Site Description

Site Reference: PSH168 Site name/location: 112 Main Street, Woodhouse Eaves

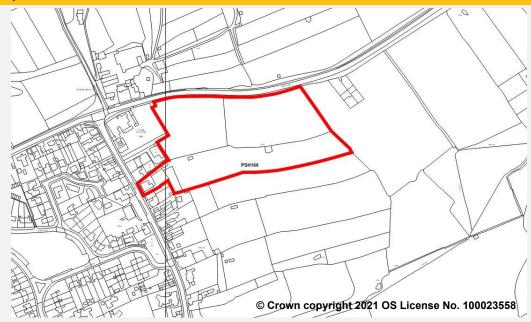
Site size: 3.04 ha **Parish:** Woodhouse Eaves

Current land use and character: Field compartments with grassland.

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

Land uses and character of surrounding area Distinctive Charnwood Forest landscape 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?

Site for small development of ten houses (or more)

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 on the adjacent road to the north can temporarily detract from the strong rural character.

What are the potential impacts of the development?

Development would result in the loss of LWS and supporting habitat. Grade 3 Agricultural Land. The area makes a direct contribution to the landscape setting of Woodhouse Eaves Conservation Area which is adjacent to the west. Adjacent Archaeological Alert area.

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

Within National and Charnwood Forest. 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 developmen	nt potential of the site?		
Dwellings / employmen	t floorspace m2?	57	
Is the site available for o	development?		
Is the site available for o	development?: Yes		
Are there any legal or o	wnership problems? None	2	
If issues have been iden	tified, how will and when v	vill 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 irresolva site does not have good access	ble physical/environmental constrai ss to service and facilities.	ints preventing development. The
Is the site available?:	The site does not have planning permission but is being promoted by the owner of the site.		
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 t	he suitability, availability and a	chievability of a site, how will
No irresolvable physical/er	nvironmental constraints.		
Site to be excluded from	the SHELAA? No		

Site Description

Site Reference: PSH82 Site name/location: Land at Woodhouse, Woodhouse

Site size: 0.84ha Parish: Woodhouse

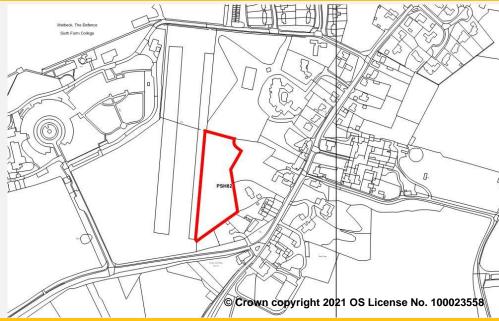
Current land use and character: The Site comprises a small-scale enclosure on the edge of Woodhouse.

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

Land uses and character of surrounding area The Site forms a minor part of the sense of separation between Woodhouse

and Woodhouse Eaves.

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?

Group TPO along western boundary. Boundary hedgerows with mature trees are part of the local biodiversity network. Habitat would be lost within developed areas. The Site contributes to the landscape setting of Woodhouse Forest Road Conservation. Area which is adjacent to the east. Grade 3 Agricultural Land. Within Charnwood Forest.

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 developme	nt potential of the site?		
Dwellings / employmer	t floorspace m2?	21	
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 ider	tified, how will and wh	en will these be overcome?	
No irresolvable physical/e	nvironmental constraints.		
Has planning permissio	n been granted previou	sly?: 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?: 21 dwell	ings 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.		
If constraints have been these be overcome?:	identified that impact	on the suitability, availability and achievability of a site, how will	
No irresolvable physical/e	nvironmental constraints.		
Site to be excluded from	n the CHELAAR No		

Site Description

Site Reference: PSH371 Site name/location: Land at Garats Hay, Forest Road, LE12 8UZ

Site size: 0.32ha Parish: Woodhouse

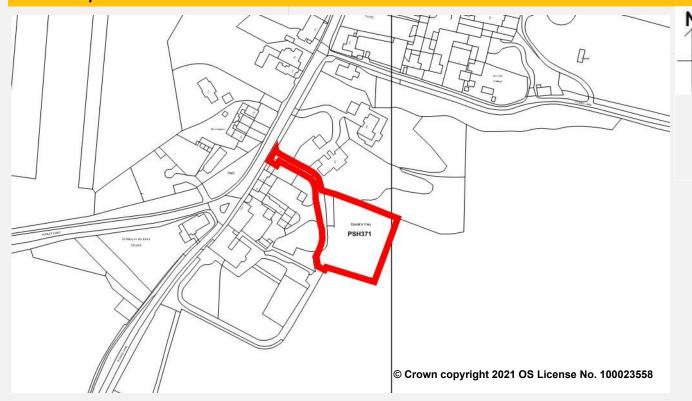
Current land use and character: Site works started.

If site is currently being developed what progress has been made: Site works started.

Land uses and character of surrounding area The site lies to the rear of the group of 12 dwellings formed from the

previous Garats Hay Officers' Mess complex.

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?

N/A Site underconstruction

Are there any environmental constraints to development?

N/A Site underconstruction

What are the potential impacts of the development?

