

Site:

**1. BOWDEN INN FARM,
MARKET HARBOROUGH**

IP Reference

380

Area (ha)

1.0

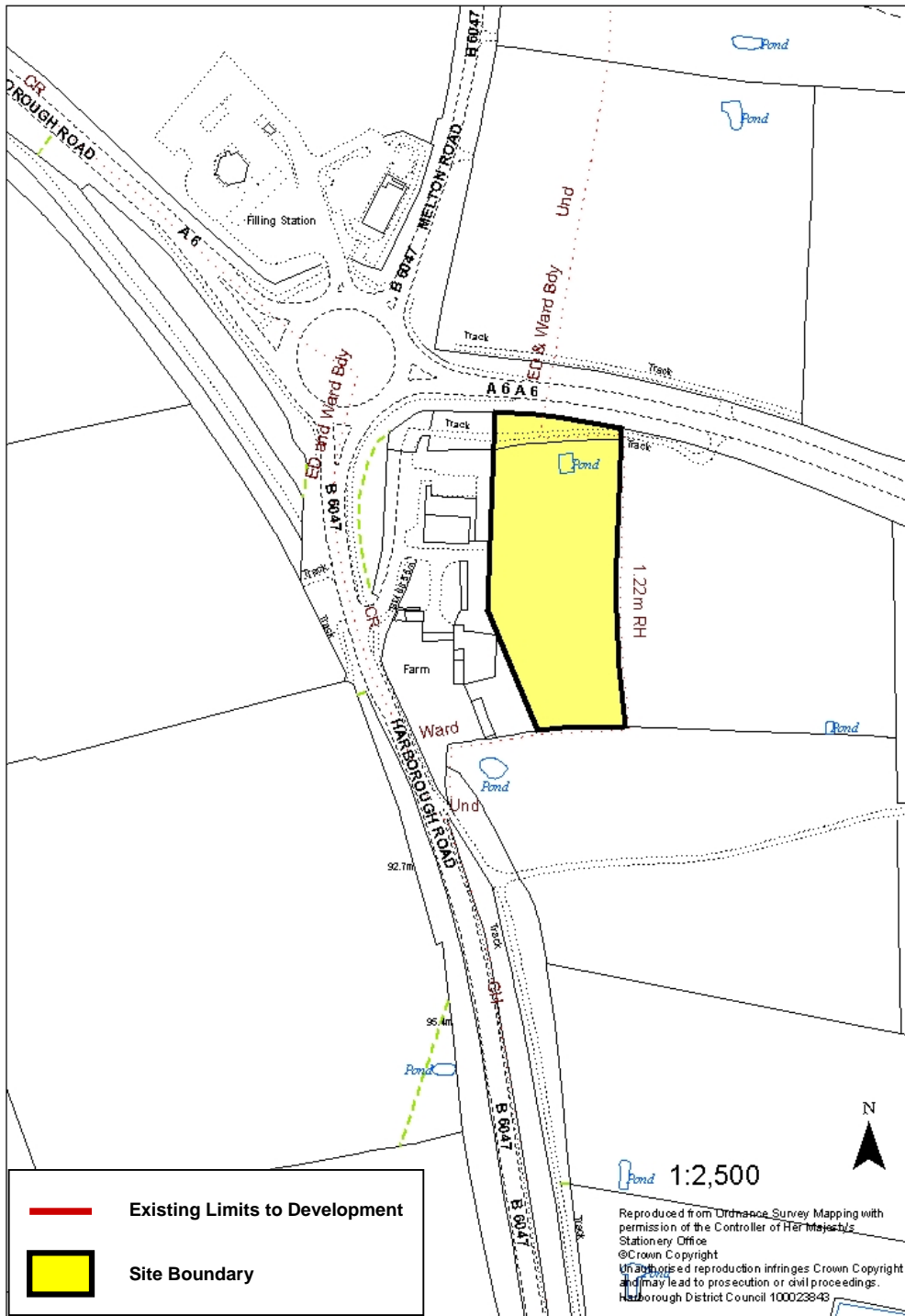


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Adjoins A6, indirect motorway access only via Leicester or Market Harborough.	3
<i>Local Road Access</i>	Adjacent to roundabout at Junction of A6 and B4067	4
<i>Public Transport Access</i>	Leicester-Northampton and Leicester-Market Harborough (30 / 60 minute frequency) routes use B4067 close to site	3
<i>Access to services & labour</i>	About 2km north of Market Harborough, with few services available in the immediate vicinity	2
<i>Proximity to incompatible uses</i>	Immediately adjoining children's nursery to west, and open farmland on other sides	3
<i>Site characteristics</i>	Level and regular in shape, but fairly small in size	3
<i>Development constraints</i>	Potential accessibility constraint to access onto busy A6 / roundabout, and proximity to nursery	2
<i>General attractiveness</i>	Small but prominent site on A6, partially screened by trees, although potential issue of road noise	3
<i>Market Perceptions</i>	No property market view available. Consultants' view is reasonable site for small scale industrial uses to meet local needs.	2
<i>Planning Factors</i>	No restrictive designations, but outside existing limits to development	1
<i>Sequential Factors</i>	Greenfield, outside urban area	1

TOTAL SCORE: 27

[Scoring: 5 = best, 1 = worst]

Plan 7.1: BOWDEN INN FARM, MARKET HARBOROUGH



Site:

**2. WEST OF LEICESTER ROAD,
MARKET HARBOROUGH**

IP Reference

21

Area (ha)

