

Site Details

Site address:

Airfield Farm, Market Harborough

Site Reference:

M001

Site size:

68.32* ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Agricultural land surrounded to north, east and west by rural land and to south by housing. Bounded by the canal to the east and by Harborough Road to NE. 1-2 miles from Harborough town centre and all associated amenities.

Summary of Constraints

Accessibility:

Access from north, south and west is across fields. To the SE access is blocked by a residential development. Only obvious point of access is off the busy Leicester Road in the NE corner of the site.

Access to the site has already been provided by way of a roundabout on Harborough Road and, in view of the otherwise 'rural' nature of the roads, it is unlikely that any other direct access would be accepted. Developer panel comments: any large scale development would require infrastructure improvements including new bypass road.

Environmental:

Site borders the Grand Union Canal Conservation Area. Developer panel comments: possible wind farm proposals may lower demand for housing sites. LCC Ecology has identified the site as having ecology, wildlife or protected species issues. A detailed site investigation would be required at the development control stage to establish all issues. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Majority of the site is covered by saved Policy EM/11 Airfield Farm which allocates land for B1, agricultural showground, leisure uses and relocation of highways depot. Outside Market Harborough limits to development. Site adjoins Grand Union Canal Conservation Area.

Topographical:

A national grid gas pipeline runs along the northern most point of the site - not sure as yet of the buffer zone that needs to be assigned to this. Also small area in the south lies in a Flood Zone. Some sloping sections but not enough to prevent development. There are trees and wooded areas which could pose difficulties.

Can identified constraints be mitigated?

Ecology issues may cause part of the site to be excluded or require protection of certain areas, which will increase costs or decrease density. Parts of larger sites could incorporate these issues into open space/ landscape features. Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 2272 gross reduced to 1136 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

* Site boundaries redrawn to take into account Flood Zone and High Pressure pipeline. New area: 67 Ha. Site boundary redrawn to take into account business park development in North Eastern corner. New site size: 56.8 Ha

Site Details

Site address:
Land at Clack Hill

Site Reference: M002
Site size: 7.4 ha

Settlement: Market Harborough
Current use: Agricultural

Land Type: Greenfield

Character and description of area:

The site is made up of agricultural fields on the eastern edge of Market Harborough, between Kettering Road and the Bypass. The west of the site is the MH/2 residential development with agricultural uses in other directions.

Summary of Constraints

Accessibility:

Officer comment: as the site lies on the edge of Market Harborough, there are no commercial facilities within the adjacent area. However public open space is provided within the new MH/2 development. Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration.

Environmental:

No red constraints. Right of way cuts across the site running south-west to north-east. LCC Ecology has identified the site as having ecology, wildlife or protected species issues. A detailed site investigation would be required at the development control stage to establish all issues. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed.

Planning policy:

The site lies outside, but adjacent to, the current limits to development. Site is adjacent to housing development and bounded by the by-pass and Kettering Road. Land beyond the by-pass is Area of Particularly Attractive Countryside.

Topographical:

The site incorporates the sloping ridgeline, development of which may have a significant impact on the wider landscape. According to the Harborough Employment Land Study, the present topography would require significant earthworks.

Can identified constraints be mitigated?

Ecology issues may cause part of the site to be excluded or require protection of certain areas, which will increase costs or decrease density. Parts of larger sites could incorporate these issues into open space/landscape features. Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. Should the site be developed, existing traffic calming measures in the area may be able to be extended to include the new development. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 296 gross reduced to 185 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:
Land north of A6

Site Reference: M003
Site size: 2.51 ha

Settlement: Market Harborough
Current use: Agricultural

Land Type: Greenfield

Character and description of area:

Grazing land surrounded by other rural land. Site borders A6 opposite junction with Kettering Road. There is already a farm track offering access to the site from the A6. The site is on the edge of Market Harborough and is close enough to other residential developments to benefit from their commercial and community facilities.

Summary of Constraints

Accessibility:

Access to the site would be off the A6, a rural road with generally fast moving traffic, which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances. Developer panel comments: sites east of A6 are not viable as too remote from existing development.

Environmental:

Right of way cuts across the site running south-west to north-east. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed.

