

NEWTOWN

LINFORD

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH41

Site name: Land at Markfield Lane, Newtown Linford

Site size: 10

Estimated No of Dwellings: 188 with facilities

Suitable: The site is in a suitable location in terms of its access to Markfield which is defined as a sustainable location in the Hinckley and Bosworth Core Strategy.

Available: The site does not have planning permission but there is known developer interest in the site.

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH38

Site name: 185 Markfield Lane, Newtown Linford

Site size: 0.35

Estimated No of Dwellings: 11

Suitable: The site is in a suitable location in terms of its access to Markfield which is defined as a sustainable location in the Hinckley and Bosworth Core Strategy, a suitable access can be achieved and there are not irresolvable physical/environmental constraints affecting development

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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH99

Site name: Land to the west of Newtown Linford, Newtown Linford

Site size: 9.57

Estimated No of Dwellings: 179 with facilities

Suitable: There are no known irresolvable physical/environmental constraints preventing development. This site does not have good access to service and facilities but could contribute to the sustainability of the village if it was developed for affordable housing. Information on this site has previously been sent to the Housing Department at Charnwood Borough Council.

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

Achievable: Does not have ownership or control of the only access onto the smaller of the three sites, therefore the smaller site is excluded and the total developable area has been reduced.

Time frame for development: 6-10 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH184 **Site name:** Beech Farm, 552 Bradgate Farm, Newtown
Linford

Site size: 0.61 **Estimated No of Dwellings:** 6

Suitable:

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

Achievable:

Time frame for development: 6-10 years **Market interest:** Low

Exclude from consideration?

Reason: Site not capable of delivering 10 or more dwellings so not a strategic site for SHLAA. This site does not have good access to service and facilities though this does not stop it contributing to the sustainability of the village if it was developed for affordable housing. Information on this site has previously been sent to the Housing Department at Charnwood Borough Council.

QUENIBOROUGH

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH153 **Site name:** Land on South Croxton Road, Queniborough

Site size: 1.36ha **Estimated No of Dwellings:** 33 with facilities

Suitable: The north east side 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). 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. The site is also not connected to the settlement boundary.

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 fulfil any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH222 **Site name:** 30-44 Marsden Avenue, Queniborough

Site size: 0.27 **Estimated No of Dwellings:** 16

Suitable: Under Construction

Available: Under Construction

Achievable: Under Construction

Time frame for development: Within 5 years **Market interest:** High

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH42

Site name: Land at Threeways Farm, Queniborough

Site size: 11.65

Estimated No of Dwellings: 210 with facilities

Suitable: A small 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 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 years

Market interest: Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH43

Site name: Land at Queniborough Village, Queniborough

Site size: 0.96

Estimated No of Dwellings: 24 with facilities

Suitable: most of the site is affected by SFRA flood risk 3a and so a flood risk assessment would be needed before it is deemed suitable. There are no known irresolvable physical/environmental constraints preventing development but the site is not well connected to Queniborough so is not considered to be in a suitable location for residential development.

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: Most of the site is affected by SFRA flood risk 3a and so a flood risk assessment would be needed before it is deemed suitable. The site does not fulfil any of the deliverability criteria and so has been deemed not developable.

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH221 **Site name:** Melton Road, Queniborough

Site size: 3.1 **Estimated No of Dwellings:** 63 with facilities

Suitable: The site is still in use as an employment site so is not likely to come forward for residential development. There are no known irresolvable physical/environmental constraints preventing development, 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: 11-20 years **Market interest:** Medium

Exclude from consideration?

Reason:

Strategic Housing Land Availability Assessment 2010

Site Ref: PSH183

Site name: Land at Mere Lane, Queniborough

Site size: 0.27

Estimated No of Dwellings: 8

Suitable: There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved. Although the site is not capable of delivering 10 or more dwellings so not a strategic site for SHLAA there is some flexibility in the position of the southern boundary which could potentially yield 10 dwellings.

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: 11-20 years

Market interest: Medium

Exclude from consideration?

Reason: