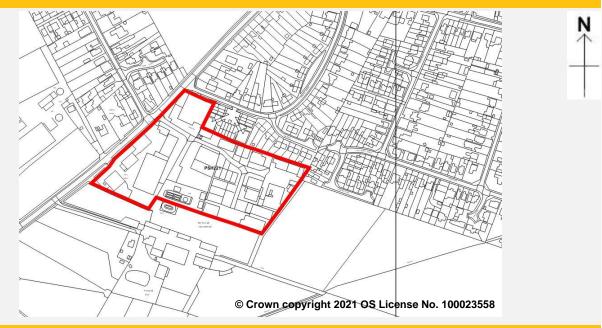
Site Description					
Site Reference:	PSH221	Site name/location:	Melton Road, Queniborough		
Site size: 3.1 ha	Parish: Q	ueniborough			
Current land use	Current land use and character: Industrial estate.				
If site is currently being developed what progress has been made: N/A					
Land uses and ch	Land uses and character of surrounding area Edge of Queniborough village with residential to the north and west.				

Farmland 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? Residential

## Assessment of constraints and potential impacts

## Are there any physical constraints to development?

Not within flood risk zones.

## Are there any environmental constraints to development?

Possible contamination from existing uses.

## What are the potential impacts of the development?

Limited ecological impacts to development of the site.

## 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?

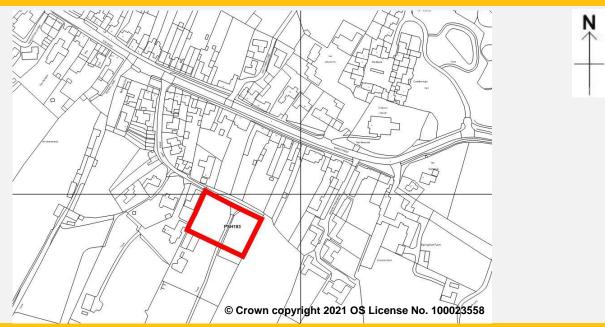
Is the site available for o	development?		
Is the site available for o	development :: Tes		
Are there any legal or o	wnership problems? None		
If issues have been iden	tified, how will and when will these be overcome?		
No irresolvable physical/er	ivironmental constraints.		
Has planning permission	n been granted previously?: No		
What is the likely times	cale for development?		
What is the time frame	for development 0-5, 6-10 or 11-15 years? 11-15 years		
What is the expected bu	uild out rate?: 50 dwellings per annum		
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development 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?	<b>E achievable?</b> 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.		
	identified that impact on the suitability, availability and achievability of a site, how will		
these be overcome?: No irresolvable physical/er	avironmental constraints		

Site to be excluded from the SHELAA? No

Site Description					
Site Reference:	PSH183	Site name/location:	Land at Mere Lane, Queniborough		
Site size: 0.27ha	Parish:	Queniborough			
Current land use and character:		Paddock with stables			
If site is currently	y being develop	ed what progress has been m	ade: N/A		

Land uses and character of surrounding area The land is on the edge of the built up area of Queniborough, bounded by development to the north and west.

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development? Residential

## Assessment of constraints and potential impacts

## Are there any physical constraints to development?

Not within flood risk zones.

## Are there any environmental constraints to development?

None

## What are the potential impacts of the development?

Loss of grassland and supporting habitat for LWS's. The Site forms part of the rural setting to a Conservation Area. Adjacent Archaeological Alert Zone.

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

Outside Limits to Development.

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

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

## What is the development potential of the site?

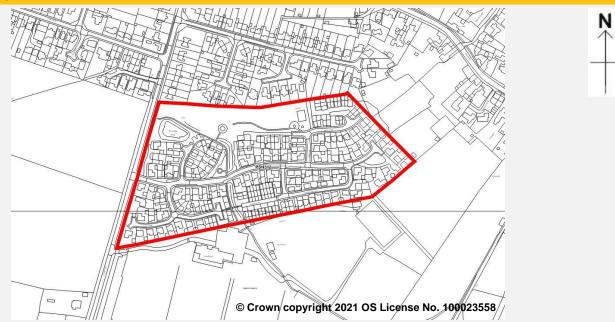
Dwellings / employment floorspace m2?

Is the site available for o	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	ivironmental 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?:       7 dwellings per annum
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development but the site does not have good access to services and facilities.
Is the site available?:	The site does not have planning permission and is not owned by a developer with the intention to develop.
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.
If constraints have been these be overcome?:	n identified that impact on the suitability, availability and achievability of a site, how will
No irresolvable physical/er	ivironmental constraints.
Site to be excluded from	n the SHELAA? No

Site Desc	Site Description				
Site Refer	ence:	PSH312	Site name/location:	Land o	ff Barkby Road
Site size:	4.8ha	Parish:	Queniborough		
Current land use and character: N/A Sit		N/A Site Under construction			
If site is c	urrently	y being develop	ed what progress has been m	ade:	Site underconstruction with 41 dwellings left to build out at 1st April 2020.

