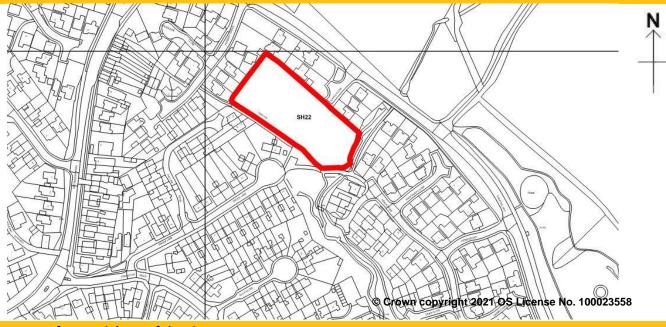
Site Descript	on					
Site Reference: SH22		SH22	Site name/location:	Land off Nottingham Road, Barrow Upon Soar (Allocation Remainder)		
Site size: 0.5	5ha	Parish:	Barrow Upon Soar			
Current land use and character:		and character:	Scrub (birch willow bramble) wi	th tall rud	leral vegetation- (nettle)	
If site is curre	ntly	/ being develop	ed what progress has been m	ade: N	N/A	

Land uses and character of surrounding area Borders open onto the back gardens to the west and the site is within close proximity to the school.

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?

Flood Zone 2 affects the eastern part of the site.

Are there any environmental constraints to development?

Within buffer of old landfill site.

What are the potential impacts of the development?

Loss of woody vegetation, loss of connectivity.

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

Within 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?

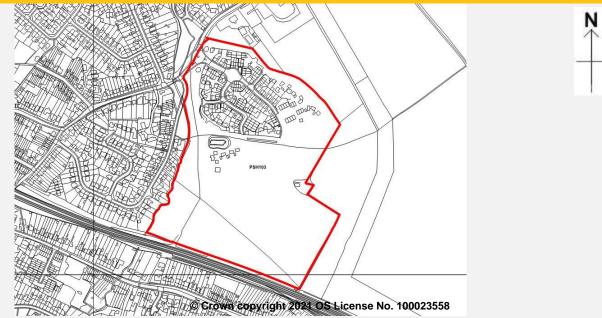
Is the site available for development?							
Is the site available for dev	velopment?:	Yes					
Are there any legal or own	nership problei	ms? None					
If issues have been identifi	ied, how will a	and when will	l these be ov	ercome?			
No irresolvable physical/envir	onmental const	raints					
Has planning permission b	Has planning permission been granted previously?: No						
What is the likely timescal	le for developr	ment?					
What is the time frame for	r development	t 0-5, 6-10 or	11-15 years?	6-10 years			
What is the expected build out rate?: 10 dwellings per year							
	here are no irres suitable locatio				preventing developm be achieved.	nent, the site is in	
	This is the remainder of a Local Plan allocation, previous parts of this allocation have come forward and been developed.					ve come forward	
s 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/envir	ronmental const	raints.					

Site to be excluded from the SHELAA? No

Site Description				
Site Reference: PSH103		Site name/location:	Melton Road, Barrow Upon Soar	
Site size: 15.20 h	a Parish: B	arrow Upon Soar		
Current land use	and character: S	Site Underconstruction		
If site is currently being developed what progress has been m			ade:	Site underconstruction with 193 dwellings remaining to be built as at 31st March 2020.

Land uses and character of surrounding area Housing to the south and west, open land to the north and 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?

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 development potential of the site?

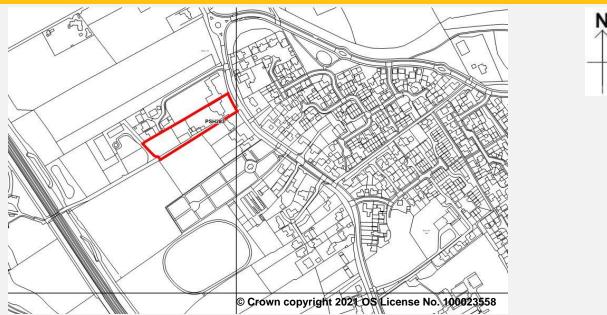
Dwellings / employment floorspace m2?