Planning policy:

The site is outside the Limits to Development and within an Area of Particularly Attractive Countryside (policy EV/4 of Local Plan).

Topographical:

Site slopes away from the road from West to East, will inhibit but not prevent development. Also, overhead electricity lines.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. Should the site be developed, existing traffic calming measures in the area may be able to be extended to include the new development. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium **Time frame for development:** 11-20 years plus (2018 +)

Estimated number of dwellings: 100 gross reduced to 62 net **Density:** 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land at Glebe Road

Site Reference:

M004

Site size:

7.51 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Open/agricultural land

Character and description of area:

The site lies on the eastern edge of the town and is surrounded by existing residential areas and agricultural/open land. The Midland Main Line runs along the south western edge of the site.

Summary of Constraints

Accessibility:

A playground is located adjacent to the site. On the other side of the railway line and a ten minute walk away is Little Bowden recreation ground and Primary School. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Developer panel comments: access issues in Little Bowden requires infrastructure improvements.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies outside, but adjacent to, current limits to development for Market Harborough.

Topographical:

The elevation of the site could mean that development on this site could have a significant visual impact on the surrounding lower lying areas.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: Within 5 years (2008-13)

Estimated number of dwellings: 300 gross reduced to 187 net

Density: 40

Deliverable: Yes

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable:

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Main Street, Great Bowden

Site Reference:

M005

Site size:

1.41 ha

Settlement: Great Bowden

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Partitioned rural land used for grazing. Site adjoins Burnmill Road with Great Bowden to the east and MarketHarborough to south. All commercial and community facilities are available locally if not in the immediate vicinity.

Summary of Constraints

Accessibility:

No direct access to the site. Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

The site lies outside, but adjacent to, current Limits to Development for Great Bowden and within the Separation Area. The site is adjacent to Great Bowden Conservation Area.

Topographical:

There are a number of large trees around the perimeter. Developer panel comments: sites on the Bowden Ridge have a steep slope which will increase construction costs.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 56 gross reduced to 46 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Leicester Road, Great Bowden

Site Reference:

M006

Site size:

2.02 ha

Settlement: Great Bowden

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Cultivated agricultural land on the edge of Great Bowden. Community and commercial facilities all available locally.

Summary of Constraints

Accessibility:

No current direct access although the site is on Leicester Road. Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

The site lies outside, but adjacent to Great Bowden Limits to Development and within an Area of Particularly Attractive Countryside. Site is adjacent to Great Bowden Conservation Area.

Topographical:

Site slopes away from the road slightly but shouldn't inhibit development too much. There are a number of large trees around the edge of the site.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 80 gross reduced to 50 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

The Hunts Stables, Nether Green, Great Bowden

Site Reference:

M007

Site size:

0.4 ha

Settlement: Great Bowden

Land Type: Brownfield

Current use: Hunt stables and associated barns and employees accommodation

Character and description of area:

Large outbuildings and barn. Largely wooded area with excellent access. Site is in the centre of Great Bowden with all community and commercial facilities available locally.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Great Bowden limits to development and Conservation Area. Areas of important open land adjoin the site to the north and the south.

Topographical:

Some large trees.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 16 gross reduced to 13 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Green Lane (Track)

Site Reference:

M008

Site size:

1.82 ha*

Settlement: Great Bowden

Land Type: Greenfield

Current use: Grazing and Farm Building

Character and description of area:

Rural land on the edge of Great Bowden with a public right of way. All community and commercial facilities available locally.

Summary of Constraints

Accessibility:

No direct road access. The site has no frontage to an adopted highway and there is no apparent route to provide access – therefore the site is not appropriate for consideration in isolation. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site outside, but partially adjacent, to Great Bowden limits to development and Conservation Area. Site is within the Area of Particularly Attractive Countryside. Footpath crosses the site from north to south.

Topographical:

Some large trees.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport/Accessibility: access to the site will only be possible if the adjoining site, M16, is brought forward for development. Any development on M16 would need to include provisions for access to this site.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 56 gross reduced to 46 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

* Site redrawn removing area of unknown ownership: 1.41 ha

Site Details

Site address:

41 Main Street, Great Bowden

Site Reference:

M009

Site size:

0.24 ha*

Settlement: Great Bowden

Land Type: Brownfield

Current use: House and Garden

Character and description of area:

Rural land to south of site and railway line to the east. Site is in the centre of Great Bowden, all community and commercial facilities available locally.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Great Bowden limits to development and the Conservation Area.

