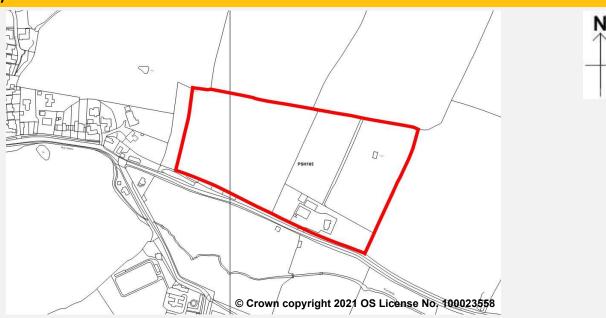
Site Description					
Site Reference: PS	SH185	Site name/location:	Narrow Lane, Wymeswold		
Site size: 5.67 ha	Parish: Wym	neswold			
Current land use and character: Single dwelling , hardstanding and agricultural buildings with improved grassland.					
If site is currently being developed what progress has been made: N/A					

Land uses and character of surrounding area Rural outlook on edge of village.

### 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?

Grade 2 agricultural land for whole site. PSH185 lies within close proximity to Wymeswold Meadows Nature Reserve, comprised of a grassland plant community accessed via Narrow Lane. Loss of habitat, increased recreational disturbance of LWS. Archaelogical interest on site. PSH185 adjoins the boundary of the Wymeswold Conservation Area and form part of the landscape setting to the historic core of the village.

#### 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 developmer	nt potential of the site?					
Dwellings / employmen	•					
Is the site available for o	levelopment?					
Is the site available for c						
Are there any legal or ov	•					
, ,	tified, how will and when will these be overcome?					
No irresolvable physical/en	-					
Has planning permissior	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? 6-10 years					
What is the expected bu	iild out rate?:       50 dwellings per annum					
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. This 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 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:	PSH186	Site name/location:	Land at Narrow Lane, Wymeswold			
Site size: 0.19ha	Parish:	Wymeswold				
Current land use and character:		Grassland				
If site is currently	y being develop	nade: N/A				

Land uses and character of surrounding area A gently rolling landscape of agricultural pastures characterises 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? 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 permanent pasture, impact on hedgerows. The Site has a relatively high perceived degree of tranquillity, remoteness and seclusion. 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?

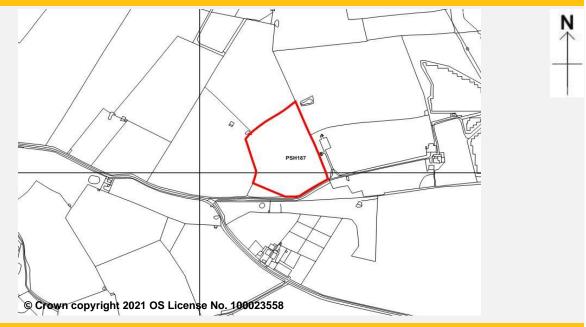
Dwellings / employment floorspace m2?

Is the site available for	development?				
Is the site available for development?: No					
Are there any legal or o	wnership problems? The ownership of the site is unknown				
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?: 6 dwellings per annum				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. This 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. The ownership of the site is unknown				
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	identified that impact on the suitability, availability and achievability of a site, how will				
these be overcome?:					
No irresolvable physical/er	nvironmental constraints.				
Site to be excluded from	n the SHELAA? No				

Site Description				
Site Reference: PSH187	Site name/location:	Land at Bakers Lane, Wymeswold		
Site size: 3.4 ha Parish:	Wymeswold			
Current land use and character:	Grassland			
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area A gently rolling landscape of agricultural pastures characterises 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? Residential

#### Assessment of constraints and potential impacts

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

Flood Risk Zone: n/a

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

None

### What are the potential impacts of the development?

Grade 3 agricultural land. A large proportion of PSH187 lies within land defined as an Archaeological Interest Site. The Site has a relatively high perceived degree of tranquillity, remoteness and seclusion.

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

Countryside, outside limits to development. Archaelogical interest over most of site

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.