Is the site available for	development?
Is the site available for	development?: Yes
Are there any legal or o	wnership problems? N/A Site underconstruction
If issues have been iden	ntified, how will and when will these be overcome?
N/A Site underconstruction	n
Has planning permission	on been granted previously?: Yes
What is the likely times	scale 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?: 50 dwellings per year
Is the site suitable?:	No known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.
Is the site available?:	Under construction
Is the site achievable?	Majority of the site to be completed within next 5 years.
If constraints have been these be overcome?: N/A Site underconstruction	n identified that impact on the suitability, availability and achievability of a site, how will
Site to be excluded from	m the SHELAA? No

Site Description			
Site Reference:	PSH283	Site name/location:	123 Cotes Road
Site size: 0.64 ha	Parish: Barr	row Upon Soar	
Current land use	and character: Dw	elling with domestic garden	and amenity grassland to the rear.
If site is current	v being developed v	what progress has been n	nade: N/A

Land uses and character of surrounding area Cotes Road is predominantly residential in character.

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 2 Agricultural Land. Residential site; bats have been recorded in the vicinity of the site; bat survey and mitigation measures required if demolition of existing buildings is proposed.

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

Half of the site is 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?13

Is the site available for o	development?					
Is the site available for o	development?:	Yes				
Are there any legal or o	wnership proble	ms? None				
If issues have been iden	tified, how will a	and when will	l these be ove	rcome?		
No known irresolvable phy	sical/environment	al constraints.				
Has planning permission	n been granted p	previously?:	No			
What is the likely times	cale for develop	ment?				
What is the time frame	for developmen	t 0-5, 6-10 or	11-15 years?	6-10 years		
What is the expected build out rate?: 13 dwellings per year						
Is the site suitable?:	No known irresol access could pote			constraints preven	ting development	and a suitable
Is the site available?:	Being promoted I	by a planning co	onsultant on be	half of land owner.		
Is the site achievable?	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?:		-	e suitability, a	vailability and ac	hievability of a	site, how will
No known irresolvable phy	sical/environment	al constraints.				
Site to be excluded from	n the SHELAA?	No				

Site Description						
Site Reference:	SH18	Site name/location:	Sileby Road, Barrow Upon Soar			
Site size: 0.67 ha Parish: Barrow		Barrow Upon Soar				
Current land use	and character:	Factory building still in use.				
If site is currentl	y being develop	ed what progress has been m	hade: Permission has lapsed.			
Land uses and character of surrounding area. The site is surrounded residential properties						

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?

A small part of the east side of the site is affected by Flood Zone 2.

Are there any environmental constraints to development?

Possible continmation from any previous use of the industrial buildings.

What are the potential impacts of the development?

Impact on potential bat roost.

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

Within 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?

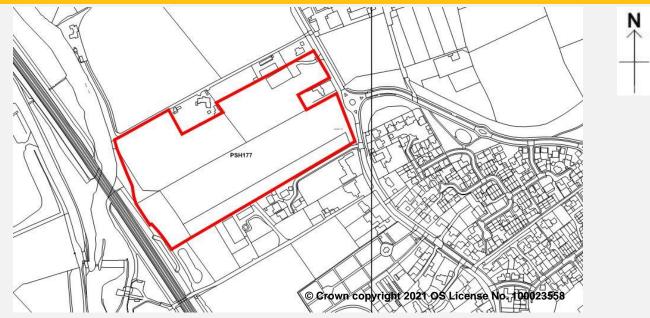
Dwellings / employment floorspace m2?

Is the site available for	development?					
Is the site available for	development?: Yes					
Are there any legal or 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?: Yes					
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?: 10 dwellings per year.					
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?:	Planning permission now lapsed on 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 beer these be overcome?: No irresolvable physical/er	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:	PSH177	Site name/location:	Cotes Road, Barrow upon Soar				
Site size: 6.6ha Parish: Barro		rrow upon Soar					
Current land use	and character: Eq	uestrian/Agricultural					
If site is currently being developed what progress has been made: N/A							

Land uses and character of surrounding area Adjoins linear development along Cotes Road and lies east of the confluence of the River Soar and Grand Union Canal at Pilling's Lock.

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?

Slight encroachment of Flood Zone 2,3a,3b on western boundary.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Within 100m of known Archaeological Site. Close to Local wildlife Site on western boundaries. Grade 2 Agricultural Land on three quarters 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 development potential of the site? Dwellings / employment floorspace m2?

