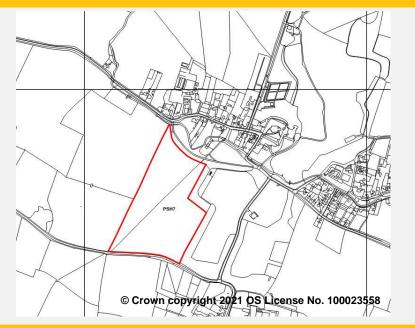
Site Description						
Site Reference:	PSH7	Site name/location:	Land west of Barkby			
Site size: 8.87 ha	Parish:	Barkby				
Current land use and character:		Land use is arable agriculture. T hedges with mature hedgerow				

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

Land uses and character of surrounding area Residential to the north, open countryside to the east, south and west

Ν

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 northern part of the site is affected by Flood Zone 2.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Impact on adjacent habitat, loss of arable land. Majority of side is Grade 3 Agricultural Land. Site provides part of the wider setting to Barkby Conservation Area adjacent to the north and east.

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? Single Developer

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?		
Dwellings / employment floorspace m2?	111	

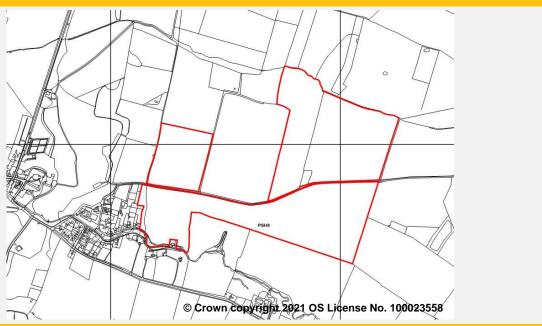
Is the site available for o	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
no known irresolvable phy	vsical/environmental constraints
Has planning permission	n been granted previously?: None
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 year
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.
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 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.
these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will
No known irresolvable phy	vsical/environmental constraints.
Site to be excluded from	n the SHELAA? No

Site Description			
Site Reference:	PSH8	Site name/location:	Land east of Barkby
Site size: 46ha	Parish:	Barkby	
Current land use	and character:	Arable fields either side of Bark Brook, a tributary of the River W	by Holt Lane, lies in the gently meandering valley of Barkby Vreake.

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

Land uses and character of surrounding area The Site is set within a context of arable land use and localised woodland.

Site Boundary



Ν

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?

Small amount of the most southernly side of the site is affected by Flood Zone 2, 3a & 3b.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Impact on surrounding habitat and stream corridors. Loss of arable land

(skylark recorded as probable breeders) in 2 locations on site). The south western extent of the Site to the south of Barkby Holt Lane adjoins the boundary of Barkby Conservation Area. Two Archaeological Interest Sites are incorporated within the boundary of the Site.

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	•		590
Is the site available for c	levelopment?		
Is the site available for c	levelopment?: Yes		
Are there any legal or ov	wnership problems?	None	
If issues have been iden	tified, how will and wh	nen wil	these be overcome?
No known irresolvable phys	sical/environmental const	traints	
Has planning permissior	been granted previou	ısly?:	Νο
What is the likely timeso	cale for development?		
What is the time frame	for development 0-5, 6	5-10 or	11-15 years? 6-10 years
What is the expected bu	ild out rate?: 50 dwel	lings pe	r year
Is the site suitable?:			e physical/environmental constraints preventing development on uld be achieved. This site does not have good access to service and
Is the site available?:	The site does not have p develop.	lanning	permission and is not owned by a developer with the intention to
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.			
these be overcome?:	-		e suitability, availability and achievability of a site, how will
No known irresolvable phys	sical/environmental const	traints.	
Site to be excluded from	the SHELAA? No		

Site Description				
Site Reference:	PSH178	Site name/location:	Land off Hamilton Lane, Barkby Thorpe	
Site size: 7.5 ha Parish: Ba		Barkby Thorpe		
Current land use and character: Ara		Arable field		
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area Housing to south & west; Farming to north & 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? Housing

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Small part of north east tip of the site is affected by Flood Zone 2, 3a, 3b.

Are there any environmental constraints to development?

None.

What are the potential impacts of the development?

Ancient monument 100m to the east. Loss of arable land. Grade 3 Agricultural Land. Isolation of new habitat. Consider also cumulative effects in association with Hamilton an NELSUE.

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?

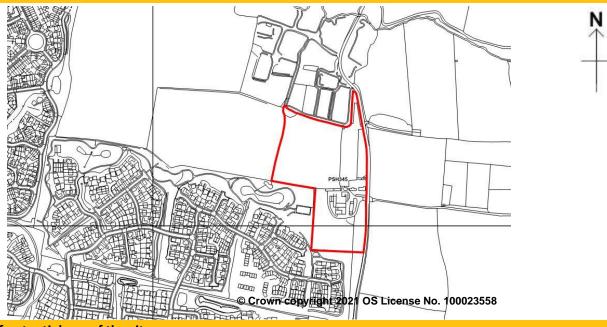
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Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or o	wnership problems? None		
If issues have been ider	tified, how will and when will these be overcome?		
No known irresolvable phy	sical/environmental 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 be	uild out rate?: 50 dwellings per year		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a possible suitable access from adjoining developments could be achieved.		
Is the site available?:	The site does not have planning permission but has had developer interest.		
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 these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how wi		
No known irresolvable phy	sical/environmental constraints		
Site to be excluded from	n the SHELAA? No		