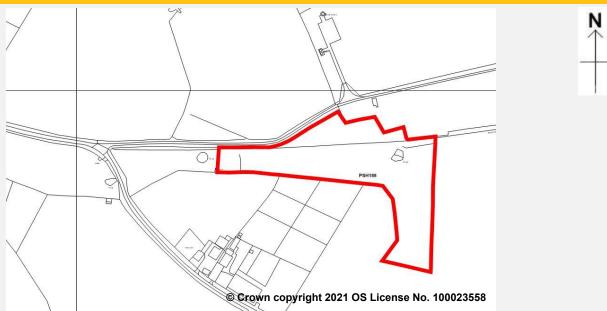
#### Would the site contribute to any regeneration priority areas? No

What is the development	nt potential of the site?
Dwellings / employmen	t floorspace m2? 64
Is the site available for o	development?
Is the site available for	development?: No
Are there any legal or o	wnership problems? The ownership of the site is unknown.
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. This 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. The ownership of the site is unknown
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:	PSH188	Site name/location:	Narrow Lane/Baker Lane, Wymeswold		
Site size: 2.23 ha Parish: V		Wymeswold			
Current land use and character: G		Grassland			
If site is currently being developed what progress has been made: N/A					

Land uses and character of surrounding area A gently rolling landscape of agricultural pastures characterises 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? 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?

The Site has a relatively high perceived degree of tranquillity, remoteness and seclusion. A public footpath runs broadly east to west. Loss of permanent pasture, increased recreational disturbance of LRWT reserve. 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?

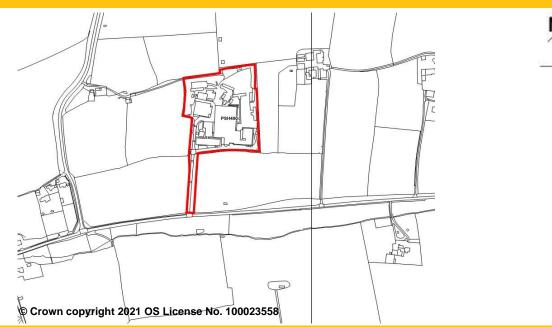
Dwellings / employment floorspace m2?

Is the site available for	development?						
Is the site available for	development?: No						
Are there any legal or o	Are there any legal or ownership problems? The ownership of the site is unknown.						
If issues have been ider	tified, 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?:       42 dwellings per annum						
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. This 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. The ownership of the site is unknown						
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/e	nvironmental constraints.						
Site to be excluded from	n the SHELAA? No						

Site Description						
Site Reference:	PSH480	Site name/location:	Hawker Business Park off Melton Road			
Site size: 3.55h	a Parish:	Wymeswold				
Current land use and character: Predo		Predominantly hard standing wi	th buildings.			
If site is currently being developed what progress has been made: N/A						

Land uses and character of surrounding area Surrounded on all sides by farmland, remote from residential 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?

Potential contamination from previous uses.

#### What are the potential impacts of the development?

Loss of tree line, loss of grassland. Buildings having bat roosting potential.