Is the site available for o	development?					
Is the site available for o	development?:	/es				
Are there any legal or o	wnership proble	ms? Forma site.	l agricultural tenancy agreement with a local farmer on part of the			
If issues have been iden	tified, how will a	nd when wil	Il these be overcome?			
No irresolvable physical/er	vironmental const	raints				
Has planning permission	n been granted p	reviously?:	No			
What is the likely times	cale for develop	ment?				
What is the time frame	for development	: 0-5, 6-10 or	r 11-15 years? 6-10 years			
What is the expected bu	uild out rate?: 5	0 dwellings pe	er year			
Is the site suitable?:	There are no irres suitable access ca		cal/environmental constraints preventing development and a d.			
Is the site available?:	does not have pla	nning permiss	a consortium of land owners who are willing to develop. The site sion but there is known developer interest in the site. Planning n part of the site (PSH280).			
Is the site achievable?	ite 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, availability and achievability of a site, how will			
No irresolvable physical/er	vironmental const	raints				
Site to be excluded from	n the SHELAA?	No				

Site Description						
Site Reference: PSH307		Site name/location:	Land to the rear of 91-93 Cotes Road			
Site size: 0.52 ha	Parish:	Barrow upon Soar				
Current land use	and character:	Grazed pasture bounded by he	dgerows.			
If site is currently being developed what progress has been made: N/A						

Land uses and character of surrounding area Cotes Road is predominantly residential in character.

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. The hedgerows and trees represent wildlife habitats and function as local wildlife corridors. Badgers and foraging bats have been recorded in the vicinity of the site and are likely to use the network of hedgerows as commuting and dispersal routes.

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.

12

Would the site contribute to any regeneration priority areas? No

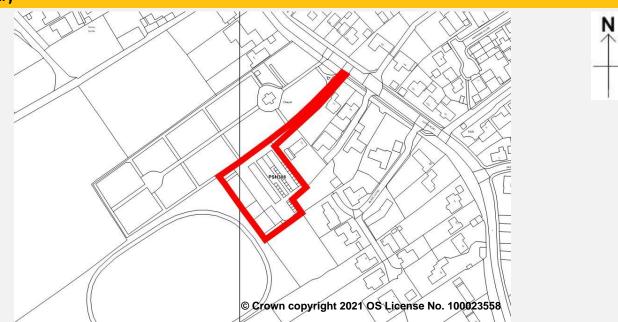
What is the development potential of the site?	
Dwellings / employment floorspace m2?	

Is the site available for	development?		
Is the site available for	development?: Yes		
Are there any legal or 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 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? 6-10 years		
What is the expected be	uild out rate?: 12 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 suitable access can be achieved.		
Is the site available?:	Previously promoted by a planning consultant on behalf of land owner.		
Is the site achievable?	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. Within Site PSH321.		
If constraints have beer these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will		
No known irresolvable phy	rsical/environmental constraints.		
Site to be excluded from	n the SHELAA? No		

Site Description					
Site Reference: PSH308	Site name/location: Land to the rear of 111 Cotes Road				
Site size: 0.37 ha Parish:	Jarrow				
Current land use and character: Farm buildings					
If site is currently being developed what progress has been made: N/A					

Land uses and character of surrounding area Cemetary, paddock. Cotes Road is predominantly residential in character.

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?

Bat and bird surveys would be needed.

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 o	wnership problems? None
If issues have been ider	ntified, how will and when will these be overcome?
No known irresolvable phy	vsical/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? 6-10 years
What is the expected b	uild out rate?: 8 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 suitable access can be achieved.
Is the site available?:	Previously promoted by a planning consultant on behalf of land 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. Within Site PSH321.
If constraints have been these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will

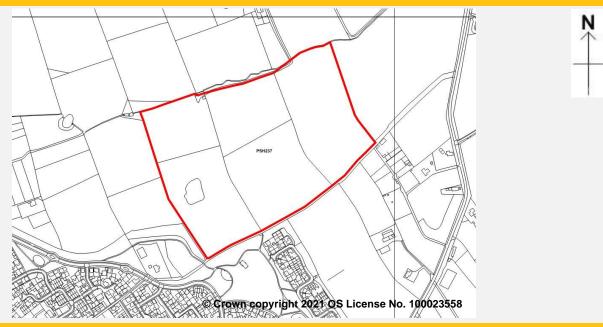
No known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

Site Description				
Site Reference:	PSH237	Site name/location:	Land at Strancliffe Lane	
Site size: 16.1ha	Parish:	Barrow upon Soar		
Current land use and character: F		Pastoral agricultural land		
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area Residential to the south west, an area of land defined as Local Green Space borders the Site at its southernmost extent.

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?