1.6

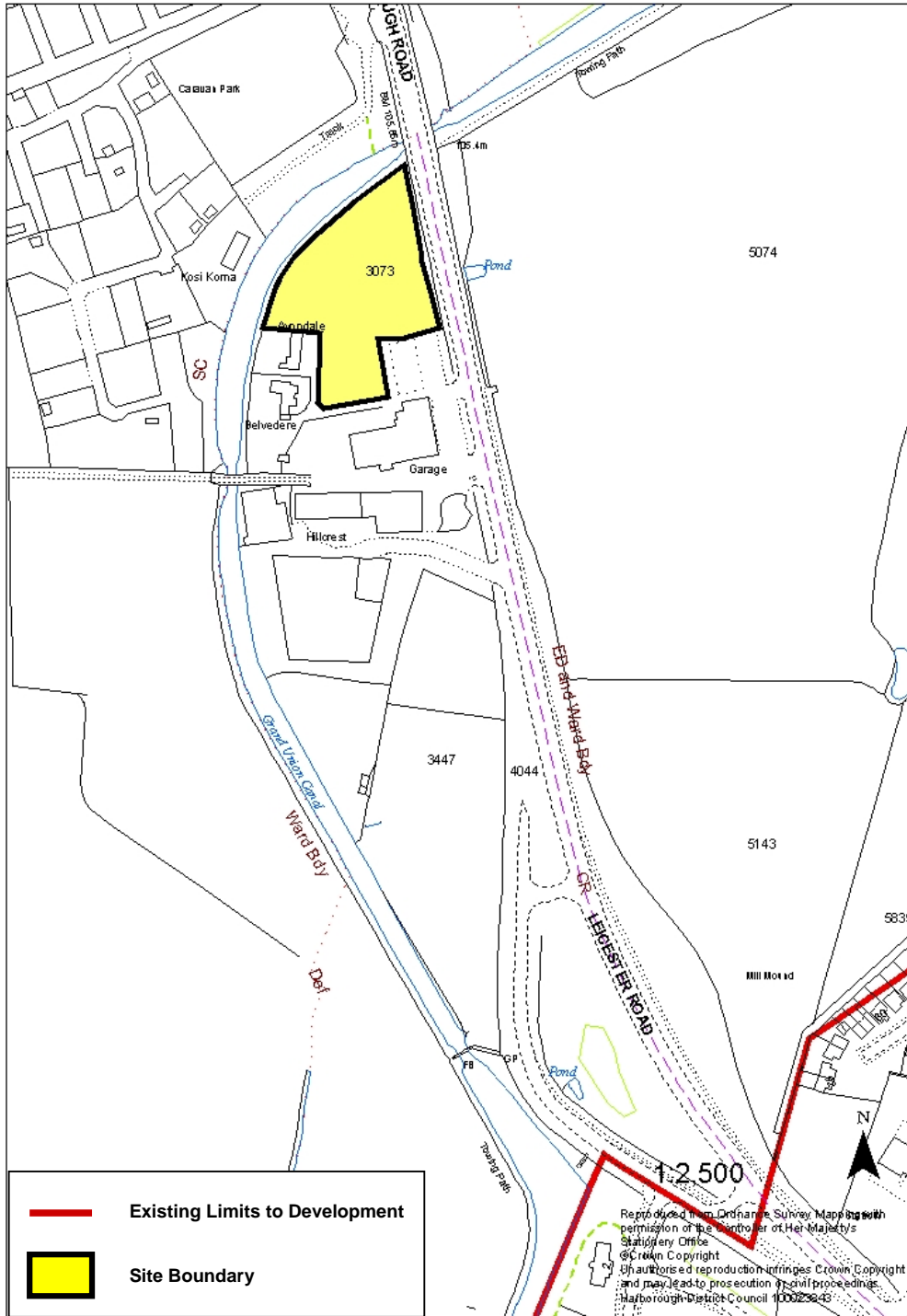


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 Junction 20 via Market Harborough (A4304); about 2.5km from junction with A6	3
<i>Local Road Access</i>	Adjoins B6047 (Leicester Road) with access to A4304 and A508 via Market Harborough	4
<i>Public Transport Access</i>	X7 (Leicester-Market Harborough) and X61 (Leicester-Northampton) routes pass site (30/60 minute frequency)	4
<i>Access to services & labour</i>	On edge of Market Harborough, close to residential areas, but few facilities within immediate vicinity	3
<i>Proximity to incompatible uses</i>	Adjoins car garage and existing dwellings to south, and existing caravan park at Airfield Farm to north	3
<i>Site characteristics</i>	Small site in potentially attractive setting, bounded by Grand Union Canal	3
<i>Development constraints</i>	Access onto Leicester Road from site may be difficult, while proximity to Canal and housing may reduce development potential	2
<i>General attractiveness</i>	Prominent site at entrance to Market Harborough, in attractive setting	3
<i>Market Perceptions</i>	No property market view available. Consultants' view is reasonable site for industrial/office uses adjoining area of clear development interest at Airfield Farm	3
<i>Planning Factors</i>	Adjoins Grand Union Canal Conservation Area, and outside settlement development limits but adjoins employment allocation	3
<i>Sequential Factors</i>	Greenfield, outside urban area	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 33

Plan 7.2: WEST OF LEICESTER ROAD, MARKET HARBOROUGH



Site:

**3. EAST OF LEICESTER ROAD,
NORTHERN EDGE OF LUTTERWORTH**

IP Reference

112

Area (ha)

3.7

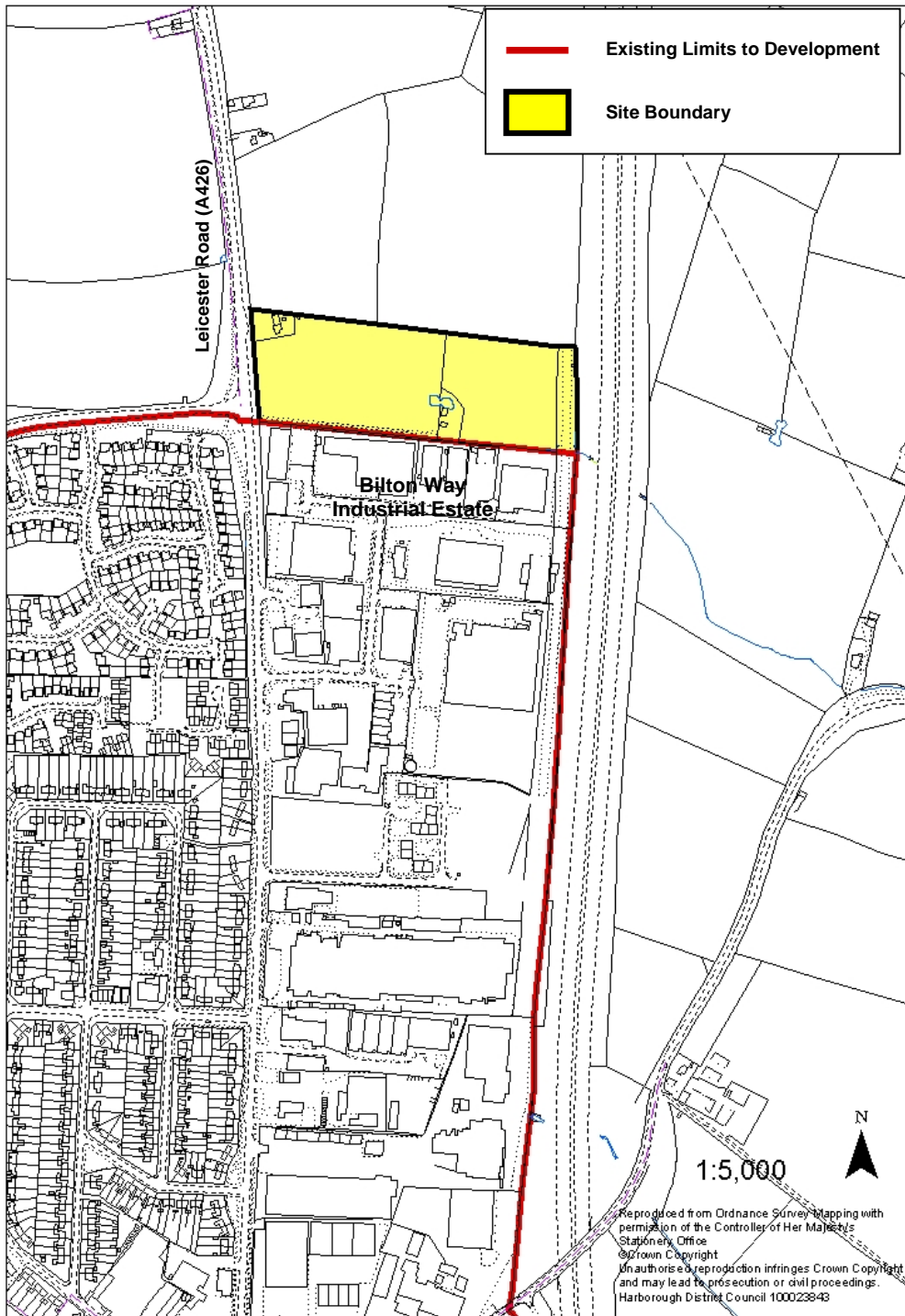


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 Junction 20 only via Lutterworth town centre or partially western by-pass.	3
<i>Local Road Access</i>	Adjoins A426 with access to Leicester and Rugby, and A5 via Western by-pass	3
<i>Public Transport Access</i>	Direct Leicester-Lutterworth (30 minute frequency) route passes the site, as well as hourly 140 route (via Narborough)	3
<i>Access to services & labour</i>	On edge of Lutterworth, close to residential areas and a variety of services	4
<i>Proximity to incompatible uses</i>	Adjoins existing industrial areas to south, and M1 motorway to east. Single dwelling and open farmland to north.	4
<i>Site characteristics</i>	Level and regular in shape	4
<i>Development constraints</i>	Potential access issue onto A426, and in close proximity to existing junction	3
<i>General attractiveness</i>	Prominent site at entrance to Lutterworth. Partially screened by trees, but bordered by M1 on eastern side of site.	3
<i>Market Perceptions</i>	No property market view available. Consultants' view is good industrial site beside proven area of demand.	4
<i>Planning Factors</i>	No restrictive designations, and just outside existing limit to development	3
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

TOTAL SCORE: 39

[Scoring: 5 = best, 1 = worst]

Plan 7.3: EAST OF LEICESTER ROAD, LUTTERWORTH



Site:

**4. NORTH OF LUTTERWORTH ROAD,
LUTTERWORTH**

IP Reference

N/A

Area (ha)