#### 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?

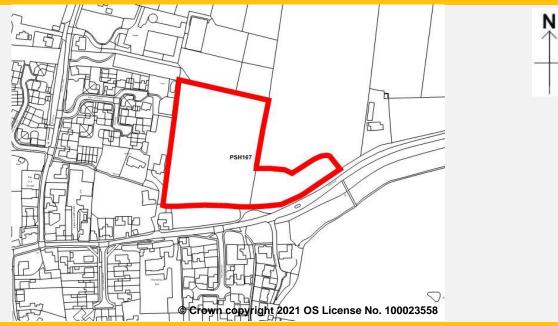
Is the site available for development? Is the site available for development?: Yes Are there any legal or ownership problems? None If issues have been identified, how will and when will these be overcome? No irresolvable physical/environmental constraints. Has planning permission been granted previously?: No What is the likely timescale for development? What is the likely timescale for development 0-5, 6-10 or 11-15 years? 6-10 years 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 and a suitable access could potentially be achieved. Though 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 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 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.					
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 likely timescale 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 and a suitable access could potentially be achieved. Though 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 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 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?:	Is the site available for	development?			
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 and a suitable access could potentially be achieved. Though 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 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 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?	Is the site available for	development?: Yes			
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 and a suitable access could potentially be achieved. Though 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 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 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?:	Are there any legal or o	wnership problems? None			
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 and a suitable access could potentially be achieved. Though 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 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 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?:	If issues have been iden	tified, how will and when will these be overcome?			
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 and a suitable access could potentially be achieved. Though 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 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 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/er	nvironmental constraints.			
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 and a suitable access could potentially be achieved. Though 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 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 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?:	Has planning permission	n been granted previously?: No			
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 and a suitable access could potentially be achieved. Though 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 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 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?:	What is the likely times	cale for development?			
Is the site suitable?:       There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved. Though 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 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 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?:	What is the time frame	for development 0-5, 6-10 or 11-15 years? 6-10 years			
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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?:	Is the site suitable?:	suitable access could potentially be achieved. Though the site does not have good access to services			
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?:		The site does not have planning permission but is being promoted by the surger of the site			
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?:	is the site available?:	The site does not have planning permission but is being promoted by the owner of the site.			
these be overcome?:	timeframe shown based on a judgement of the potential economic viability of the site and				
No irresolvable physical/environmental constraints.					
	No irresolvable physical/er	nvironmental constraints.			

Site to be excluded from the SHELAA? No

Site Description						
Site Reference: PSH167	Site name/location:	East Road, Wymeswold				
Site size: 1.79 ha Parish:	Wymeswold					
Site size: 1.79 iid Parish:	wymeswoiu					
Current land use and character:	Grassland					
If site is currently being developed what progress has been made: N/A						

Land uses and character of surrounding area Residential to the west and south, to the east pastures bound by hedgerows provide a valued naturalistic quality.

#### **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 development

#### Assessment of constraints and potential impacts

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

Very slight slope to site. Not within flood risk zones.

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

Human influence and the transport corridor of A6006 considerably reduce perceived tranquillity at PSH167.

#### What are the potential impacts of the development?

Adjacent and partly within Archaeological alert zone. PSH167 adjoins the boundary of the Wymeswold Conservation Area and form part of the landscape setting to the historic core of the village. Loss of permanenent pasture (R&F). Agricultural Land Classification Grade 2

#### 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

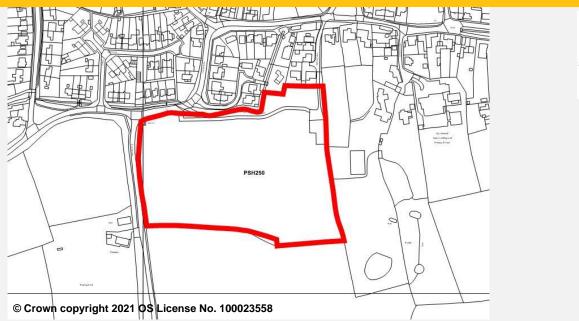
What is the developmer	t potential of th	e site?				
Dwellings / employmen	t floorspace m2?		45			
Is the site available for o	levelopment?					
Is the site available for o	levelopment?:	/es				
Are there any legal or o	wnership proble	ms? None				
If issues have been iden	tified, how will a	nd when wil	l these be ove	ercome?		
No irresolvable physical/en	vironmental const	raints.				
Has planning permissior	n been granted p	reviously?:	No			
What is the likely times	cale for develop	nent?				
What is the time frame	for development	: 0-5, 6-10 or	11-15 years?	6-10 years		
What is the expected bu	ild out rate?: 4	5 dwellings pe	r annum			
Is the site suitable?:	There are no know site does not have				raints preventing de	evelopment. The
Is the site available?:	<b>available?:</b> The site does not have planning permission but there is strong developer interest in the site and a housing planning application refusal 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.						
If constraints have been identified that impact on the suitability, availability and achievability of a site, how will						
these be overcome?:		• .				
No irresolvable physical/en	ivironmental const	raints.				
Site to be excluded from	n the SHELAA?	No				

Site Description			
Site Reference:	PSH250	Site name/location:	Land off Hoton Road
Site size: 4.0ha	Parish:	Wymeswold	
Current land use and character:		The Site comprises arable land	at the edge of the village.
16 . to . to		al	NI/A

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

Land uses and character of surrounding area Rural outlook to the south and west, residential 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? Housing

#### Assessment of constraints and potential impacts

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

River Mantle runs along northern boundary, Flood Zone 2,3a,3b affects small amount of the northern edge of the site.