Local anectdotal reports of mining related subsidence.

What are the potential impacts of the development?

Grade 3 Agricultural Land. Single continuous block of good quality mesotrophic grassland.

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 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 known irresolvable phy	sical/environmental 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 year		
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?:	The site does not have planning permission and is not owned by a developer with the intention to develop.		
Is the site achievable?	vable? 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?:	identified that impact on the suitability, availability and achievability of a site, how will sical/environmental constraints.		
Cito to be evaluated from			

Site to be excluded from the SHELAA? No

Site Description					
Site Refer	rence:	PSH280	Site name/location:	Land at Cotes Road, Barrow Upon Soar	
Site size:	3.5ha	Parish:	Barrow Upon Soar		
Current la	and use	and character:	Arable field		
If site is currently being developed what progress has been made: N/A					
				and a manufacture Catala David and Kananata fith a	

Land uses and character of surrounding area Adjoins linear development along Cotes Road and lies east of the confluence of the River Soar and Grand Union Canal at Pilling's Lock

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?

Slight encroachment of Flood Zone 2,3a,3b on western boundary.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Grade 2 Agricultural Land on three quarters of the site. Impact on LWS, loss of arable and lower value grassland. An area of lowland fen lies within the western part of PSH280.

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

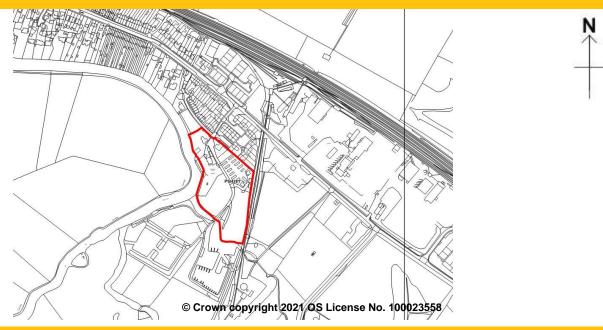
<mark>Wha</mark>	t is the	e deve	elopmer	۱t	potential of	the site?
_						

Is the site available for o	levelopment?		
Is the site available for o	levelopment?: 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	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?:	There are no known irresolvable physical/environmental constraints preventing development and suitable access can be achieved.	la	
Is the site available?:	Strong developer interest in the site, planning application dismissed at appeal.		
s 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. Within site PSH177.			
If constraints have been these be overcome?:	identified that impact on the suitability, availability and achievability of a site, how wil	I	
No known irresolvable phy	sical/environmental constraints.		
Site to be excluded from	the SHELAA? No		

Site Description					
Site Reference:	PSH281	Site name/location:	Meadow Farm Marina, Huston Close, Barrow Upon Soar		
Site size: 2.5 ha	Parish:	Barrow Upon Soar			
Current land use and character:		Marina and caravan park			
f site is currently being developed what progress has been made: N/A					

Land uses and character of surrounding area The north of the Site adjoins residential land use on Huston Close and River View. The layout of caravans dominates the landscape of the Site although a commercial property lies at the Site's northern edge.

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

Residential

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Only 1.42 of site is developable as the rest of the site is affected by Flood Zones 2,3a &3b.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Archaelogical Site within the site. Grade 4 agricultural land. The site is adjacent to the River Soar Local Wildlife Site. The site comprises a strong hedgerow along the eastern boundary next to the quarry conveyor belt, and the hedgerow acts as a wildlife corridor stretching from the Mountsorrel Quarry to Sileby Road. Bats have been recorded with 250 m of the site. Potential impact on the River Soar corridor and aquatic habitats through import of silt, nutrients, pollutants and changes in hydrology; requirement for buffer zones; retention of hedgerow corridor and habitat connectivity; impact of external lighting on corridors; demolition of existing buildings will require a bat survey.

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

Majority of site 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	nt potential of the site?		
Dwellings / employmen	t floorspace m2?	35	
Is the site available for c	levelopment?		
Is the site available for c	levelopment?: Yes		
Are there any legal or ov	wnership problems? Non	e	
If issues have been iden	tified, how will and when v	vill these be overcome?	
No known irresolvable phys	sical/environmental constrain	S.	
Has planning permissior	been granted previously?	: No	
What is the likely timeso	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?: 35 dwellings	per year	
Is the site suitable?:		side of the Flood Zones, the site is in a suitable location for access could potentially be achieved.	
Is the site available?:	The site does not have planni	ng permission but is being promoted by a planning consultant.	
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 t	he suitability, availability and achievability of a site, how will	
No known irresolvable phys	sical/environmental constrain	S.	
Site to be excluded from	the SHELAA? No		

Site Description					
Site Reference:	PSH282	Site name/location:	Land off Nottingham Road		
Site size: 1.9ha	Parish:	Barrow upon Soar			
Current land use	and character:	Allotments			
If site is currentl	y being develop	ed what progress has been m	nade: N/A		

Land uses and character of surrounding area The Site is located on sloping land forming the fringes of Barrow upon Soar.