2.0

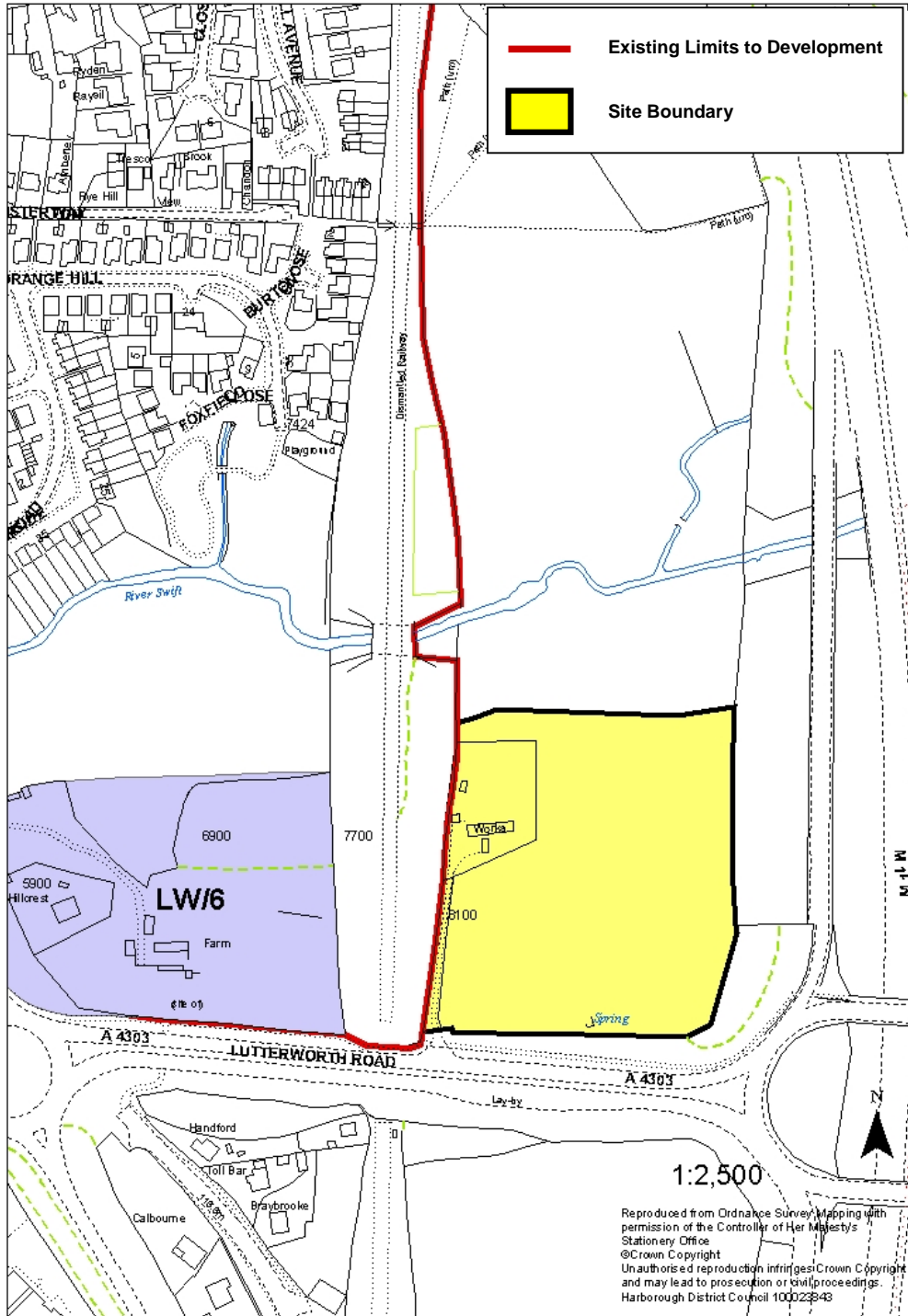


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Adjoins M1 Junction 20, and within 4km of A5	5
<i>Local Road Access</i>	Adjoins A4303, with easy access to A426 and A5	5
<i>Public Transport Access</i>	One hourly bus service via Market Harborough – Hinckley route	2
<i>Access to services & labour</i>	Close to residential areas on edge of Lutterworth. No services in immediate vicinity, but in reasonable distance of Lutterworth centre.	4
<i>Proximity to incompatible uses</i>	Adjoins St. John's Business Park; separated from residential areas by former railway embankment.	4
<i>Site characteristics</i>	Regular shape, sloping down to north, with former railway embankment on western boundary and well screened by trees. Part of site contains stream.	3
<i>Development constraints</i>	Part of site designated as Essential Washland limiting potential development area	4
<i>General attractiveness</i>	High profile site at entrance to Lutterworth, in attractive surroundings, but very close to M1 motorway.	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is good prominent site for small office park beside business park of proven attraction and Motorway junction	5
<i>Planning Factors</i>	No restrictive designations; outside of existing settlement limits but adjoining employment allocation. Adjoining railway embankment to be retained.	3
<i>Sequential Factors</i>	Greenfield, adjoining settlement area	2

TOTAL SCORE: 41

[Scoring: 5 = best, 1 = worst]

Plan 7.4: NORTH OF LUTTERWORTH ROAD, LUTTERWORTH



Site:

**5. EAST OF NORTH KILWORTH,
NORTH KILWORTH**

IP Reference

281

Area (ha)

3.4

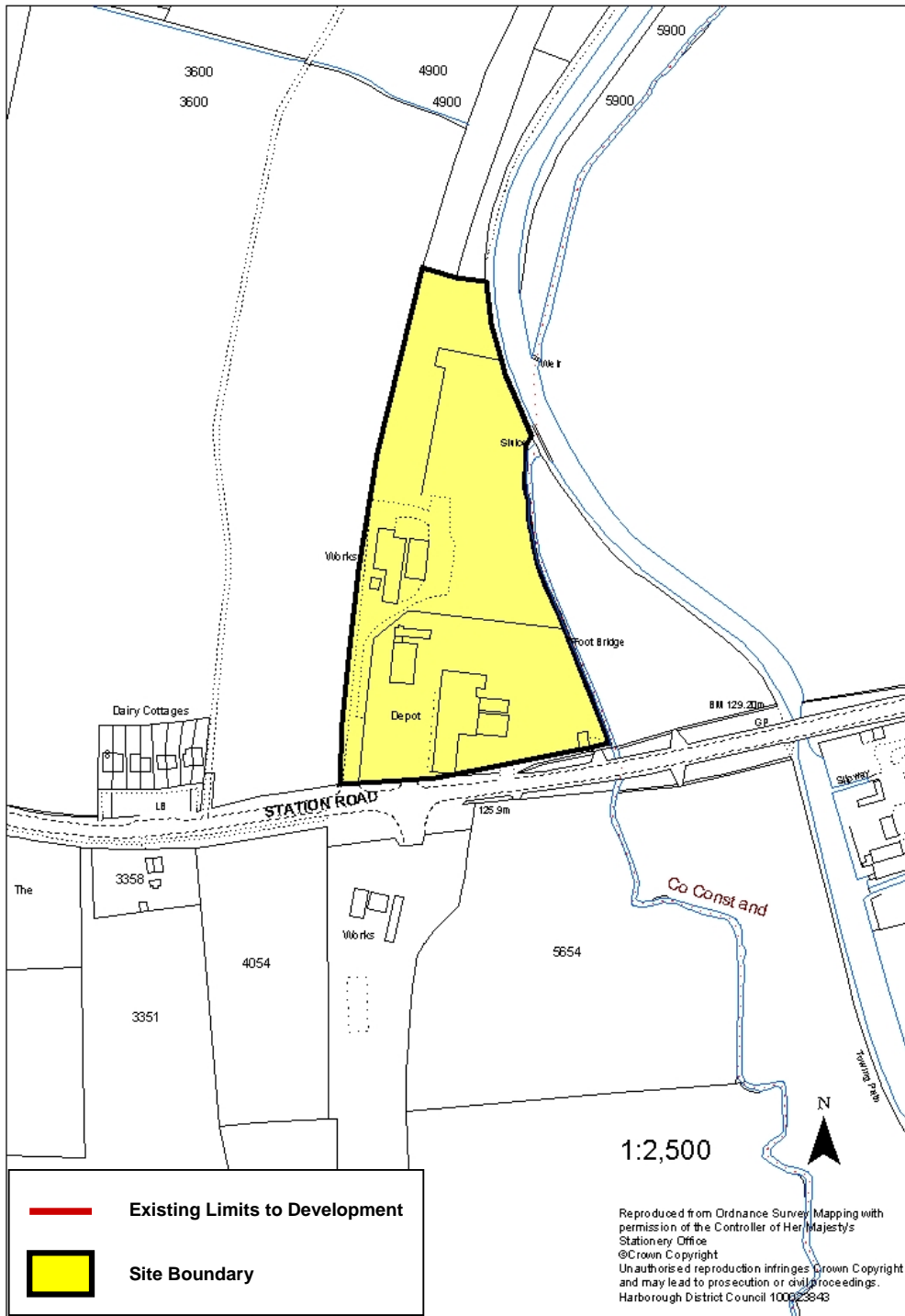


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	About 7km from M1 Junction 20, on the A4304, via minor roads	3
<i>Local Road Access</i>	About 2km from junction with A5199 at Husbands Bosworth; other main routes via Market Harborough	3
<i>Public Transport Access</i>	One hourly bus service via Market Harborough – Hinckley route	2
<i>Access to services & labour</i>	On the edge of North Kilworth, reasonable distance from village centre. Generally remote, about 8 km from Lutterworth and 11kms from Market Harborough	2
<i>Proximity to incompatible uses</i>	Surrounded by open farmland, and separated from existing residential areas	4
<i>Site characteristics</i>	Includes a number of existing employment premises and parking; site is level and triangular in shape	4
<i>Development constraints</i>	Achieving adequate access issue onto A4304 may be difficult due to narrow road and restricted visibility; no other constraints known.	3
<i>General attractiveness</i>	Well screened by trees, but existing buildings are generally unattractive	3
<i>Market Perceptions</i>	No property market view. Consultants view is suitable for small-scale, local industrial/.rural needs and starter units	3
<i>Planning Factors</i>	No restrictive designations, but outside existing settlement limits	1
<i>Sequential Factors</i>	Partially previously developed land, outside of urban area	3

TOTAL SCORE: 31

[Scoring: 5 = best, 1 = worst]

Plan 7.5: EAST OF NORTH KILWORTH, NORTH KILWORTH



Site:

6. EAST OF CHURCHILL WAY INDUSTRIAL ESTATE, FLECKNEY

IP Reference

305

Area (ha)