Topographical:

A number of large trees on the site.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: High

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 6

Density: 30

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

*Site redrawn to exclude unregistered part: 0.20 ha

Site Details

Site address:

Rectory House, Sutton Road, Great Bowden

Site Reference:

M012

Site size:

0.35 ha

Settlement: Great Bowden

Land Type: Brownfield

Current use: Large house and grounds

Character and description of area:

Large house (Listed) in the centre of Great Bowden. All community and commercial facilities available locally. Access is very good.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

Public Right of Way runs at eastern edge of site. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Great Bowden limits to development and Conservation Area. Adjacent to Important Open Land. Rectory House is a Listed Building (grade II*).

Topographical:

A number of large trees.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 14

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Sutton Road, Great Bowden

Site Reference:

M015

Site size:

0.99 ha

Settlement: Great Bowden

Land Type: Brownfield

Current use: House, outbuildings and land

Character and description of area:

Large site in the centre of Great Bowden. Bounded on east by a public footpath and on the west by Sutton Road.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Great Bowden limits to development and is within the Conservation Area. It is also designated as important open land in the Local Plan.

Topographical:

A number of trees.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 39 gross reduced to 32 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Upper Green Lane, Great Bowden

Site Reference:

M016

Site size:

1.53 ha

Settlement: Great Bowden

Land Type: Greenfield

Current use: Grazing land for horses

Character and description of area:

Rural land to the north of Great Bowden.

Summary of Constraints

Accessibility:

Access to the site is currently via a public right of way. The site has no frontage to an adopted highway and there is no apparent route to provide access – therefore the site is not appropriate for consideration in isolation. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Area of Particularly Attractive Countryside. Southern part of the site lies within the Conservation Area. Site lies outside, but adjoining, limits to development.

Topographical:

Uneven ground. Some large trees around the borders. Railway lines to the East.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport/Accessibility: the potential exists to extend Upper Green Place to provide access to site. The ownership of the land between the end of the road and the SHLAA site would need to be established and this could prove to be an obstacle to development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 61 gross reduced to 50 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Berry Close, Great Bowden, Market
Harborough, Leics.

Site Reference:

M018

Site size:

2.09 ha*

Settlement: Great Bowden

Land Type: Greenfield

Current use: Grazing land

Character and description of area:

Rural land with a large barn-like structure. Access possible via Berry Close. Railway line to the west.

Summary of Constraints

Accessibility:

The site has no frontage to an adopted highway and there is no apparent route to provide access. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

Public ROW crosses the north of the site. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

The site lies within the Separation Area. It is outside, but adjacent to, limits to development.

Topographical:

Some large trees around the border of the site.

Can identified constraints be mitigated?

Access constraint was mitigated by Darian Homes who provided evidence that they own land that would provide access to the site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: Within 5 years (2008-13)

Estimated number of dwellings: 84 gross reduced to 52 net

Density: 40

Deliverable: Yes

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable:

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

* Site size was increased when Darian Homes provided evidence to mitigate an access issue. New site size: 2.1 ha.

Site Details

Site address:

Land to the North of Pochin Drive

Site Reference:

M020

Site size:

1.68 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Paddock and waste land

Character and description of area:

Site is situated on the edge of a medium density housing estate. Commercial and community facilities are available locally if not in immediate vicinity.

Summary of Constraints

Accessibility:

No public transport links in immediate vicinity. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

ROW runs along the eastern edge of the site. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies in the Separation Area and outside, but adjacent to, Market Harborough limits to development.

Topographical:

Site is on plateau area above the scarp slopes.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: Within 5 years (2008-13)

Estimated number of dwellings: 67 gross reduced to 55 net

Density: 40

Deliverable: Yes

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable:

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

101 Great Bowden Road

Site Reference:

M023

Site size:

0.31ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Residential

Character and description of area:

Site near railway bridge on Great Bowden Road. Surrounding area low density, rather large detached houses. Commercial and community facilities are available locally if not in immediate vicinity. Rail line runs along the east of the site.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Market Harborough limits to development and adjacent to Separation Area.