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

None

#### What are the potential impacts of the development?

A public footpath forms the eastern boundary of the Site, connecting the wider landscape of the Leicestershire Wolds with the settlement of Wymeswold. A further public footpath offers recreational opportunities and crosses the Site itself broadly north east to south west.

Grade 3 Agricultural Land. Loss of arable habitat, river and woodland need buffering. Northern edge of site within an Archaeological Alert zone. An Archaeological Interest Site borders the Site to the south.

## 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.

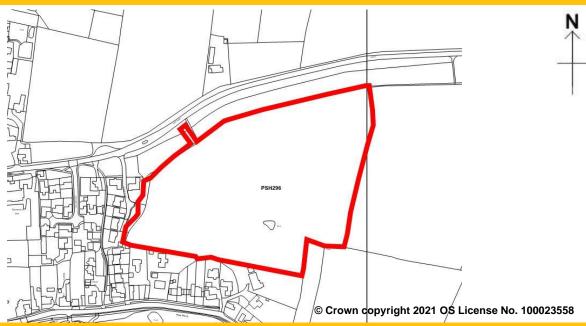
Would the site contribute to any regeneration priority areas? No

	an a sub-statistic table structure.
What is the development	•
Dwellings / employmen	t floorspace m2? 28
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? 6-10 years
What is the expected bu	uild out rate?:       28 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 has had a recent refusal for planning permission but is being promoted by a developer at a reduced site capacity to provide smaller units and bungalows for local need.
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/er	nvironmental constraints.
Site to be excluded from	n the SHELAA? No

Site Desc	ription			
Site Refe	rence:	PSH296	Site name/location:	East Road/Narrow Lane Wymeswold
Sitesize:	5.5ha	Parish:	Wymeswold	
Current land use and character: Ara		and character:	Arable field with pond	
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area Residential on 2 sides, common woodland, agricultural

#### 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?

None

#### What are the potential impacts of the development?

Grade 2 agricultural land for majority of site. Adjacent conservation area. Access would require breech to roadside woodland plantation. Adjacent to LWS and LRWT reserve (Wymeswold Meadows). Potential GCN and minor loss of connectivity, loss of arable land, increased recreational disturbance of LRWT reserve. Adjacent Archaeological Alert zone.

#### 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 o	levelopment?			
Is the site available for a	development?: Ye	25		
Are there any legal or o	wnership problem	s? None		
If issues have been iden	tified, how will an	d when wil	I these be overcome?	
No irresolvable physical/en	vironmental constra	aints.		
Has planning permissior	n been granted pro	eviously?:	No	
What is the likely times	cale for developm	ent?		
What is the time frame	for development (	0-5, 6-10 or	<b>11-15 years?</b> 6-10 years	
What is the expected bu	ild out rate?: 50	dwellings pe	r annum	
Is the site suitable?:			e physical/environmental constraints preventing de good access to services and facilities.	velopment.
Is the site available?:	The site does not h	ave planning	permission but is being promoted by the owner of	the site.
Is the site achievable?	timeframe below b	ased on a jud	onable prospect that development will be delivered agement of the potential economic viability of the s and let/sell the development over that period.	
If constraints have been these be overcome?:	identified that im	pact on the	e suitability, availability and achievability of a	site, how will
No irresolvable physical/en	vironmental constra	aints.		
Site to be excluded from	n the SHELAA?	lo		

Site Descr	ription			
Site Refer	ence:	PSH407	Site name/location:	Land North of East Road, Wymeswold
Site size:	3.4ha	Parish:	Wymeswold	
Current la	nd use	and character:	Good quality PSI	
If site is cu	urrently	y being develop	ed what progress has been m	nade: N/A

Land uses and character of surrounding area Set away from residential to the west and south, to the east pastures bound by hedgerows provide a valued naturalistic quality.

#### **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?

Transport corridor of A6006 considerably reduces perceived tranquillity at PSH407.

#### What are the potential impacts of the development?

Agricultural Land Classification Grade 2 on southern half and Grade 3 on Northern half. Part of site designated as known archaeological interest site. Loss of permanent pasture (R&F). Public footpath runs along northern boundary.

#### 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?

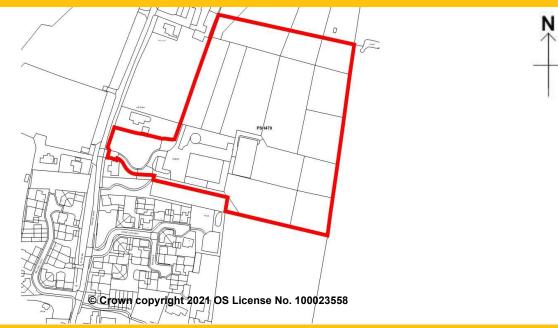
Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or o	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
No irresolvable physical/en	vironmental constraints.
Has planning permissior	n been granted 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? 6-10 years
What is the expected bu	uild out rate?:       50 dwellings perannum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. Though the site does not have good access to services and facilities.
Is the site available?:	The site does not have planning permission but there is 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 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 the SHELAA? No

Site Reference:	PSH479	Site name/location:	Land at Lovrin Equine Stables
<b>Site size:</b> 3.5ha	Parish: Wyr	neswold	
Current land use	and character: Imp	proved grassland (horse graz	ed) with stables and hardstanding.

Land uses and character of surrounding area Rural outlook edge of northern residential area of the village.

#### **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 grassland and impact on mature trees in boundaries. Grade 2 Agricultural Land. Public Footpath runs across western boundary of the south. Adjacent to known 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?

#### Would the site contribute to any regeneration priority areas? No

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

Dwellings / employment floorspace m2?

#### ACCECCNAENIT 2020 \_ **C**1'

CHARNWOOD SHE	LAA SITE ASSI	ESSMENT	2020			
Is the site available for o	development?					
Is the site available for a	development?: Y	/es				
Are there any legal or o	wnership probler	ms? None				
If issues have been iden	tified, how will a	nd when wil	ll these be ov	ercome?		
No irresolvable physical/er	vironmental const	raints.				
Has planning permission	n been granted p	reviously?:	No			
What is the likely times	cale for developr	nent?				
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?: 5	0 dwellings pe	er annum			
Is the site suitable?:					aints preventing de oes not have good	
Is the site available?:	The site does not	have planning	permission bu	it is being promot	ed by the owner of	the site.
Is the site achievable?		based on a ju	dgement of th	e potential econo	ent will be delivered mic viability of the s ver that period.	
If constraints have been these be overcome?:	identified that i	mpact on the	e suitability,	availability and	achievability of a	site, how will
No irresolvable physical/er	nvironmental const	raints.				
Site to be excluded from	n the SHELAA?	No				

Site Descripti	on			
Site Referenc	PSH486	Site name/location: Land adjacent Six Hills Garden Village		
Site size: 230	Parish:	Burton on the Wolds & Wymeswold		
Current land use and character: Agricultural Land				
If site is currently being developed what progress has been made: N/A				
Land uses and character of surrounding area Agricultural Land				

#### 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?

No Flood Risk. Electricity lines run along western edge of the site.

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

None

### What are the potential impacts of the development?

SSSI sits within the site boundary.

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					
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?: 2 builders 50 each dwellings per annum				
Is the site suitable?:	There are no 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 but 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.				
If constraints have been these be overcome?: No irresolvable physical/er	n identified that impact on the suitability, availability and achievability of a site, how will				

Site to be excluded from the SHELAA? No