3.0

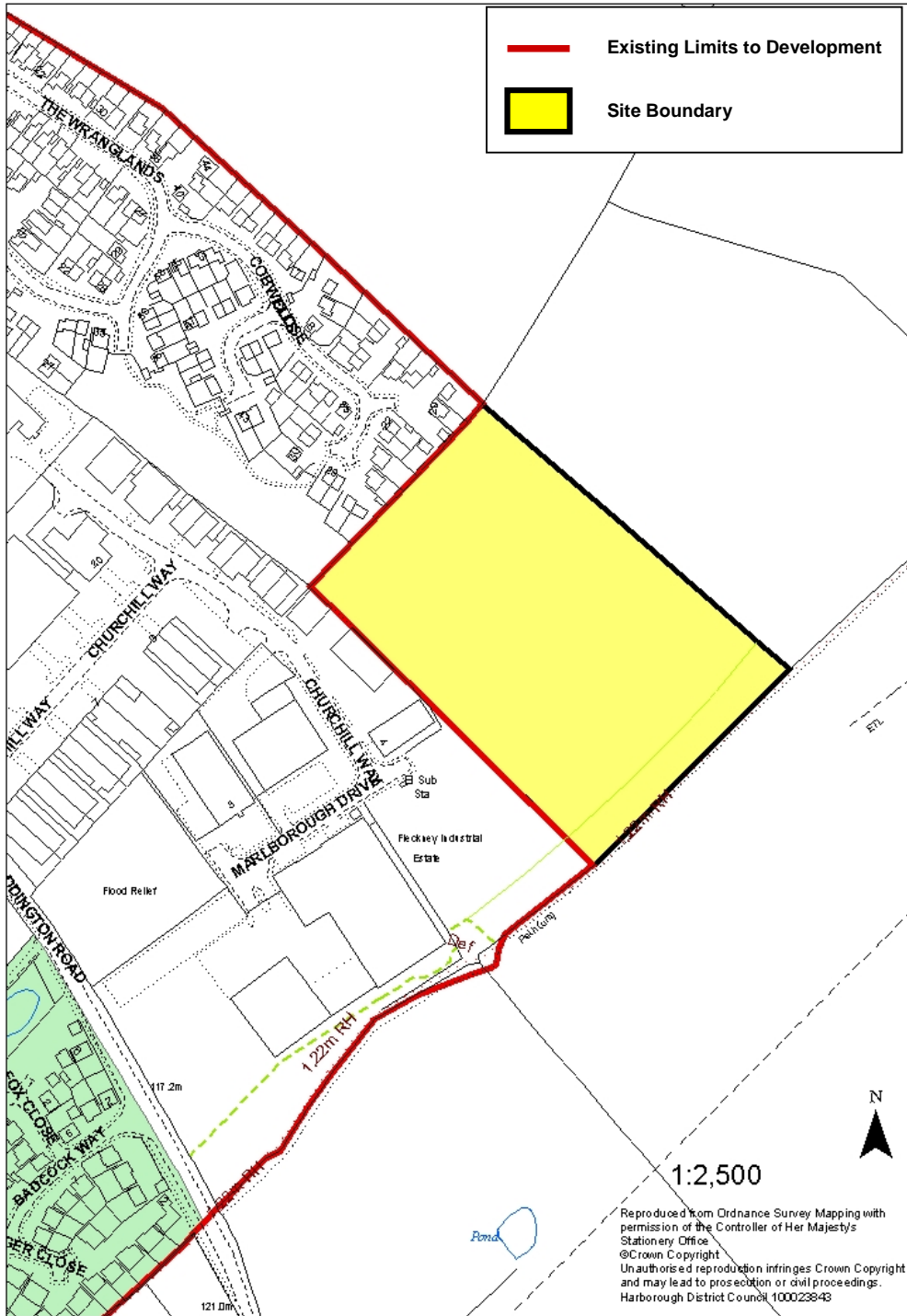


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 is via minor rural roads - A5199 / A4303	2
<i>Local Road Access</i>	Access via Fleckney town centre to A1599 and A6, through existing industrial estate.	4
<i>Public Transport Access</i>	One hourly bus service via Fleckney – Foxton route	2
<i>Access to services & labour</i>	On the edge of Fleckney close to residential areas, but no services in immediate vicinity. Reasonable distance from village centre.	3
<i>Proximity to incompatible uses</i>	Adjacent to existing industrial estate to west, and adjoining residential area to north. Adjoins open farmland to south east.	3
<i>Site characteristics</i>	Regular in shape and large in size, sloping to the west	4
<i>Development constraints</i>	No constraints known	4
<i>General attractiveness</i>	Well screened by trees, but existing buildings are in general unattractive	3
<i>Market Perceptions</i>	No property market view. Consultants' view is good industrial site to expand estate of proven attraction. Reported interest from firms looking for (additional) industrial space in this location	4
<i>Planning Factors</i>	No restrictive designations; outside of existing settlement limits, but adjoining existing employment area. Recent refusal for an industrial unit and ancillary offices (totalling nearly 1500m ²), based on impact on countryside and insufficient information provided on impact in terms of residential amenity (noise).	3
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 34

Plan 7.6: EAST OF CHURCHILL WAY INDUSTRIAL ESTATE, FLECKNEY



Site:

**7. EAST OF BRUNTINGHORPE
INDUSTRIAL ESTATE, BRUNTINGHORPE**

IP Reference

358

Area (ha)

1.0

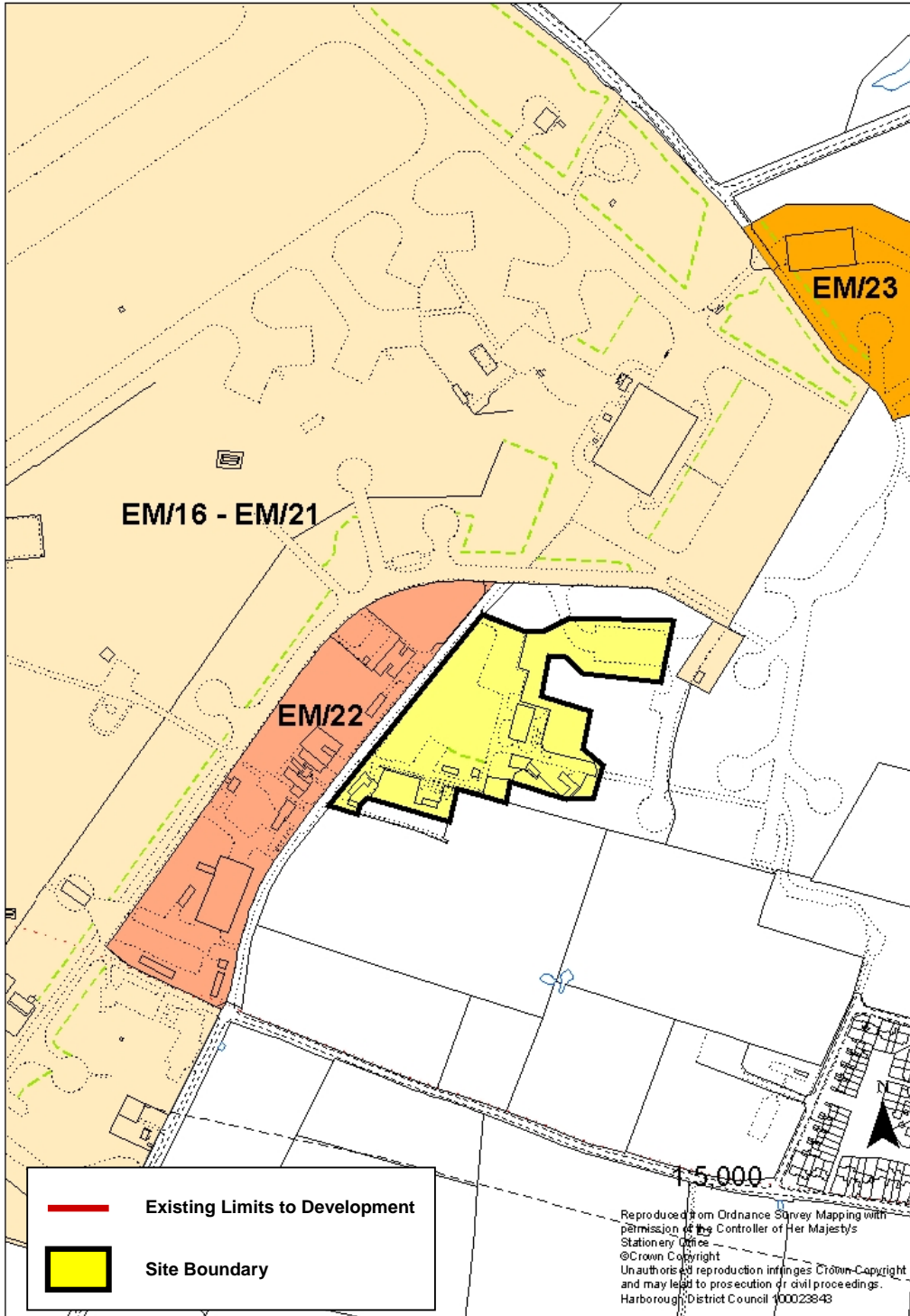


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Closest main routes are the A1599 and A4303, with access to M1 via Lutterworth and narrow rural roads	2
<i>Local Road Access</i>	Served by a number of unclassified roads through residential areas, providing links to Lutterworth and Husbands Bosworth	2
<i>Public Transport Access</i>	Poor public transport with only twice-daily bus service via Lutterworth – Peatling Parva Post Bus operated by Royal Mail.	1
<i>Access to services & labour</i>	Close to villages of Bruntingthorpe, Peatling Parva and Upper Bruntingthorpe, but no services in immediate vicinity.	2
<i>Proximity to incompatible uses</i>	Western area adjacent to Bruntingthorpe Airfield, but eastern section adjoins Upper Bruntingthorpe residential area	2
<i>Site characteristics</i>	Both parts of estate are relatively small, level but irregular in shape	2
<i>Development constraints</i>	Accessibility constraints in terms of road access, as would require significant highway infrastructure improvement	3
<i>General attractiveness</i>	Majority of buildings in poor condition, although there are a number modern industrial / warehouse units. Overall environment is unattractive, and location isolated.	2
<i>Market Perceptions</i>	Market view is of remote rural location, with poor access unsuitable for any significant employment development, other than small-scale, lower-end and bad neighbour users	2
<i>Planning Factors</i>	No restrictive designations, in close proximity to designated Bruntingthorpe Industrial Area	3
<i>Sequential Factors</i>	Remote brownfield site, outside urban area; poor public transport accessibility	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 22