Topographical:

Slope exists between the house and the lower lying open space to the East.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 12

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Previously Developed Land, Riverside

Site Reference:

M025

Site size:

0.56 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Previously developed land

Character and description of area:

Site is on a busy industrial/trading estate.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

Site is located on the Riverside Industrial Estate, next to recycling centre.

Planning policy:

Site lies within current limits to development. It is on Riverside Industrial Estate - Policy EM/2 seeks to protect sites within employment areas from non-employment uses.

Topographical:

No topographical constraints.

Contaminated Land:

Close to recycling centre. Possible contamination from neighbouring/former use.

Can identified constraints be mitigated?

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 22 gross reduced to 18 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Rockingham Road, Market Harborough

Site Reference:

M027

Site size:

4.64* ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Vacant, awaiting development.

Character and description of area:

Land is awaiting development and some infrastructure (roads and a roundabout on Rockingham Road) has been built. There is currently no work taking place at the site. Site borders the A6 to the east with the Euro Business Park to west and residential developments to the south. Office development is to the north. The site is on the edge of Market Harborough and is close enough to other residential developments to benefit from their commercial and community facilities. There is a primary school adjacent to the south.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed.

Planning policy:

Site lies within limits to development and is part of the MH/6 allocation for employment use.

Topographical:

On very edge of flood zone. Slight slope, will not affect development.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: Within 5 years (2008-13)

Estimated number of dwellings: 63 gross reduced to 52 net

Density: 40

Deliverable: Yes

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable:

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

*Reduced to 1.59 Ha for residential use as non residential planning permissions granted on remainder of site on allocated employment site

Site Details

Site address:

Sofa Outlet, Riverside, Market Harborough

Site Reference:

M030

Site size:

2.54 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Warehouse

Character and description of area:

Site consists of a food distribution warehouse and a bus/coach repair garage and MOT centre. A church and church yard lies in the centre of the site. Access to the site is good and all amenities are available locally. The site is surrounded by existing residential development and the station/railway line to the East.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within limits to development. Site surrounds St Mary in Arden Church (grade II Listed building). Currently in employment use, therefore policy EM/2: Control of New Development on Existing and Proposed Employment Sites would apply.

Topographical:

Site slopes north to south.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 101 gross reduced to 63 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Saw Mill, Gores Lane

Site Reference:

M032

Site size:

1.59 ha*

Settlement: Market Harborough

Land Type: Brownfield

Current use: Industrial Site

Character and description of area:

Working timber yard. Riverside employment estate to the north, residential uses in the surrounding area. Good access to commercial and community facilities. Good road access.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site Lies within Limits to Development. Site is currently in employment use. Policy EM/2: Control of New Development on Existing and Proposed Employment Sites seeks to protect employment sites.

Topographical:

Half of the site lies within flood zone 3. High Pressure pipeline runs through south of the site.

Contaminated Land:

Currently used a timber yard - would need to check for contamination.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 21 gross reduced to 17 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

*Site boundaries redrawn to take into account Flood Zone and Pipeline. New area: 0.61 Ha. Revised area excluding the cottage 0.54 ha.

Site Details

Site address:

Land at Burnmill Farm

Site Reference:

M038

Site size:

6.4 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Fields to north of town centre, outside existing developed area.

Summary of Constraints

Accessibility:

Farm track access would require upgrading: single track. Possible ransom strips from existing development to south. The site has no frontage to an adopted highway and there is no apparent route to provide access – therefore the site is not appropriate for consideration in isolation.

Environmental:

Number of mature trees on site. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Outside, but adjacent to, Market Harborough limits to development. Land lies within Area of Particularly Attractive Countryside.

Topographical:

Slight slope, but relatively flat site. Local overhead electricity lines supplying farm to south of site.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport/Accessibility: there is potential to extend Kingston Way into the SHLAA site. The land between the end of Kingston Way and the boundary of the site has been retained by the developer with this contingency in mind.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 256 gross reduced to 160 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:
Hillcrest Farm

Site Reference:
M040

Site size:
2.09 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Paddock land

Character and description of area:

Edge of Market Harborough in a rural area. Canal along Western edge. Good road access. Public transport links also good. Commercial and community facilities available in the vicinity..