N/A Site underconstruction

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

N/A Site underconstruction

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

N/A Site underconstruction

Would the site contribute to any regeneration priority areas? No

What is the developmen	nt potential of the site?	
Dwellings / employmen	t floorspace m2? 5	
Is the site available for o	development?	
Is the site available for o	development?: N/A Site underconstruc tion	
Are there any legal or o	wnership problems? N/A Site underconstruction	
If issues have been iden	tified, how will and when will these be overcome?	
N/A Site underconstruction	١	
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? Within 5 years	
What is the expected bu	uild out rate?: 50	
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 but has the benefit of planning permission.	
Is the site available?:	Site underconstruction	
Is the site achievable?	Site underconstruction and is expected to build out within 5 years	
If constraints have been these be overcome?: N/A Site underconstruction	identified that impact on the suitability, availability and achievability of a site, how will	
Site to be excluded from	n the SHELAA? No	

Site Description

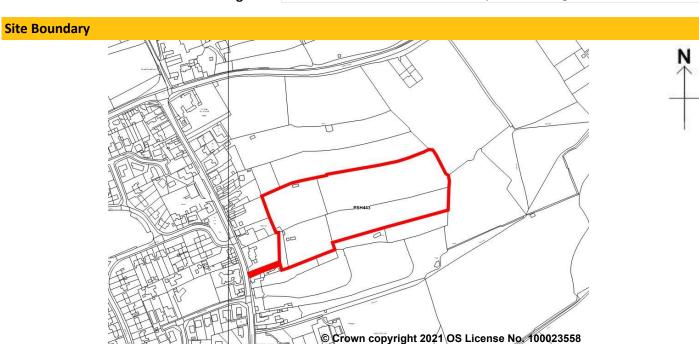
Site Reference: PSH443 Site name/location: Land rear of 64 Main Street

Site size: 2.75 ha Parish: Woodhouse Eaves

Current land use and character: Improved grassland paddocks with grassland LWS at eastern end.

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

Land uses and character of surrounding area Distinctive Charnwood Forest landscape surrounding area.



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 on the adjacent road to the north can temporarily detract from the strong rural character.

What are the potential impacts of the development?

Contains an area of lowland meadow Priority Habitat.. Possible ecological gains by developing only the improved grassland areas. Grade 3 Agricultural Land. The area makes a direct contribution to the landscape setting of Woodhouse Eaves Conservation Area which is adjacent to the west. Adjacent Archaeological Alert area.

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

Within National and Charnwood Forest. 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?

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?
	for development 0-5, 6-10 or 11-15 years? 11-20 years plus
What is the expected by	uild out rate?: 50 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 services and facilities.
Is the site available?:	The site does not have planning permission but is being promoted by a developer.
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	n identified that impact on the suitability, availability and achievability of a site, how will invironmental constraints.
Site to be excluded from	n the SHELAA? No

Site	Description	
------	-------------	--

Site Reference: PSH444 Site name/location: Land at Maplewell Road

Site size: 1.31ha Parish: Woodhouse Eaves

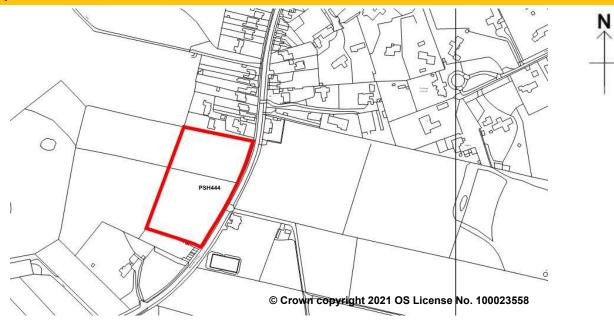
Current land use and character: Arable land

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

Land uses and character of surrounding area Part of the undeveloped setting to the south of existing dwellings in

Woodhouse Eaves.

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 arable land. Grade 3 Agricultural Land.

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

Within National and Charnwood Forest. 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?

50

CHAKNWOOD SHE	LAA SITE ASSESSMENT 2020		
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	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? 6-10 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 does not have good access to services and facilities.		
Is the site available?:	Planning application refused on the site.		
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?: No irresolvable physical/er Site to be excluded from			

CHARNWOOI	D SHELAA SIT	TE ASSESSN	ЛENT 2020		
Site Description					
Site Reference:	PSH485	Site n	ame/location:	Land at	Briscoe Lane
Site size: 0.63ha	Parish:	Woodhouse			
Current land use	and character:	The site is a va	cant and roughly	rectang	ular shaped parcel of land.
If site is currently	y being develope	ed what prog	ress has been n	nade:	Detail permission but site works yet to start.
Land uses and ch	aracter of surro	unding area	Situated betwee Waterloo Spinne		er of residential properties along Forest Road and
Site Boundary					
			PSH45		© Crown copyright 2021 OS License No. 100023558

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?

Within Archaeological Alert zone. TPO's on site.

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

Within National and Charnwood Forest.

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?

9

Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	
	ntified, how will and when will these be overcome?
No irresolvable physical/e	nvironmental constraints.
Has planning permissio	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 be	uild out rate?: 9 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.
Is the site available?:	Site has planning permission
Is the site achievable?	Site is expected to build out within 5 years old.
	n identified that impact on the suitability, availability and achievability of a site, how will
these be overcome?: No irresolvable physical/ei	nvironmental constraints.
Site to be excluded from	n the SHELAA? No