Plan 7.7: EAST OF BRUNTINGHORPE INDUSTRIAL ESTATE, BRUNTINGHORPE



Site:

**11. SOUTH OF LEADERS FARM,
COVENTRY ROAD, LUTTERWORTH**

Area (ha)

3.7

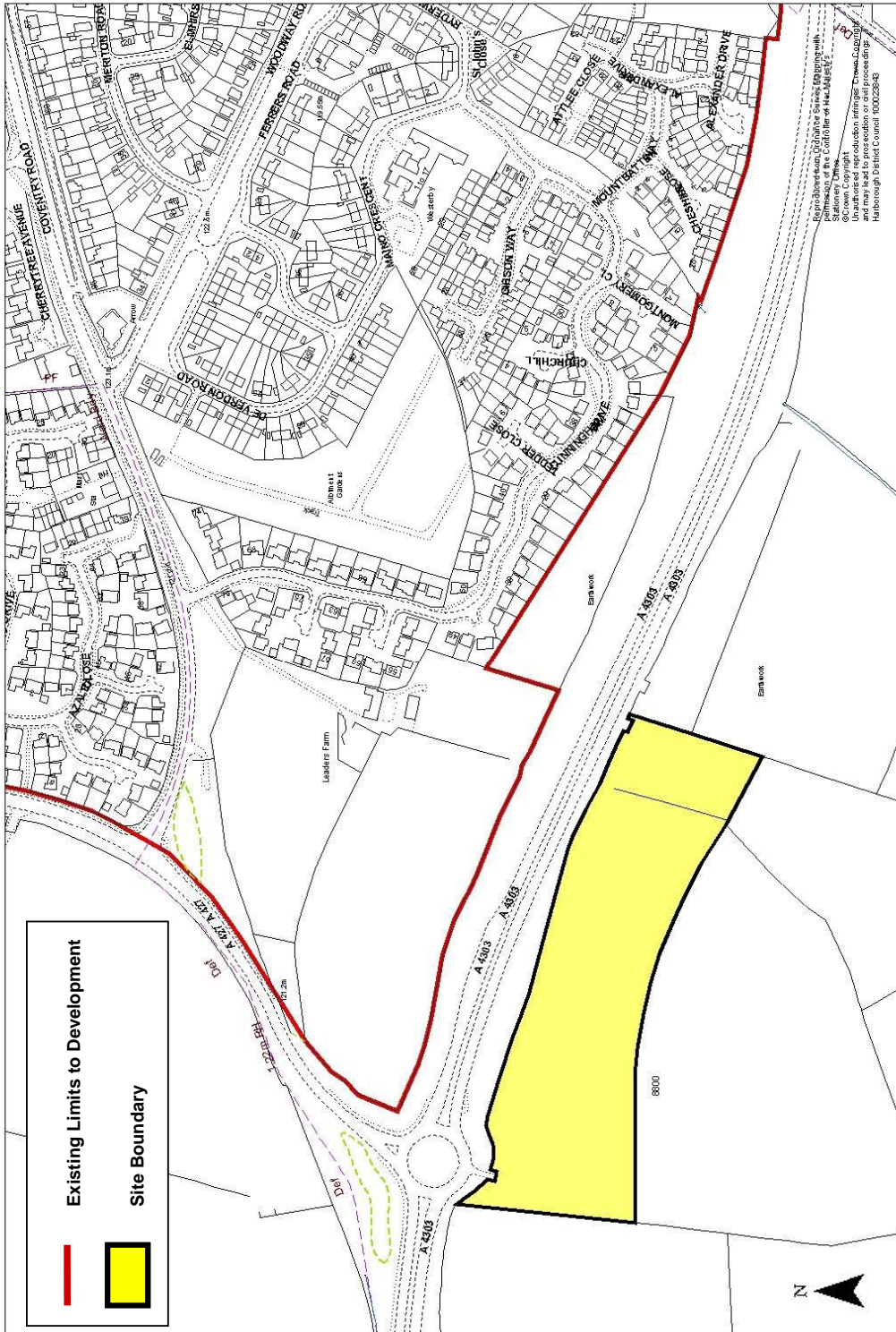


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	In close proximity to M1 Junction 20 and A5	5
<i>Local Road Access</i>	Access possible via roundabout on A4303, with easy access to A426 and A5	5
<i>Public Transport Access</i>	One hourly bus service via Market Harborough – Hinckley route	2
<i>Access to services & labour</i>	No services in immediate area, and about 1.5kms from Lutterworth town centre	2
<i>Proximity to incompatible uses</i>	Separated from residential areas of Lutterworth by Coventry Road, and adjoined to south by open farmland apart from Showmen's Quarters immediately to south	3
<i>Site characteristics</i>	Regular in shape and generally level	3
<i>Development constraints</i>	Issue of access road, and whether this can be shared with Showman's Quarters	3
<i>General attractiveness</i>	Site elevated and screened from road, in attractive overall setting	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is reasonable B2/B8 industrial site if site access can be resolved. Suited to uses that would benefit from rather isolated location.	3
<i>Planning Factors</i>	No restrictive designations, but outside existing limits to development	2
<i>Sequential Factors</i>	Greenfield, outside urban area	2

TOTAL SCORE: 34

[Scoring: 5 = best, 1 = worst]

Plan 7.11: SOUTH OF LEADERS FARM, COVENTRY ROAD, LUTTERWORTH



Site:

**12. EAST OF LEICESTER ROAD,
LAND NORTH OF LUTTERWORTH**

Area (ha)