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

Canal and towpath is the western boundary of the site. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site is adjacent to Gran Union Canal Conservation Area and lies outside limits to development for Market Harborough. Site lies within Airfield Farm employment allocation (EM/11).

Topographical:

Relatively flat site enclosed by vegetation to the south, east and north. Largely open to the Grand Union Canal.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 83 gross reduced to 52 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land to the rear of 32 Leicester Road, Market
Harborough

Site Reference:

M042

Site size:

0.62 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Former rear garden to no.32, currently vacant

Character and description of area:

Site lies behind 2 large properties on the edge of an existing residential development. Good access and good transport links in vicinity although currently there is no direct access. Access is possible via Kestian Close. Commercial and community facilities are available locally.

Summary of Constraints

Accessibility:

Kestian Close would need to be extended to provide access to the site. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

No planning policy constraints. Site is within limits to development.

Topographical:

No apparent topographical constraints

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: Within 5 years (2008-13)

Estimated number of dwellings: 24 gross reduced to 20 net

Density: 40

Deliverable: Yes

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable:

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Lubenham Hill

Site Reference:

M047

Site size:

5.76 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Site is next to main road on the edge of Market Harborough, at the top of Lubenham Hill. Adjacent to both low and medium density housing areas.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site is outside, but adjoining, limits to development for Market Harborough.

Topographical:

Site is relatively level but western edge lies on brow of hill, before it falls toward Lubenham.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: Within 5 years (2008-13)

Estimated number of dwellings: 231 gross reduced to 144 net

Density: 40

Deliverable: Yes

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable:

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Allotments off Horsefair Close

Site Reference:

M053

Site size:

2.63 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Allotments

Character and description of area:

Site is an allotment area in an established residential area, with all amenities available locally.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage although it may prove difficult to identify an acceptable access. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Existing open space and alternative, suitable provision would need to be made should the site be developed.

Topographical:

No topographical constraints.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 105 gross reduced to 65 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Council Offices, Adam & Eve Street

Site Reference:

M057

Site size:

0.46 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Council offices

Character and description of area:

Town centre, all amenities available locally. Prominent Listed Building in town. Car parking area to rear.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies within Conservation Area and Shopping and Business Area. There is a Listed Building on this site. Site currently in employment use as offices. Policy EM/2: Control of New Development on Existing and Proposed Employment Sites seeks to protect employment sites.

Topographical:

Land rises to south (currently car park). Rest of site flat.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 18 gross reduced to 15 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:
Northampton Road

Site Reference: M066
Site size: 1.84 ha

Settlement: Market Harborough
Current use: Allotments

Land Type: Greenfield

Character and description of area:

Edge of town area, amenities within reasonable distance. Close to Leisure Centre. Adjacent to both residential and commercial development.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Allocated employment site MH/4. Within limits to development for Market Harborough.

Topographical:

Site is relatively flat.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium **Time frame for development:** 6-10 years (2013-2018)
Estimated number of dwellings: 73 gross reduced to 60 net **Density:** 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Overstone House, Kettering Road

Site Reference:

M072

Site size:

2.8 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Offices

Character and description of area:

Single large building and spacious grounds. Surrounded by open fields and countryside to south and east. New housing development lies to the North of Kettering Road. Low density housing adjoins site to west. No services/ facilities in the immediate vicinity, but town centre is relatively close.

Summary of Constraints

Accessibility:

Access to the site would be off a road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed.

Planning policy:

Site is outside the limits to development. Building currently in office use. Policy EM/2: Control of New Development on Existing and Proposed Employment Sites seeks to protect employment opportunities.

Topographical:

Site is off Kettering Road as it rises up to Clack Hill. Ground slopes but not excessively.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. Should the site be developed, existing traffic calming measures in the area may be able to be extended to include the new development. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 11-20 years plus (2018 +)

Estimated number of dwellings: 112 gross reduced to 70 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land north of the A4304 Harborough Road, Lubenham.

