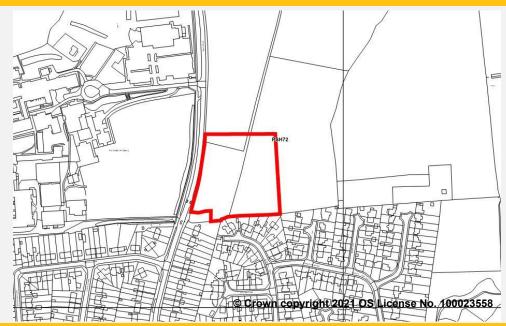
Current land use and character: Arable land with tree/scrub belt

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

Land uses and character of surrounding area 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?

Residential

## 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? No

What is the developme	nt potential of the si	ite?			
Dwellings / employmen	nt floorspace m2?		19		
Is the site available for	development?				
Is the site available for	development?: No				
Are there any legal or o	wnership problems?	? Tenan	ted by an agricultural tenant.		
If issues have been identified, how will and when will these be overcome?					
No irresolvable physical/e	nvironmental constrain	its.			
Has planning permissio	n been granted prev	iously?:	No		
What is the likely times	cale for developmer	nt?			
What is the time frame	for development 0-	5, 6-10 or	<b>11-15 years?</b> 6-10 years		
What is the expected be	uild out rate?: 19 do	wellings pe	er annum		
Is the site suitable?:	There are no known the site and a suitable		e physical/environmental constraints preventing development on an 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 these be overcome?:	identified that imp	act on the	e suitability, availability and achievability of a site, how will		
No irresolvable physical/e	nvironmental constrain	its.			
Site to be excluded from	n the SHFLAA? No				

Site Reference: PSH79 Site name/location: Land off Rectory Road, Wanlip

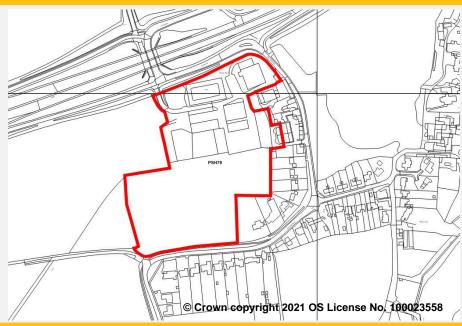
Site size: 5.31ha Parish: Wanlip

Current land use and character: Arable land

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

**Land uses and character of surrounding area** 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?

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?

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

# What are the potential impacts of the development?

Loss of habitat, impact on TPO woodland (particularly to West).

Agricultural Land Classification Grade

2. Eastern edges within Archaeological Alert Zone.

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

Outside the Limits to Development. 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? No

#### What is the development potential of the site?

Dwellings / employment floorspace m2?

100

Site to be excluded from the SHELAA? No

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.
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 Description** 

Site Reference: PSE110 Site name/location: Broadnook North of Birstall Direction of Growth

Site size: 15 ha Parish: Wanlip, Rothley, Thurcaston &

Cropston.

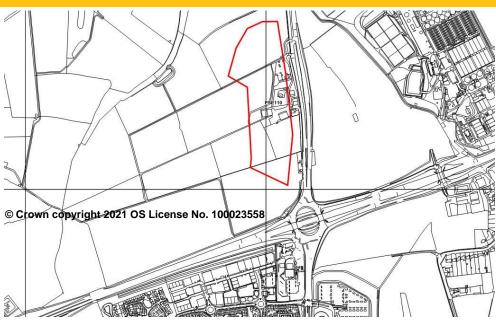
Current land use and character: Intensively farmed arable land with tree belts,

spinneys, copses and hedges.

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

Land uses and character of surrounding area | 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?

Employment part of mixed use SUE

### 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 Landfill buffer.

# What are the potential impacts of the development?

Grade 2 agricultural land. Site close to River Soar Local Wildlife Site and Strategic River Corridor and to Great Central Railway Local Wildlife Site. Adjacent known Archaeological site.

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

**DRAFT ALLOCATION ES2** 

# 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 developme	nt potential of the site?			
Dwellings / employment floorspace m2? 50,000 sq.m.				
Is the site available for	·			
Is the site available for	·			
Are there any legal or o				
• •	ntified, how will and when will these be overcome?			
No irresolvable physical/er				
Has planning permission	n been granted previously?: No			
What is the likely times				
	for development 0-5, 6-10 or 11-15 years? 6-10 years			
What is the expected bi	uild 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	n the SHELAA? No			

# **Site Description**

Site Reference: PSH110 Site name/location: Broadnook

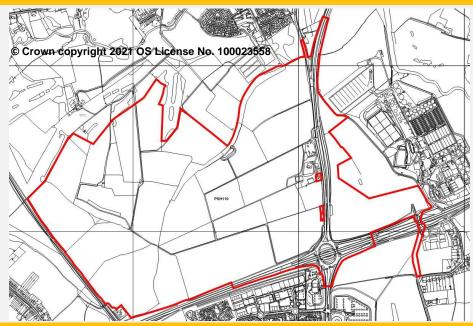
Site size: 206 ha Parish: Wanlip, Rothley, Thurcaston & Cropston

**Current land use and character:** Intensively farmed arable land with tree belts, spinneys, copses and hedges.

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

Land uses and character of surrounding area 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?

Mixed use development

#### 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 Landfill buffer on eastern part of the site.

# What are the potential impacts of the development?

Grade 2 agricultural land. Site adjacent to River Soar Local Wildlife Site and Strategic River Corridor and to Great Central Railway Local Wildlife Site. Known Archaeological Site on part of the land.

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

**DRAFT ALLOCATION HS2** 

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?** 

1950

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	ntified, how will and when will these be overcome?	
No known irresolvable phy achieved.	ysical/environmental constraints preventing development on the site and a suitable access can be	
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? Within 5 years	
What is the expected be	uild 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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how will	
No known irresolvable phy	ysical/environmental constraints.	
Site to be excluded from	n the SHELAA? No	