13.0

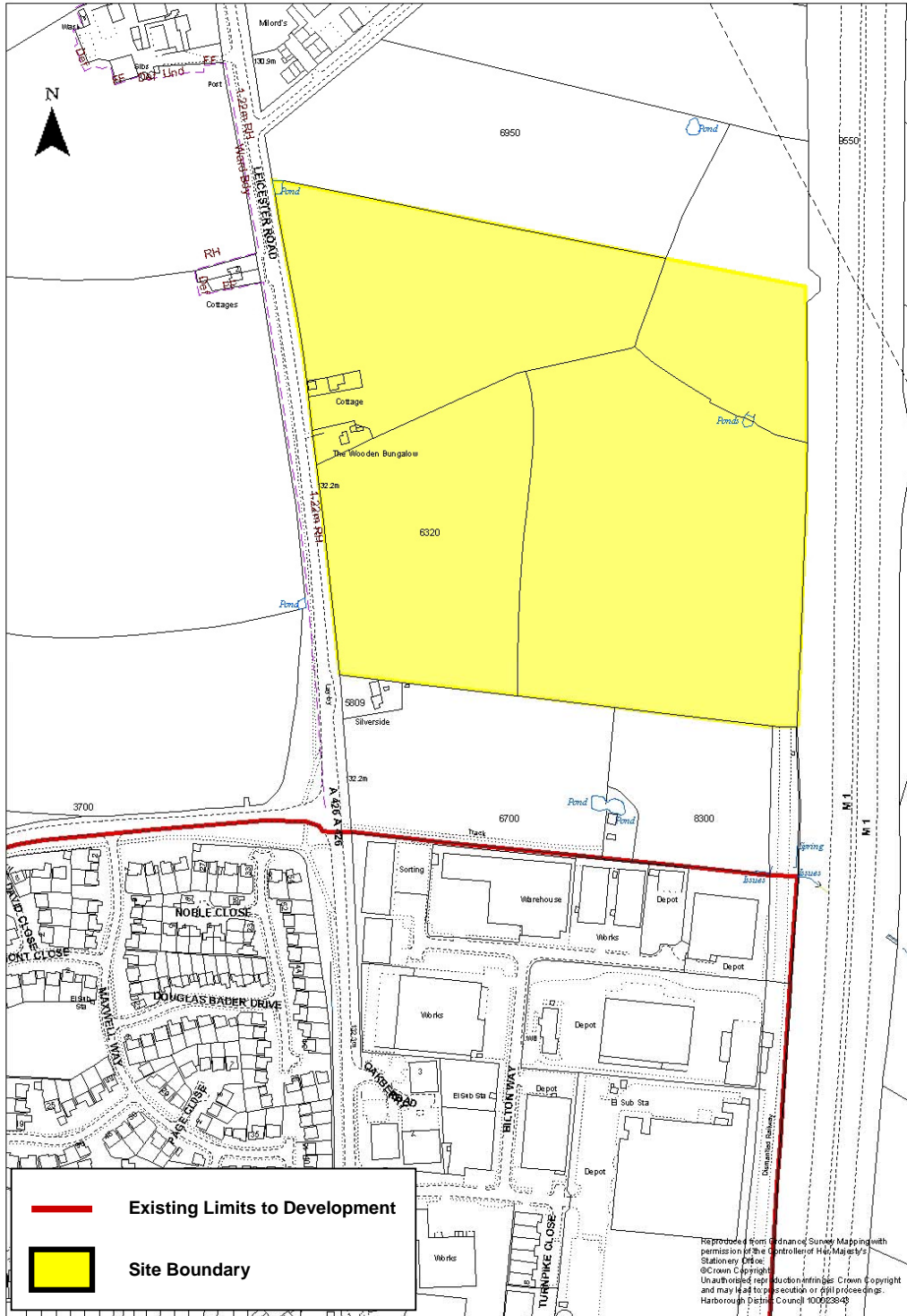


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 Junction 20 via Lutterworth town centre and western partial by-pass	3
<i>Local Road Access</i>	Adjoins A426 with access to Leicester and Rugby, and A5 via Western bypass	3
<i>Public Transport Access</i>	Direct Leicester-Lutterworth (30 minute frequency) route passes the site, as well as hourly 140 route (via Narborough)	3
<i>Access to services & labour</i>	On edge of Lutterworth, close to residential areas and a variety of services	4
<i>Proximity to incompatible uses</i>	Adjoins open farmland, but close to existing industrial areas to south. Adjoins M1 motorway to east.	4
<i>Site characteristics</i>	Large site, reasonably level and regular in shape	4
<i>Development constraints</i>	Potential access issue onto A426	3
<i>General attractiveness</i>	Prominent site at entrance to Lutterworth, in attractive setting	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is good industrial site beside proven area of demand. Prominent gateway site could justify higher quality scheme with office element.	5
<i>Planning Factors</i>	No restrictive designations, but outside of existing settlements limits	3
<i>Sequential Factors</i>	Greenfield, outside urban area	2

TOTAL SCORE: 38

[Scoring: 5 = best, 1 = worst]

Plan 7.12: EAST OF LEICESTER ROAD, LAND NORTH OF LUTTERWORTH



Site:

**13. WEST OF ROCKINGHAM ROAD,
MARKET HARBOROUGH**

Area (ha)

4.0

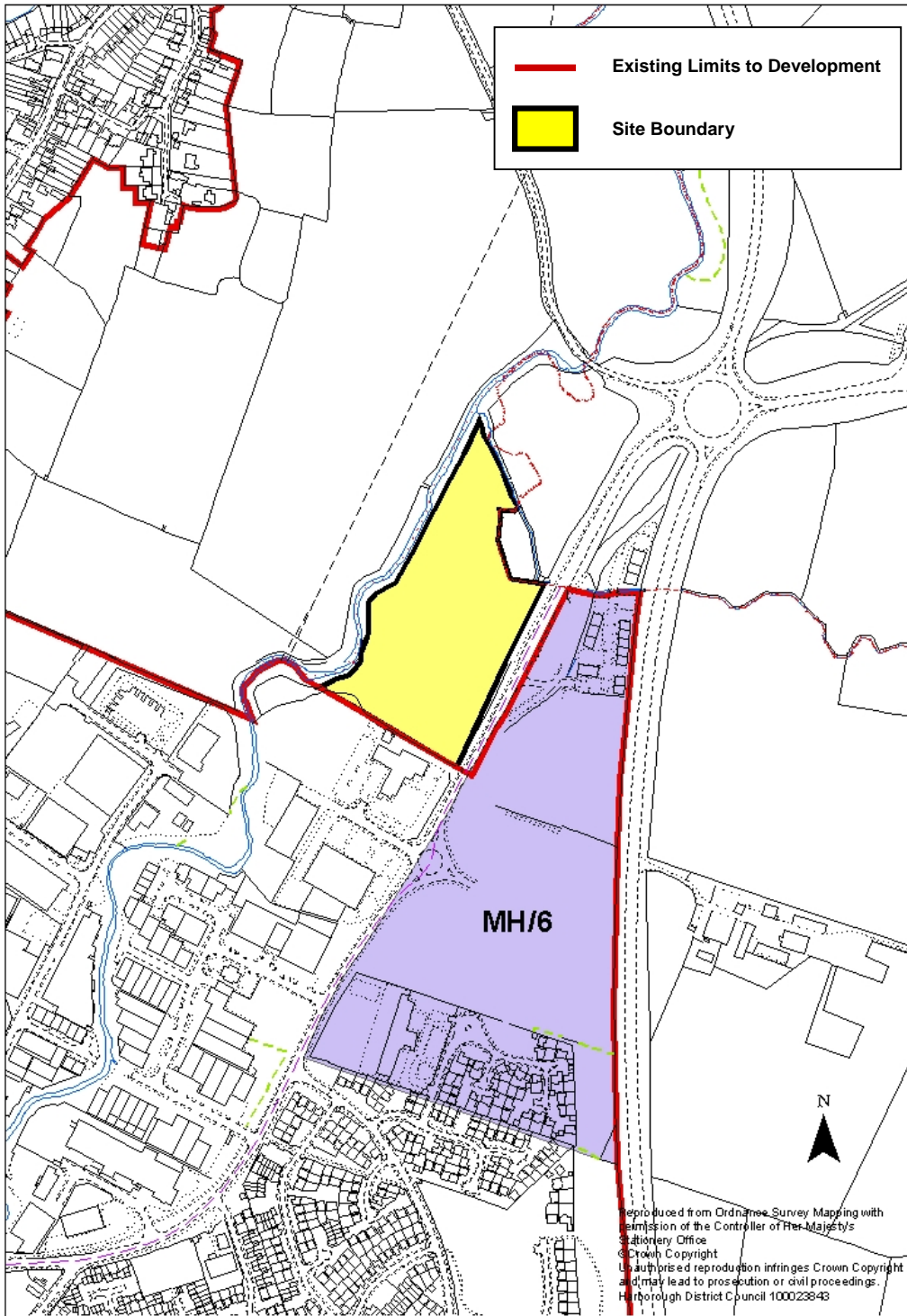


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Very close to Junction of A304 and A6, but approximately 20km from M1 Junction 20	3
<i>Local Road Access</i>	Adjoins A6, with good access to A4304 and A508 via Market Harborough	4
<i>Public Transport Access</i>	No direct bus services along Rockingham Road, closest via St. Mary's Road / Gores Lane; close to Market Harborough station	2
<i>Access to services & labour</i>	On edge of Market Harborough, close to residential areas, but few services available in immediate vicinity	3
<i>Proximity to incompatible uses</i>	Adjoins number of existing employment areas, with open land to north	4
<i>Site characteristics</i>	Large site, sloping gently towards river, and of reasonably regular shape	4
<i>Development constraints</i>	River Welland runs along western edge of site, and within area at risk of flooding - likely to require flood prevention measures	3
<i>General attractiveness</i>	Prominent site at entrance to Market Harborough, in attractive setting with open land to north and west	4
<i>Market Perceptions</i>	No property market view available – but beside proven areas of employment land demand. Gateway site would justify B1 office element as well as industrial uses	5
<i>Planning Factors</i>	Potential high landscape impact within Separation Area between Market Harborough and Great Bowden	1
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

TOTAL SCORE: 35

[Scoring: 5 = best, 1 = worst]

Plan 7.13: WEST OF ROCKINGHAM ROAD, MARKET HARBOROUGH



Site:

**14. EAST OF LEICESTER ROAD,
MARKET HARBOROUGH**

Area (ha)