Site Reference:

M075

Site size:

102.47 ha*

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Large site currently in agricultural use. Good access from Harborough Road. Site borders Market Harborough to the east, Lubenham to the west and rural land elsewhere.

Summary of Constraints

Accessibility:

Access to the site would be off a road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances. Developer panel comments: any large scale development would require infrastructure improvements including new bypass road.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site is outside current limits to development for Market Harborough. Coalescence of Market Harborough and Lubenham would have to be considered.

Topographical:

Eastern edge of the site lies within a Flood Zone. Sloping in some area may constrain the level of development but will not preclude development altogether. Site also contains areas of woodland.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 11-20 years plus (2018 +)

Estimated number of dwellings: 4076 gross reduced to 2038 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

* Site boundaries re-drawn because of Flood Zone. New area: 101.9 Ha

Site Details

Site address:
Lubenham Road

Site Reference:
M076

Site size:
32.38 ha*

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agricultural

Character and description of area:

Agricultural land with some farm buildings. Surrounding area all agricultural. Site close enough to residential areas to benefit from commercial/community amenities and facilities.

Summary of Constraints

Accessibility:

Only access to site is via farm track through Farndon Fields Farm. An access road linking the site to the existing road network would have to be built if the site were developed. Any such road would cut across rural land not identified for development. The site has no frontage to an adopted highway and there is no apparent route to provide access – therefore the site is not appropriate for consideration in isolation. Developer panel comments: access difficulties/constraints costly to mitigate, would come forward later than more accessible sites.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies outside current limits to development for Market Harborough. Northern part of site is in Flood Zone. Site is adjacent to Farndon Road housing allocation (MH/3).

Topographical:

Site is relatively flat. Electricity lines to the West.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport/Accessibility: the new development on Farndon Road to the east will adjoin M76 and provide the opportunity to link the site into the road network.

Conclusion

Market interest: Medium **Time frame for development:** 11-20 years plus (2018 +)

Estimated number of dwellings: 354 gross reduced to 221 net **Density:** 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

* Site boundaries re-drawn because of Flood Zone. New area: 8.86 Ha

Site Details

Site address:

Land off Harborough Road

Site Reference:

M084

Site size:

8.45 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agriculture

Character and description of area:

Site is agricultural land on the edge of Market Harborough bordered by the Harborough Road to south. Market Harborough lies to east. Lubenham is relatively close to site.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development. Developer panel comments: potential wind farm proposals may lower demand for housing sites. Developer panel comments: separation of Market Harborough and Lubenham should be maintained.

Planning policy:

Outside current limits to development.

Topographical:

Steep slope in the Eastern half of the site from the east to the west would be a constraint to development. Site also borders a small wooded area to the North-East.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 353 gross reduced to 211 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:
Land at Mill Mound

Site Reference: M085
Site size: 3.29 ha

Settlement: Market Harborough
Current use: Agriculture

Land Type: Greenfield

Character and description of area:

Rural/grazing land bordered by residential development to the south and east and rural land to the north and west. The site already has its own point of access off the Leicester Road but this would probably need to be developed further. Amenities and facilities are not available in the immediate vicinity but the site is close to Market Harborough town centre.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

LCC Ecology has identified the site as having ecology, wildlife or protected species issues. A detailed site investigation would be required at the development control stage to establish all issues. The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

The site falls within the Area Of Particularly Attractive Countryside (policy EV/4: Countryside Character). Outside, but adjoining, current limits to development.

Topographical:

Site slopes towards the road to a considerable degree. Development would be inhibited.

Can identified constraints be mitigated?

Ecology issues may cause part of the site to be excluded or require protection of certain areas, which will increase costs or decrease density. Parts of larger sites could incorporate these issues into open space/ landscape features. Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium
Estimated number of dwellings: 131 gross reduced to 82 net

Time frame for development: 6-10 years (2013-2018)

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land off Welham Road

Site Reference:

M093

Site size:

6.55 ha*

Settlement: Great Bowden

Land Type: Greenfield

Current use: Grazing/Paddock/Small Buildings

Character and description of area:

Site is on edge of Great Bowden surrounded by rural land. Access available off Langton Road or Welham Road. Commercial and community services available in the local area.