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 moderate value habitat.

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?	The lan tenant.	nd is let partly on Allotment Agreements and partly	to an agricultural
If issues have been iden	tified, how will and w	hen wil	I these be overcome?	
No known irresolvable phy	sical/environmental con	straints.		
Has planning permission	n been granted previo	usly?:	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 dwe	llings pe	r year	
Is the site suitable?:			e physical/environmental constraints preventing de for development and a suitable access could poten	•
Is the site available?:	Whilst the site is being and partly to an agricult		d by a land agent, the land is let partly on Allotmer ant.	t Agreements
Is the site achievable?	timeframe shown based	d on a ju	onable prospect that development will be delivered dgement of the potential economic viability of the and let/sell the development over that period.	
If constraints have been these be overcome?:	identified that impac	t on the	e suitability, availability and achievability of a	site, how will
No known irresolvable phy	sical/environmental con	straints.		
Site to be excluded from	n the SHELAA? No			

Site Desc	ription			
Site Reference: PSH321		Site	name/location: Land off Cotes Road	
Site size:	7.4ha	Parish:	Barrow Upon S	Soar
Current la	and use	and character:	Small and Me / scrub.	dium sized rectilinear fields occupied by pastures and lowland wet grassland
If site is c	urrentl	y being develop	ed what prog	gress has been made: N/A
Land uses	s and cł	naracter of surr	ounding area	A Local Green Space (Barrow upon Soar Cemetery) borders PSH321 and forms the frontage on Cotes Road.LWS along the railway corridor to the west, linear residential along Cotes Road on the 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?

Not within a Flood Zone Risk Zone.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Majority of site is Grade 3 Agricultural Land. Impact on LWS, loss of arable and lower value grassland.

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

Outside Limits to development.

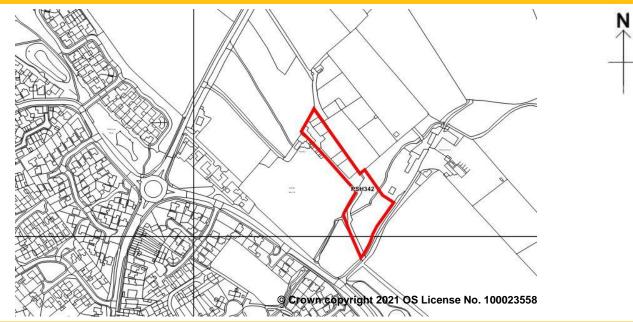
How appropriate and what is the likely market attractiveness for the type of development proposed? Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?					
Dwellings / employmen	t floorspace m2?	139			
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 wi	Il these be overcome?			
No irresolvable physical/er	vironmental 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	r 11-15 years? 6-10 years			
What is the expected bu	uild out rate?: 50 dwellings pe	er year			
Is the site suitable?:		cal/environmental constraints prev ment and a suitable access can be a			
Is the site available?:		with the landowners to promote the second seco			
Is the site achievable?	timeframe shown on a judgeme	sonable prospect that developmen ent of the potential economic viabi ell the development over that perio	lity of the site and developer		
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	vironmental constraints.				
Site to be excluded from	n the SHELAA? No				

Site Description					
Site Reference:	PSH342	Site name/location:	Land at The Apiary, Brook Lane.		
Site size: 0.79ha	Parish:	Barrow upon Soar			
Current land use and character: Improved grassland with dwelling, mature trees and brook corridor.					
If site is currently being developed what progress has been made: N/A					
Land uses and character of surrounding area Agricultural/ Recreational					

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?

Fishpool Brook cuts through site, Flood Zones 2,3a &3b would restrict access to majority of site.

Are there any environmental constraints to development?

Within buffer zone of former landfill site.

What are the potential impacts of the development?

Grade 3 Agricultural Land, loss of lower value habitat, mature trees and impact on brook corridor.

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?