Land uses and character of surrounding area Sports pitches, housing

## 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? N/A Site Under construction

## Assessment of constraints and potential impacts

## Are there any physical constraints to development?

N/A Site Under construction

## Are there any environmental constraints to development?

N/A Site Under construction

## What are the potential impacts of the development?

N/A Site Under construction

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

N/A Site Under construction

## How appropriate and what is the likely market attractiveness for the type of development proposed? N/A Site Under construction

Would the site contribute to any regeneration priority areas? N/A Site Under construction

## What is the development potential of the site?

Dwellings / employment floorspace m2?

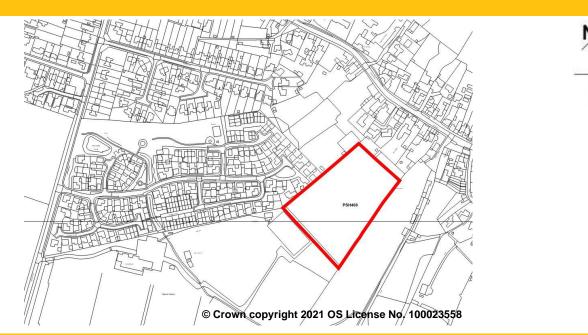
Is the site available for development?		
Is the site available for development?:	N/A Sit Under constru	
Are there any legal or ownership problem	ems?	N/A Site Under construction
If issues have been identified, how will	and w	hen will these be overcome?
N/A Site Under construction		
Has planning permission been granted	previo	usly?: <sup>Yes</sup>
What is the likely timescale for develop	ment?	•
What is the time frame for development	nt 0-5, (	6-10 or 11-15 years? Within 5 years
What is the expected build out rate?:	50 dwe	llings per annum
Is the site suitable?: There are no kn	own irre	esolvable physical/environmental constraints preventing development.
Is the site available?: Site is undercon	structio	n
Is the site achievable? Site is undercon	structio	on and expected to build out over the next 5 years
If constraints have been identified that	impact	t on the suitability, availability and achievability of a site, how will
these be overcome?:		
N/A Site Under construction		

Site to be excluded from the SHELAA? No

Site Description Site Reference:	PSH468	Site name/location:	Land off Boonton Meadows Way	
Site size: 1.78ha	Parish:	Queniborough		
Current land use and character: So		Semi improved neutral grasslan	d with moderate floral diversity	
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area Adjacent housing development currently 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?

Not within flood risk zones.

### Are there any environmental constraints to development?

None

## What are the potential impacts of the development?

LWS approx 100m to SE. Permanent grassland to NE would be isolated by development on this site. Mature mixed woodland tree belt along southern boundary. North Eastern boundary is close to Queniborough Conservation Area and Archaeological Interest and Alert Zones.

### 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?	44		

Is the site available for o	levelopment?				
Is the site available for o	s 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/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	iild out rate?:       44 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?:	The site does not have planning permission but put forward through the SHELAA process.				
<b>the site achievable?</b> 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				
No irresolvable physical/environmental constraints.					
Site to be excluded from	n the SHELAA? No				

Site Description					
Site Referenc	e: PSH42	Site name/location:	Land at Threeways Farm, Queniborough		
Site size: 10.4	Parish:	Queniborough			
Current land use and character:		Farmland.			
If site is currently being developed what progress has been made: N/A					
		Commission fi	- I de la sublementation d'Adalacia Del Adata la statione		

Land uses and character of surrounding area Comprises two fields on the northern side of Melton Rd. Main built up area of Queniborough is 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? Residential

### Assessment of constraints and potential impacts

### Are there any physical constraints to development?

Flood Risk Zone 2 around the north western boundary.

### Are there any environmental constraints to development?

None

## What are the potential impacts of the development?

Hedgerows. Agricultural Land Classification Grade 2. Archaeological Site within boundary. Loss of grassland and arable land.

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

DRAFT ALLOCATION HS72. Within land defined as a New Area of Local Separation

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?

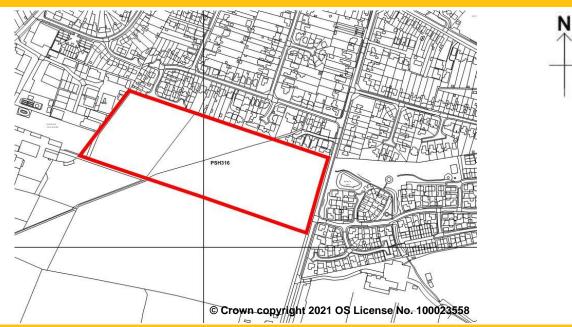
Dwellings / employment floorspace m2?

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?: 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?:       50 dwellings per annum			
Is the site suitable?:	There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.			
Is the site available?:	Planning application submitted but refused.			
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			
	No irresolvable physical/environmental constraints.			
Site to be excluded from	n the SHELAA? No			

Site Description				
Site Reference:	PSH316	Site name/location:	Land off Barkby Road Queniborough	
Site size: 5.79ha	Parish:	Queniborough		
Current land use and character: Ar		Arable		
If site is currently being developed what progress has been made: N/A				

Land uses and character of surrounding area Edge of residential area of Queniborough.