Summary of Constraints

Accessibility:

Access to the site would be off a rural road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances. Developer panel comments: further development in Great Bowden would require increases in infrastructure; shops, transport and other amenities.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

The site falls within Area of Particularly Attractive Countryside. It is outside, but adjoining, Great Bowden limits to development and Conservation Area. 2 Listed buildings in vicinity.

Topographical:

Relatively flat with some large trees.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 239 gross reduced to 149 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

*Site redrawn for ownership reasons 5.98 ha

Site Details

Site address:

Land at Lodge Farm

Site Reference:

M099

Site size:

8.66 ha

Settlement: Market Harborough**Land Type:** Greenfield**Current use:** Farm**Character and description of area:**

Site is farm land with some large farm buildings and a residential property. Site is surrounded by agricultural land with the A6 to the West. Access to site is by farm track off the A6. The site is on the edge of Market Harborough and is close enough to other residential developments to benefit from their commercial and community facilities. However, site is separated physically from market Harborough by the by-pass.

Summary of Constraints

Accessibility:

Access to the site would be off a road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration. In addition, access would need to be taken directly off the A6 which would not be acceptable. Developer panel comments: sites east of A6 are not viable as too remote from existing development.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed. The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site lies outside limits to development and in Area of Particularly Attractive Countryside.

Topographical:

Site slopes away from the road (west to East) slightly, should not affect development. Mobile phone mast and generator in the northern part of the site.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium**Time frame for development:** 11-20 years plus (2018 +)**Estimated number of dwellings:** 346 gross reduced to 216 net**Density:** 40**Deliverable:**

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land south of Lodge Farm

Site Reference:

M100

Site size:

7.84 ha

Settlement: Market Harborough**Land Type:** Greenfield**Current use:** Agricultural**Character and description of area:**

The site lies to the east of the A6 surrounded by agricultural land. The site is on the edge of Market Harborough and is close enough to other residential developments to benefit from their commercial and community facilities. However, site is separated physically from market Harborough by the by-pass.

Summary of Constraints

Accessibility:

Although the site borders the A6 there is no direct access to this road. There is an embankment between the site and the road which may prove an obstacle to any proposed access road. Access to the site would be off the A6, a road with generally fast moving traffic, which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances. Developer panel comments: sites east of A6 are not viable as too remote from existing development.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed.

Planning policy:

Site lies outside limits to development and in Area of Particularly Attractive Countryside.

Topographical:

The site is on 2 levels with a steep slope between the sections. The higher section in the South is the smaller of the two parts. This section also has electricity lines running through it. The lower section slopes more gently.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium**Time frame for development:** 11-20 years plus (2018 +)**Estimated number of dwellings:** 313 gross reduced to 196 net**Density:** 40**Deliverable:**

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Land adjacent to Overstone House, Kettering Rd

Site Reference:

M101

Site size:

2.83 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Agriculture

Character and description of area:

Site is currently in agricultural use as grazing land. Undulating land - rises from the Kettering Road up to a crest and then slopes more gently towards the railway line. Electricity lines cross the site in the East. There are some trees.

Summary of Constraints

Accessibility:

Access would need to be from busy Kettering Road. Access to the site would be off a road with generally fast moving traffic which would be unacceptable and therefore the site is not appropriate for consideration under current circumstances.

Environmental:

The site is over 1Ha and would therefore require a detailed pre-planning archaeological assessment before any development could proceed.

Planning policy:

Site lies outside current limits to development.

Topographical:

Site slopes up from Kettering Road. Rest of the site also slopes but more gently. Overhead electricity lines run across the east of the site. Developer panel comments: development costs south of Kettering Road may be significant/prohibit development due to topography.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development. Transport: consideration of how to mitigate the access issue will need to be taken at the development control stage. The constraint is capable of being mitigated but to do so would be a complex and costly process and this may impact on the timeframe for development of the site.

Conclusion

Market interest: Medium

Time frame for development: 11-20 years plus (2018 +)

Estimated number of dwellings: 113 gross reduced to 70 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Car park north of St Mary's Road

Site Reference:

M111

Site size:

0.19 ha

Settlement: Market Harborough

Land Type: Greenfield

Current use: Car park and commercial building

Character and description of area:

Site is has frontage onto St. Mary's Road which is a mixed use area with retail, employment, and residential uses. All services and facilities within walking distance and the train station is a 5 minute walk away.