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Is the site available for o	development?			
Is the site available for a	development?: Yes			
Are there any legal or or	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 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?: 10 dwellings per year			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development. Part of site excluded as it is affected by Flood Zone 3b.			
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 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 physical/environmental constraints.				
Site to be excluded from	n the SHELAA? No			

Site Description					
Site Reference:	PSH374	Site name/location:	7 Melton	n Road	
Site size: 2 ha	Parish:	Barrow Upon Soar			
Current land use	and character:	Residential dwellings with 2 stor	ey brick l	building used for commercial purposes.	
If site is currently being developed what progress has been made: Outline permission.					

Land uses and character of surrounding area The site borders other residential curtilages. The commercial building is

prominently situated at the front of the site.

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 granted planning permission.

Are there any environmental constraints to development?

N/A Site granted planning permission.

What are the potential impacts of the development?

N/A Site granted planning permission.

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

N/A Site granted planning permission.

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?

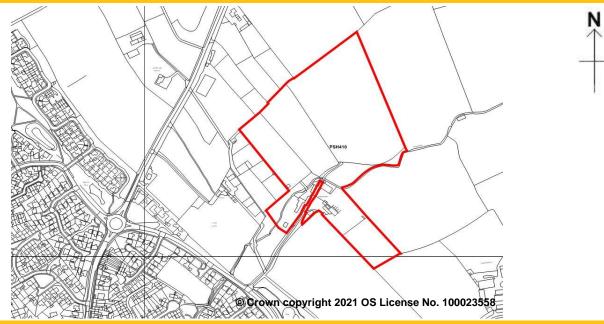
Is the site available for	development?			
Is the site available for	development?: Yes			
Are there any legal or o	wnership problems? None.			
If issues have been ider	ntified, how will and when will these be overcome?			
N/A Site granted planning	permission.			
Has planning permissio	n been granted previously?: 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 b	uild out rate?: 5 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?:	New planning application granted 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 these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will			
N/A Site granted planning	permission.			
Site to be excluded from	n the SHELAA? Νο			

Site Description			
Site Reference:	PSH410	Site name/location:	Land at Fishpool farm
Site size: 8.8ha	Parish:	Barrow upon Soar	
Current land use and character:		Agricultural fields with dwelling,	domestic garden, agricultural buildings.

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

Land uses and character of surrounding area The Site is located on sloping land forming the fringes of Barrow upon Soar.

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?

Fishpool Brook cuts through southern part of the site before running along the eastern boundary of the site. Flood Zones 2 and 3a would restrict development on the southern part of the site.

Are there any environmental constraints to development?

Southern part of site within buffer zone of old landfill site.

What are the potential impacts of the development?

Loss of grassland. Harm to possible LWS.

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?

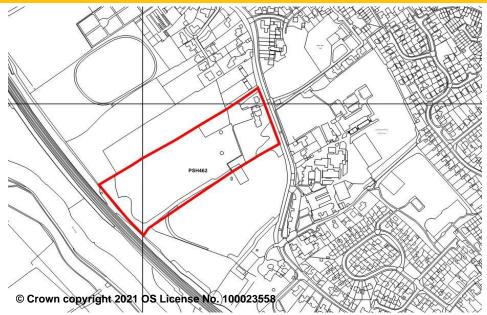
Dwellings / employment floorspace m2?

Is the site available for o	levelopment?			
Is the site available for o	-			
Are there any legal or o	•			
	•••			
It issues have been iden	tified, how will and when will these be overcome?			
No known irresolvable phy	sical/environmental 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? 11-15 years			
What is the expected bu	iild out rate?: 50 dwellings per year			
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved if flooding concerns can be mitigated.			
Is the site available?:	The site does not have planning permission and is not owned by a developer but is promoted by the landowner.			
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			
	sical/environmental constraints			
Site to be excluded from	n the SHELAA? No			

Site Reference:	PSH462	Site name/location:	Land at and rear of 83 and 87 Cotes Road
Site size: 3.76ha	Parish:	Barrow upon Soar	
Current land use	and character:	Dwellings with large domestic	garden
If site is currently	y being develop	ed what progress has been i	nade: N/A
Land uses and ch	aractor of surro	Cotes Road is pr	edominantly residential in character

Land uses and character of surrounding area Cotes Road is predominantly residential in character.

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?

Loss of important TPO trees and grassland habitat, loss of woodland connectivity/ corridor to LWS at end of land. Grade 3 Agricultural land.