18.0

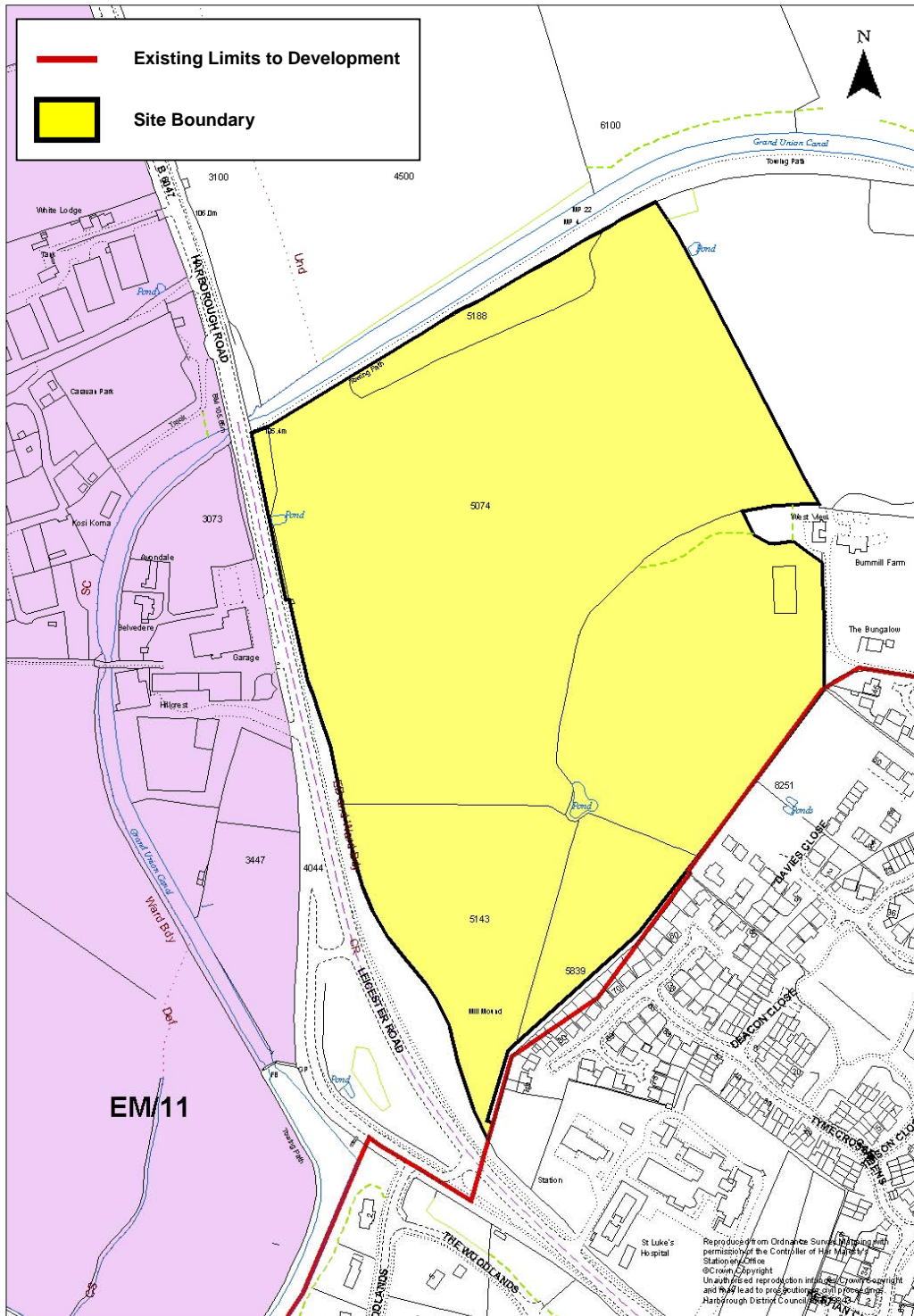


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 Junction 20 via A4304; about 2.5km from junction with A6	3
<i>Local Road Access</i>	Adjoins B6047 with access to A4304 and A508 via Market Harborough	4
<i>Public Transport Access</i>	X7 (Leicester-Market Harborough) and X61 (Leicester-Northampton) routes pass site (30/60 minute frequency)	3
<i>Access to services & labour</i>	On edge of Market Harborough, close to residential areas, but few facilities within immediate vicinity	3
<i>Proximity to incompatible uses</i>	Adjoins residential area to south, but open farmland on remaining sides; would adjoin Airfield Farm development	3
<i>Site characteristics</i>	Large site which slopes gently to south, bounded by Grand Union Canal on northern edge	4
<i>Development constraints</i>	No site constraints known but major new highway access likely	2
<i>General attractiveness</i>	Prominent site at entrance to Market Harborough, in attractive setting	4
<i>Market Perceptions</i>	No property market view available. Consultants view is reasonably attractive location on main road beside Airfield Farm area of clear interest. Gateway site would justify B1 office element as well as industrial uses	4
<i>Planning Factors</i>	Designated as an Area of Particularly Attractive Countryside, and outside existing limits to development	1
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

TOTAL SCORE: 33

[Scoring: 5 = best, 1 = worst]

Plan 7.14: EAST OF LEICESTER ROAD, MARKET HARBOROUGH



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 Ordnance Survey
 Harborough District Council

Site:

15. SOUTH OF KETTERING ROAD (CLACK HILL), MARKET HARBOROUGH

Area (ha)

3.0



Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Adjoining A6, and about 7km from junction of A6/A14. Access to M1 via Market Harborough or Leicester	3
<i>Local Road Access</i>	Close access to A4304 and A508, and B6047 via Market Harborough; Kettering Road is relatively steep	3
<i>Public Transport Access</i>	One hourly bus route passes close to site	2
<i>Access to services & labour</i>	Close to existing residential areas on edge of Market Harborough, but no services available within immediate vicinity.	3
<i>Proximity to incompatible uses</i>	Adjoins open farmland on 3 sides, with existing residential areas to the west.	3
<i>Site characteristics</i>	Site positioned below road level, sloping to south. Regular shape.	3
<i>Development constraints</i>	Steep access onto Kettering Road may act as a constraint	2
<i>General attractiveness</i>	Highly attractive setting, southern-facing aspect into valley	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is rather isolated site, close to main routes but reasonable location for B2/B8 uses.	3
<i>Planning Factors</i>	No restrictive designations, but outside existing limits to development and very high landscape impact	1
<i>Sequential Factors</i>	Greenfield, outside urban area	2

TOTAL SCORE: 29

[Scoring: 5 = best, 1 = worst]

Site:

16. NORTH OF KETTERING ROAD (CLACK HILL), MARKET HARBOROUGH

Area (ha)

7.5



Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Adjoining A6, and about 7km from junction of A6/A14. Access to M1 via Market Harborough or Leicester	3
<i>Local Road Access</i>	Close access to A4304 and A508, and B6047 via Market Harborough; Kettering Road is relatively steep	3
<i>Public Transport Access</i>	One hourly bus route passes close to site	2
<i>Access to services & labour</i>	Adjoins existing residential areas on edge of Market Harborough, but no services available within immediate vicinity.	3
<i>Proximity to incompatible uses</i>	Adjoins residential area immediately to west, which is downwind of the site. On other sides, adjoins open farmland.	2
<i>Site characteristics</i>	Large site of triangular shape, but with highly undulating topography	2
<i>Development constraints</i>	Present topography would require significant earthworks, while satisfactory access onto either A6 or Kettering Road may be problematic	2
<i>General attractiveness</i>	Prominent site, elevated above road level, on approach to Market Harborough	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is rather isolated site, close to main routes but also to housing and with difficult slopes affecting development costs. Possible B1 location.	2
<i>Planning Factors</i>	No restrictive designations, but outside existing settlement limits	2
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

TOTAL SCORE: 29

[Scoring: 5 = best, 1 = worst]

Site:

**17. EAST OF MAIN STREET,
FLECKNEY**

Area (ha)