Site Description						
Site Reference:	PSH345	Site name/location:	Hamilton Grounds Farm, Hamilton Lane, Hamilton, LE4 9SF			
Site size: 4.54ha	Parish: Barkby Thorpe					
Current land use and character:		Housing, vacant agricultural, B8	storage			
If site is currently being developed what progress has been made: N/A						

Land uses and character of surrounding area Adjacent Ancient Monument to the north and new housing site underconstruction to the 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? Housing

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Not within a Flood Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 3 Agricultural land. Loss of arable land, potential for impact on various EPS

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

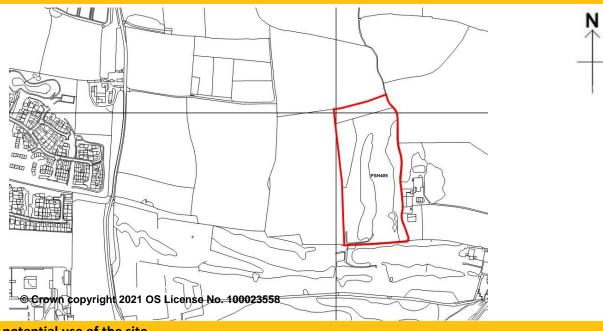
What is the development potential of the site? Dwellings / employment floorspace m2?

Is the site available for o	development?					
Is the site available for a	development?:	ſes				
Are there any legal or o	wnership problei	ms? None				
If issues have been iden	tified, how will a	nd when wil	l these be ov	ercome?		
No known irresolvable phy	sical/environmenta	al constraints				
Has planning permission	n been granted p	reviously?:	No			
What is the likely times	cale for developr	ment?				
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?: 30 dwellings per year						
Is the site suitable?:		ently undercor			t to the south of the may possibly make	-
Is the site available?:	Site is being prom	oted by plann	ing consultant	on behalf of the o	wner.	
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 i	mpact on the	e suitability, a	availability and a	chievability of a	site, how will
No known irresolvable phy	sical/environmenta	al constraints				
Site to be excluded from	n the SHELAA?	No				

Site Description			
Site Reference:	PSH409	Site name/location:	Land adjacent Scraptoft
Site size: 5.2ha	Parish:	Barkby Thorpe	
Current land use and character:		Golf course with rough, woodla	nd planting and a pond.
If site is currentl	y being develop	ed what progress has been n	nade: N/A

Land uses and character of surrounding area Characterised by a combination of amenity grass, woodland belts and golf course infrastructure.

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 a Flood Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Habitat loss (cumulative).

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

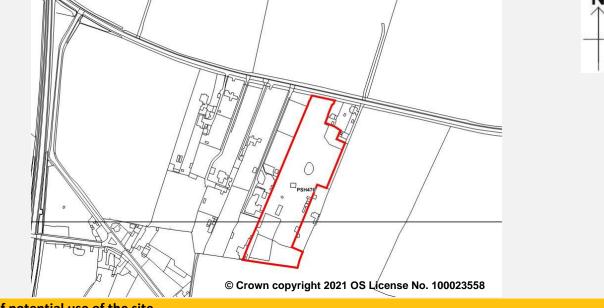
What is the development potential of the site?

Dwellings / employment floorspace m2?

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In the site southed by fam.	laurele numerat D
Is the site available for c	levelopment?
Is the site available for o	levelopment?: Yes
Are there any legal or ov	wnership problems? None
If issues have been iden	tified, how will and when will these be overcome?
No known irresolvable phy	sical/environmental constraints
Has planning permissior	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	ild out rate?: 50 dwellings per year
Is the site suitable?:	The site is an additional area of land which falls within Charnwood of a much larger proposal put forward as a draft allocation by Harborough District Council. Access to the site would be achieved through this draft allocation site within Harborough District.
Is the site available?:	Site is being promoted by planning consultant on behalf of the owner.
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	sical/environmental constraints
Site to be excluded from	n the SHELAA? No

Site Description		
Site Reference: PSH476	Site name/location:	Woodgate Nurseries, Barkby Lane
Site size: 2.1 Parish:	Barkby	
Current land use and character:	Abandoned garden; predomina ruderal habitat with some derel	ntly rough grassland with plantation woodland, scrub, tall lict sheds and hardstanding.
If site is currently being develop	ed what progress has been m	nade: N/A
Land uses and character of surro	Dunding area 1 of a group of si intensively farme	milar sites adjacent to SUE but otherwise isolated in an ed landscape.
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?

The northern part of the site is affected by Flood Zone 2.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Loss of habitat in depauperate area.

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?

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Is the site available for development?	
Is the site available for de	•
Are there any legal or ownership problems? None	
	fied, how will and when will these be overcome?
	-
No known 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?: 39 dwellings per year	
	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development.
Is the site available?:	The site does not have planning permission but there is strong developer interest in the site.
	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.
these be overcome?:	dentified that impact on the suitability, availability and achievability of a site, how will
No known irresolvable physical/environmental constraints	

Site to be excluded from the SHELAA? No