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

Majority of the site is 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?

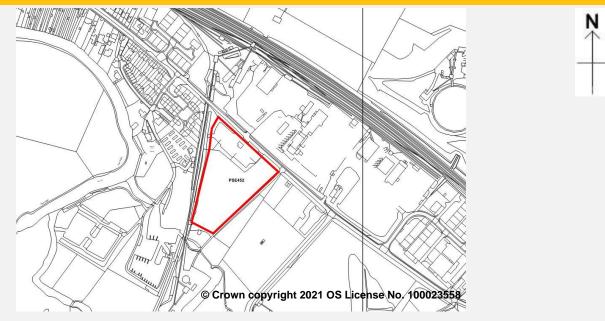
Dwellings / employment floorspace m2?

Is the site available for development?						
Is the site available for o	development?:	Yes				
Are there any legal or o	wnership probl	ems? None				
If issues have been iden	tified, how will	and when wil	l these be ov	vercome?		
No irresolvable physical/er	vironmental con	straints				
Has planning permission	n been granted	previously?:	No			
What is the likely times	cale for develo	oment?				
What is the time frame	for developme	nt 0-5, 6-10 or	11-15 years	? 6-10 years		
What is the expected bu	uild out rate?:	50 dwellings pe	r year			
Is the site suitable?:	There are no irr a suitable locati				ts preventing developm an be achieved.	ient, the site is in
Is the site available?:	Site put forward	by a Planning c	onsultant on b	pehalf of the l	andowner.	
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	e suitability,	availability	and achievability of a	site, how will
No irresolvable physical/er	vironmental con	straints				
Site to be excluded from	n the SHELAA?	No				

Site Description				
Site Reference:	PSE452	Site name/location:	South of Sileby Road	
Site size: 2.31 ha	Parish:	Barrow Upon Soar		
Current land use	and character:	Vacant office building and land.		
If site is currently being developed what progress has been made: N/A				
			den of Demand Harry Commutate industrial estate to the	

Land uses and character of surrounding area Adjacent urban edge of Barrow Upon Soar with industrial estate to the north and Soar Valley 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?

Employment

Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood Risk Zones 2,3a & 3b evident around a small area of the site on south western boundary, majority of site unaffected.

Are there any environmental constraints to development?

It is necessary to safeguard the conveyor route alongside the site as the conveyor is part of the quarry infrastructure which makes Mountsorrel Quarry of national importance.

What are the potential impacts of the development?

Grade 4 Agricultural Land Classification.

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

Adopted Barrow Upon Soar Neighbourhood Plan employment allocation

How appropriate and what is the likely market attractiveness for the type of development proposed? Charnwood is an area where employment land can be successfully developed.

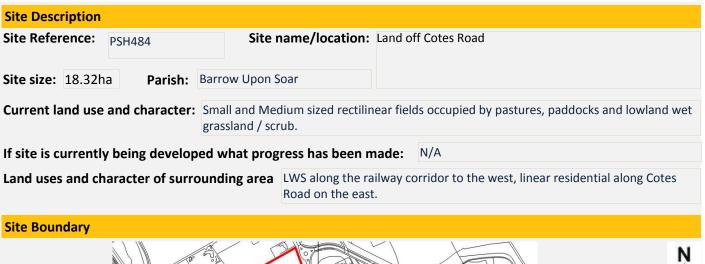
Would the site contribute to any regeneration priority areas? No

What is the development potential of the site?

Dwellings / employment floorspace m2?

9,009 sq.m.

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 irresolvable physical/er	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? 6-10 years
What is the expected be	uild out rate?: 1ha 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?:	Put forward as an employment allocation in the Adopted Barrow Upon Soar Neighbourhood Plan.
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 beer these be overcome?:	n 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





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?

Slight encroachment of Flood Zone 2,3a,3b on very small part of north western boundary.

Are there any environmental constraints to development?

None

What are the potential impacts of the development?

Majority of site is Grade 3 Agricultural Land. Impact on LWS, loss of arable and lower value grassland.

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?

