

QUORN

Strategic Housing Land Availability Assessment 2009

Site Ref: SH113

Site name: Land adj. High Street & Station Road, Quorn

Site size: 0.15

Estimated No of Dwellings: 14

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:** Medium

Exclude from consideration?

Reason: Site complete

Strategic Housing Land Availability Assessment 2009

Site Ref: SH114

Site name: Land off Meynell Road, Quorn

Site size: 0.37

Estimated No of Dwellings: 31

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:** High

Exclude from consideration?

Reason: Site complete

Strategic Housing Land Availability Assessment 2009

Site Ref: SH115 **Site name:** Quorn High Street, Quorn

Site size: 0.76 **Estimated No of Dwellings:**

Suitable: Most of the site is affected by SFRA flood 3a and so a flood risk assessment would be needed before development was deemed suitable, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: **Market interest:** Medium

Exclude from consideration?

Reason: The site does not fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: SH116

Site name: Quorn Vicarage, 6 Loughborough Road, Quorn

Site size: 0.12

Estimated No of Dwellings: 10

Suitable: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH14

Site name: The Vicarage & Land off Loughborough Road,
Quorn

Site size: 0.44

Estimated No of Dwellings: 10

Suitable:

Available:

Achievable:

**Time frame for
development:**

**Market
interest:** Medium

Exclude from consideration?

Reason: This is a duplicate site

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH44 **Site name:** Buddon Lane, Quorn

Site size: 2.40 **Estimated No of Dwellings:** 72

Suitable: There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within a service centre. However, The site has no frontage to an adopted highway and there is no adequate route to provide access. Therefore the site is not appropriate for consideration in isolation.

Available: The site is owned by a developer with the intention to develop

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH45 **Site name:** Land at Quorn

Site size: 6.08 **Estimated No of Dwellings:** 114 with facilities

Suitable: Two overhead electricity lines run through the site but they do not affect the suitability of the site for development as they are located to east of Beacon Road. Approximately 20% of the site is affected by SFRA flood 3a and so a flood risk assessment would be needed before development was deemed suitable (this part of the site has been excluded when calculating the estimated number of dwellings). There are no known irresolvable physical/environmental constraints preventing development on the rest of the site, the site is in a suitable location for development adjacent to a service

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: 6-10 year's **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH98

Site name: Land off Farley Way (between the present football club & Beacon View Farm), Quorn

Site size: 10.26

Estimated No of Dwellings: Unknown due to flood risk

Suitable: Most of the site is affected by SFRA flood risk 3a and so a flood risk assessment would be needed before development was deemed suitable

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development:

Market interest: Medium

Exclude from consideration?

Reason: The site does not fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH107 **Site name:** Beacon View Farm, Quorn

Site size: 4.30 **Estimated No of Dwellings:** Unknown due to physical

Suitable: The site is affected by a gas pipeline and two overhead electricity lines run through the site. Most of the site is affected by SFRA flood risk 3a and so a flood risk assessment would be needed before development was deemed suitable

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: **Market interest:** Medium

Exclude from consideration?

Reason: The site does not fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH115 **Site name:** Land off Farley Way, Quorn

Site size: 12.18 **Estimated No of Dwellings:** Unknown due to flood risk

Suitable: Most of the site is affected by SFRA flood risk 3a and so a flood risk assessment would be needed before development was deemed suitable

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development: **Market interest:** Medium

Exclude from consideration?

Reason: The site does not fulfill any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2009

Site Ref: PSH108

Site name: Quorn Lodge, Loughborough Road, Quorn

Site size: 12

Estimated No of Dwellings: 225 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. However the site is not well connect to Quorn and Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable. Therefore the site is not appropriate for consideration.

Available: The site does not have planning permission and is not owned by a developer with the intention to develop.

Achievable: It is essential that the applicant provides clear evidence that the site is also achievable against the criteria set out in the SHLAA document. This will establish whether the site has a reasonable prospect of being delivered

Time frame for development:

Market interest: Medium

Exclude from consideration?

Reason: The site does not fulfill any of the deliverability criteria and so has been deemed not developable.