## **Site Boundary**



### Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development? Residential

### Assessment of constraints and potential impacts

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

Not within flood risk zones.

### Are there any environmental constraints to development?

None

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

Loss of arable and PSI. Grade 2 Agriculture Land. Archaelogical Alert area on part of the site. Grade 2 Agriculture Land. Public Footpath I84 runs diagonally through the site.

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

Outside the Limits to Development. Within land defined as a New Area of Local Separation

## 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?

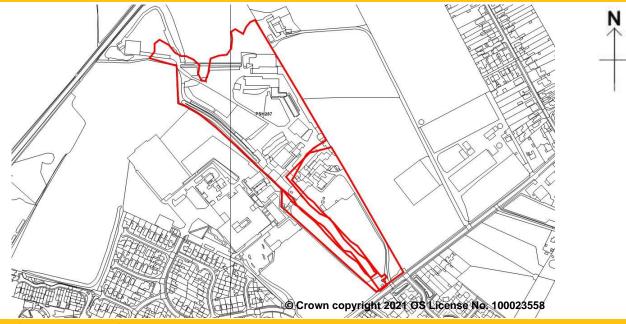
Dwellings / employment floorspace m2?

Is the site available for o	development?			
	-			
Is the site available for o	development?:	Yes		
Are there any legal or o	wnership proble	ems? None		
If issues have been iden	tified, how will	and when wil	l these be overcome?	
No irresolvable physical/er	vironmental cons	straints.		
Has planning permission	n been granted	previously?:	No	
What is the likely times	cale for develop	ment?		
What is the time frame	for developmer	nt 0-5, 6-10 or	11-15 years? 6-10 years	
What is the expected build out rate?: 50 dwellings per annum				
Is the site suitable?:	There are no known irresolvable physical/environmental constraints preventing development but the site does not have good access to services and facilities.			
Is the site available?:	There is developer interest in the site and a planning application submitted.			
Is the site achievable?	There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.			
these be overcome?:		-	e suitability, availability and achievability of a	site, how will
No irresolvable physical/er	vironmental cons	straints.		
Site to be excluded from	n the SHELAA?	No		

Site Description							
Site Reference:	PSH287	Site name/location:	: Queniborough Lodge				
Site size: 5.4 Parish: Q		Queniborough					
Current land use	and character:	Queniborough Lodge and assoc	iated grounds, Shields Engineering industrial site.				
If site is currently	y being develop	ed what progress has been n	nade: Planning permission lapsed.				

Land uses and character of surrounding area The grounds of Wreake Valley Academy forming the Site's south western extent, residential, nursery, railway line

## **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 zones 2 and small amount of 3a on north western edge but not on the proposed housing parts.

### Are there any environmental constraints to development?

Possible contamination from previous use on parts of the land.

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

Close to River Wreake LWS (hydrological connection). Archaeological site within boundary close to Melton Road part of the site.

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

DRAFT ALLOCATION HS11. Southern part within land defined as a New Area of Local Separation.

## 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?: Yes		
Are there any legal or o	wnership problems?	None	
If issues have been iden	tified, how will and w	vhen wil	I these be overcome?
No known irresolvable phy	sical/environmental con	straints	
Has planning permission	n been granted previo	usly?:	Yes
What is the likely times	cale for development	?	
What is the time frame	for development 0-5,	6-10 or	<b>11-15 years?</b> 6-10 years
What is the expected bu	uild out rate?: 50 dwe	ellings pe	r annum
Is the site suitable?:			e physical/environmental constraints preventing development, the development and a suitable access can be achieved.
Is the site available?:	Planning permission no	w 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 been these be overcome?:	identified that impac	ct 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 Description						
Site Reference:	PSH446	Site name/location:	Land off Melton Road Queniborough			
Site size: 6.23h	Parish:	Queniborough				
Current land us	e and character:	Farmland				
If site is currently being developed what progress has been made: N/A						

Land uses and character of surrounding area Farmland away from main residential area of Queniborough.

## 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?

No Flood risk

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

None

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

Agricultural Land Classification Grade 2. Archaeological Site within boundary.

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

DRAFT ALLOCATION HS71. Within land defined as a New Area of Local Separation

#### 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?: Yes			
Are there any legal or o	wnership problems? None			
If issues have been iden	tified, how will and when wil	ll these be overcome?		
No known irresolvable phy	sical/environmental constraints			
Has planning permission	n been granted previously?:	Νο		
What is the likely times	cale for development?			
What is the time frame	for development 0-5, 6-10 or	<b>11-15 years?</b> 6-10 years		
What is the expected build out rate?: 50 dwellings per annum				
Is the site suitable?:	There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.			
Is the site available?:	Site is being promoted by a dev	eloper.		
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 known irresolvable phy	sical/environmental constraints			
Site to be excluded from	n the SHELAA? No			