Summary of Constraints

Accessibility:

Private road currently provides access. However, with frontage on St Mary's Road, a new access could be created from St. Mary's Rd. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Loss of potential employment opportunity may be contrary to policy EM/2: Control of New Development on Existing and Proposed Employment Sites. Site lies within St Mary's Road Mixed Use Policy Area.

Topographical:

Site is flat. No issues.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 5

Density: 30

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Plumb Centre and Kwik Fit, 57-61 St Marys Road,
Market Harborough

Site Reference:

M112

Site size:

0.17 ha*

Settlement: Market Harborough

Land Type: Brownfield

Current use: Car repairs and plumbing supplies warehouses

Character and description of area:

On busy St. Mary's Road with a mixture of commercial, industrial and residential uses. All services and facilities accessible in the vicinity.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development. Developer panel comments: brownfield sites may have a higher alternative use value and may not come forward until 5-10 year timeframe.

Planning policy:

Loss of employment site/opportunity may be contrary to policy EM/2: Control of New Development on Existing and Proposed Employment Sites. Site lies within St Mary's Road Mixed Use Policy Area.

Topographical:

Site is flat. No issues.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 11-20 years plus (2018 +)

Estimated number of dwellings: 4

Density: 30

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

* Site redrawn to reflect ownership issues.: 0.16Ha

Site Details

Site address:

Towrite Depot, Clarence Street

Site Reference:

M117

Site size:

0.22 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Storage Depot

Character and description of area:

Site is off Clarence Street which is off St Marys Road. The western side of the street is terraced housing with commercial activity dominating on the eastern side. With on street car parking, the street is in effect reduced to one way traffic, presenting problems for commercial vehicles and access to current commercial premises. Site is has local shop/post office and the train station is a 5 minute walk away. The town centre is within easy walking distance.

Summary of Constraints

Accessibility:

There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Developer panel comments: brownfield sites may have a higher alternative use value and may not come forward until 5-10 year timeframe

Environmental:

The site is within 100m of an HER Site. Mitigation may be required depending on the results of further analysis during the development control stage of any development.

Planning policy:

Site is currently in employment use. Policy EM/2: Control of New Development on Existing and Proposed Employment Sites seeks to protect employment opportunities/premises.

Topographical:

Site is flat. No issues.

Contaminated Land:

Storage site, possible ground contamination. Gas holder planning permission for site in 1951.

Can identified constraints be mitigated?

Archaeology: mitigation may be required depending on the results of further analysis during the development control stage of any development.

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 6

Density: 30

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.

Site Details

Site address:

Buildcentre Site, Braybrooke Road

Site Reference:

M118

Site size:

0.47 ha

Settlement: Market Harborough

Land Type: Brownfield

Current use: Commercial

Character and description of area:

This is a commercial site in a largely residential area. Site consists of a number of large structures and an open piece of land used for storage and car parking. The site borders Brampton Valley Way to west, allotments and park to the north. The site has access off Braybrooke Road. Commercial and community services and facilities are available locally in Market Harborough and Little Bowden.

Summary of Constraints

Accessibility:

Site is currently accessed off Braybrooke Road. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

Environmental:

Site is within residential area. In redevelopment there is the opportunity to improve residential amenity of local residents. Boundary with Brampton Valley Way could be improved with sensitive treatment.

Planning policy:

Site is currently in employment use. Policy EM/2: Control of New Development on Existing and Proposed Employment Sites seeks to protect employment opportunities.

Topographical:

Site is flat. No issues.

Contaminated Land:

Possible contamination from current use.

Can identified constraints be mitigated?

Conclusion

Market interest: Medium

Time frame for development: 6-10 years (2013-2018)

Estimated number of dwellings: 18 gross reduced to 15 net

Density: 40

Deliverable:

A site is available now, in a suitable location for housing and deliverable within 5 years.

Developable: Yes

A site is in a suitable location for housing and there is a prospect it could be developed in the future.

Non-Developable:

It is unknown when the site could be developed.