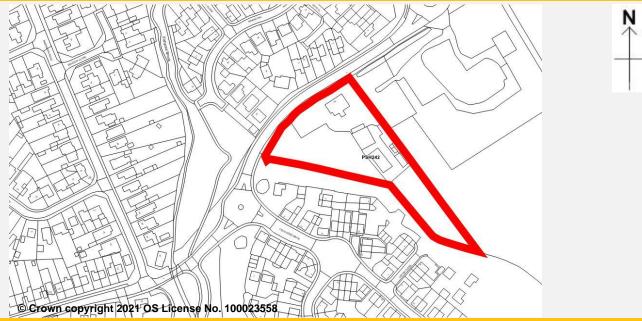
Is the site available for o	development?
Is the site available for o	development?: Yes
Are there any legal or o	wnership problems? Multiple land ownerships.
If issues have been iden	tified, how will and when will these be overcome?
No irresolvable physical/en	vironmental constraints
Has planning permissior	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 per year
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?:	Site in multiple ownership and overlaps six other SHELAA Sites PSH308,PSH307,PSH321,PSH280,PSH462,PSH283.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe shown 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/en	

Site to be excluded from the SHELAA? No

Site Description			
Site Reference:	PSH242	Site name/location:	Land adjoining 84 Melton Road
Site size: 0.7ha	Parish: Bar	row Upon Soar	
Current land use and character: Dog kennels, dwelling		g kennels, dwelling and amen	ity grassland.
If site is currently being developed what progress has been made: N/A			

Land uses and character of surrounding area Adjacent Seagrave Nurseries to the north and recent large-scale housing development immediately to the south that is underconstruction.

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 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

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

DRAFT ALLOCATION HS52

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	levelopment?: 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	sical/environmental 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?: 18 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 suitable access can be achieved.
Is the site available?:	The site does not have planning permission but site being promoted by Planning consultant on behalf of landowner.
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?:	identified that impact on the suitability, availability and achievability of a site, how will sical/environmental constraints.

Site to be excluded from the SHELAA? No

Site Description				
Site Reference:	PSH391	Site name/location:	Land to south of Melton Road	
Site size: 6.92ha	Parish:	Barrow upon Soar		
Current land use	and character:	Agricultural fields		
If site is currently	y being develop	ed what progress has been m	nade: N/A	

Land uses and character of surrounding area Rural qualities but is influenced by the proximity to the eastern residential area of Barrow upon Soar

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?

Within buffer zone of old landfill site.

What are the potential impacts of the development?

Archaeological Interest Site at its southern part. Loss of grassland. Impact on/ isolation of woodland POS. Grade 2 & 3 Agricultural Land.

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

DRAFT ALLOCATION HS53

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 o	levelopment?: 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	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?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access could potentially 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?:	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	the SHELAA? No

Site Description				
Site Reference:	PSH392	Site name/location:	Land off Melton Road	
Site size: 6.4ha	Parish:	Barrow upon Soar		
Current land use	and character:	Agricultural fields		
If site is currently	y being develop	ed what progress has been m	ade: N/A	

Land uses and character of surrounding area Rural qualities but is influenced by the proximity to the eastern residential area of Barrow upon Soar.

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?

Within buffer zone of old landfill site.

What are the potential impacts of the development?

Grade 2 & 3 Agricultural Land. Loss of grassland.

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

DRAFT ALLOCATION HS54

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?

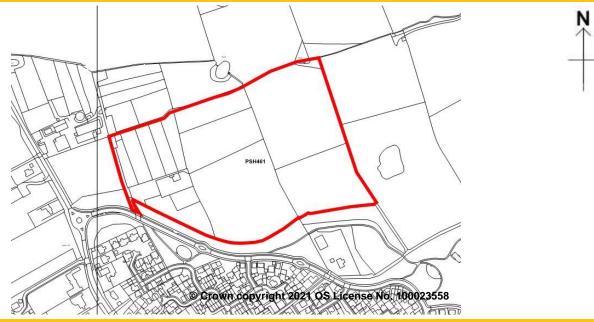
Dwellings / employment floorspace m2?

Is the site available for o	levelopment?
Is the site available for o	levelopment?: 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	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?:	There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access could potentially 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?:	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 Reference:	PSH461	Site name/location:	Land off Willow Road
Site size: 9.75ha	Parish:	Barrow upon Soar	
Current land use	and character:	Rolling agricultural land, in past	toral uses (horses) in an urban fringe setting.
If site is currentl	y being develop	ed what progress has been r	nade: N/A
Land uses and cl	naracter of surr	ounding area Adjacent existing	g settlement edge comprises modern residential

developments.

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?

Loss of grassland and hedgerows. 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 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 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 year
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 put forward by a Planning consultant on behalf of the landowner.
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 irresolvable physical/er	nvironmental constraints.
Site to be excluded from	n the SHELAA? No