3.0

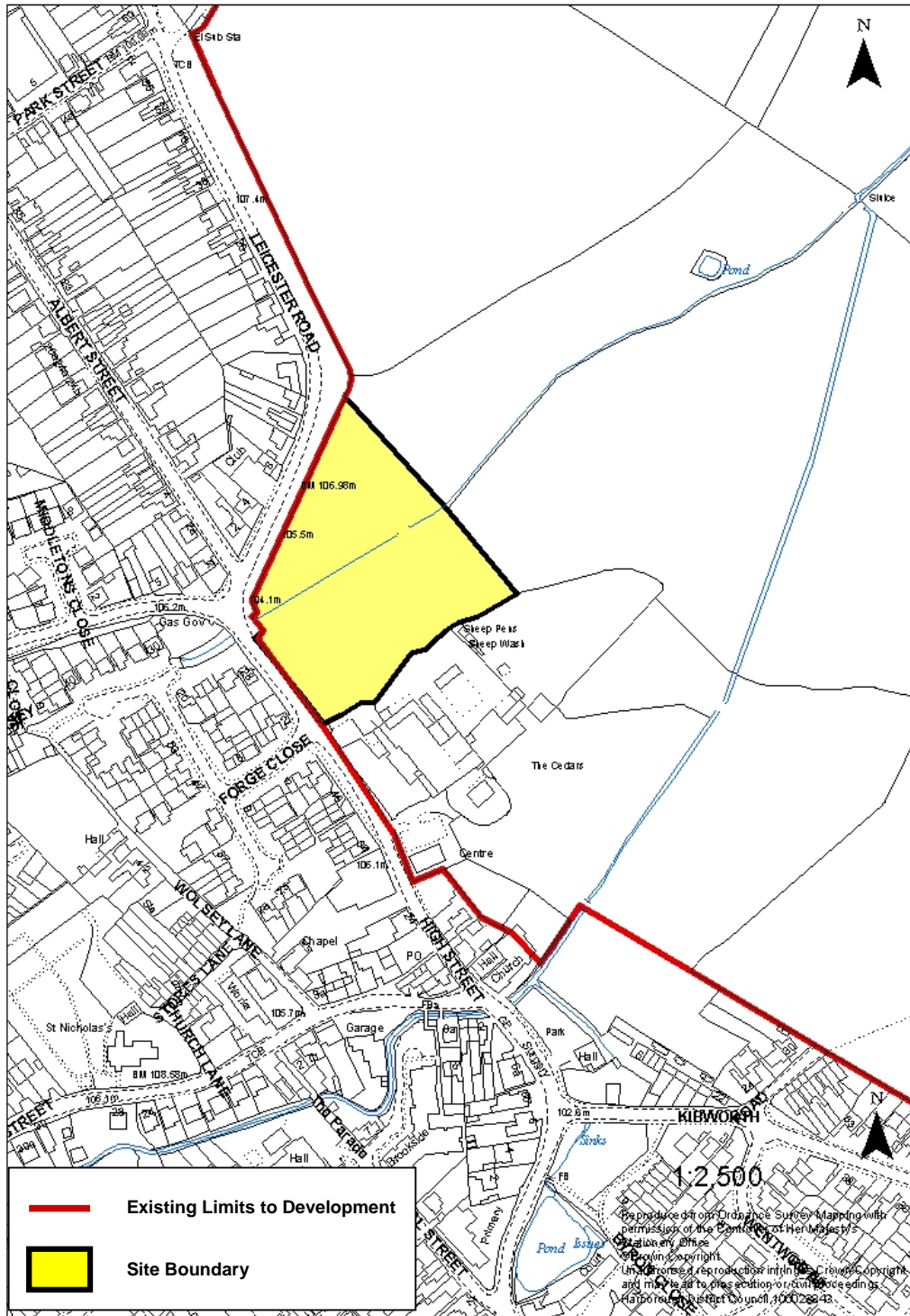


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 via minor roads - A5199 / A4303	2
<i>Local Road Access</i>	Access via Fleckney town centre to A1599 and A6	2
<i>Public Transport Access</i>	One hourly bus service via Fleckney – Foxton route	2
<i>Access to services & labour</i>	Within centre of Fleckney, close to both residential areas and variety of services	4
<i>Proximity to incompatible uses</i>	Adjacent to existing farm (with permissions for residential conversions) and overlooked by residential areas, with open farmland to east	2
<i>Site characteristics</i>	Level and regular in shape, of reasonable size	3
<i>Development constraints</i>	Position on edge of Fleckney centre and nature of local roads limit range of potential employment uses that can be developed	2
<i>General attractiveness</i>	Attractive and prominent position within centre of Fleckney	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is most suited to B1 uses but demand likely to be limited in this location and potential would be for small, scale local firms.	3
<i>Planning Factors</i>	No restrictive designations, but outside existing limit to development	2
<i>Sequential Factors</i>	Greenfield, adjoining urban area	3

TOTAL SCORE: 30

[Scoring: 5 = best, 1 = worst]

Plan 7.17: EAST OF MAIN STREET, FLECKNEY



Site:

**18. EAST OF SADDINGTON ROAD,
FLECKNEY**

Area (ha)

1.25

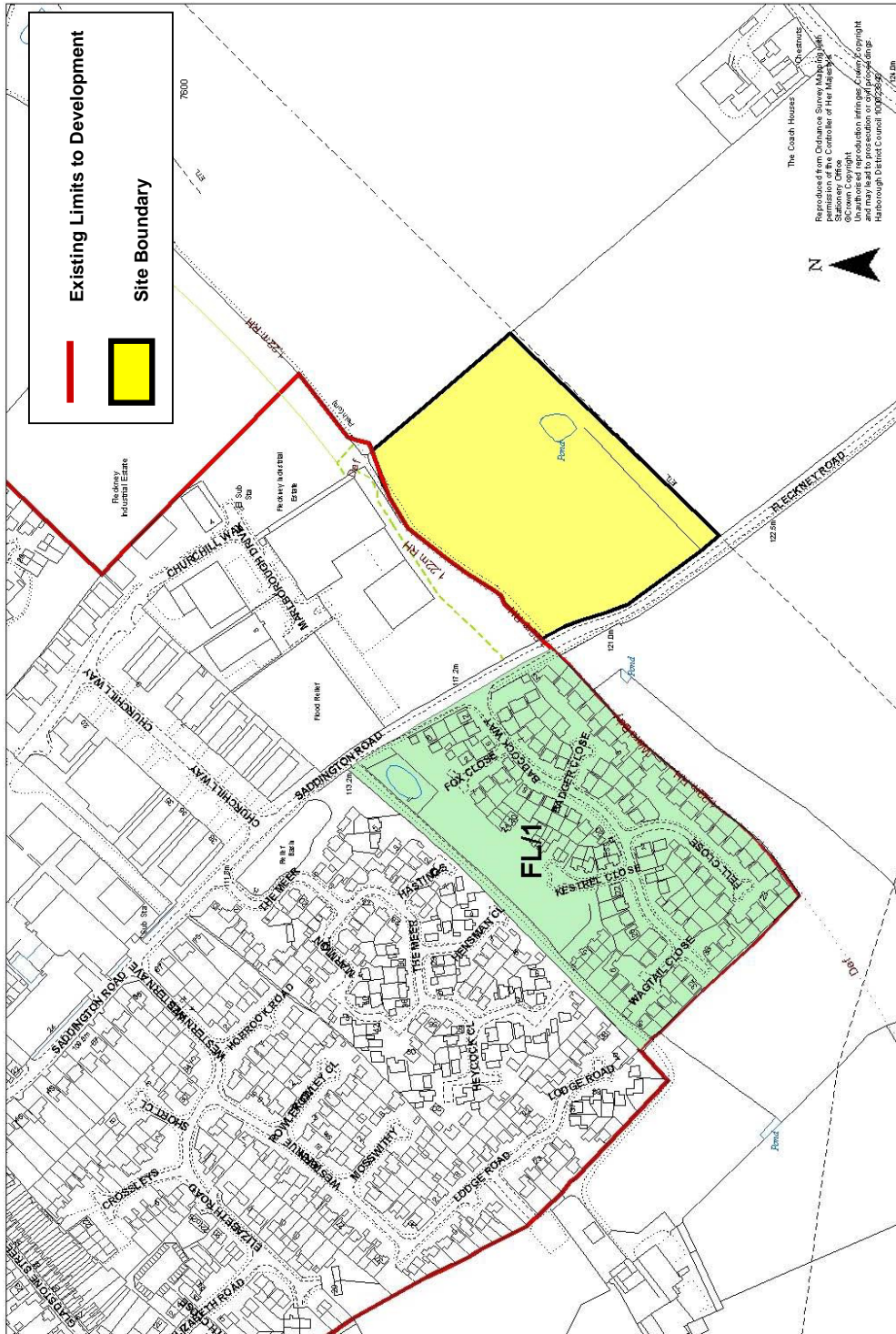


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Access to M1 via minor roads - A5199 / A4303	2
<i>Local Road Access</i>	Access via Fleckney town centre to A1599 and A6	3
<i>Public Transport Access</i>	One hourly bus service via Fleckney – Foxton route	2
<i>Access to services & labour</i>	On the edge of Fleckney close to residential areas, but no services in immediate vicinity. Reasonable distance from village centre	3
<i>Proximity to incompatible uses</i>	Adjacent to existing industrial estate to north-west, and adjoins farmland to the south.	4
<i>Site characteristics</i>	Site slopes gently to the south, contains a small pond and appears to have poor drainage; regular in shape	3
<i>Development constraints</i>	New access required on to busy local Saddington Road	2
<i>General attractiveness</i>	Attractive location well-screened by trees from both main road and existing industrial area	4
<i>Market Perceptions</i>	No property market view available. Consultants' view is reasonable industrial site to meet local firms' needs but with significant costs from new access provision.	3
<i>Planning Factors</i>	No restrictive designations, but outside existing settlement limits	3
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

TOTAL SCORE: 31

[Scoring: 5 = best, 1 = worst]

Plan 7.18: EAST OF SADDINGTON ROAD, FLECKNEY



Site:

**19. NORTH OF COTTAGE ROAD,
BROUGHTON ASTLEY**

Area (ha)

13.5



Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Near M69 Junction 2, and to M1 via Lutterworth but via local roads	3
<i>Local Road Access</i>	Access to A5 via B114, and close to A426	3
<i>Public Transport Access</i>	Two Leicester – Lutterworth routes stop in centre of Broughton Astley (30 / 60 minute frequency)	3
<i>Access to services & labour</i>	Close to a range of services and residential areas within Broughton Astley	3
<i>Proximity to incompatible uses</i>	Adjoining existing employment area to south, and adjoined by open farmland to north	4
<i>Site characteristics</i>	Large, reasonably level site, regular in shape	4
<i>Development constraints</i>	Access via narrow Cottage Lane which would require upgrading, as would current junction arrangements with Broughton Way	2
<i>General attractiveness</i>	Prominent site in attractive setting,	3
<i>Market Perceptions</i>	No property market view available. Consultants' view is reasonable industrial site to meet local firms' needs and expand adjoining estate but with significant costs from new access provision.	2
<i>Planning Factors</i>	No restrictive designations, but outside and not well related to settlement limits; scale of entire site appears large in relation to existing level of employment development in this settlement.	3
<i>Sequential Factors</i>	Greenfield, adjoining urban area	2

TOTAL SCORE: 32

[Scoring: 5 = best, 1 = worst]

Site:

**20. WEST OF DUNTON ROAD,
BROUGHTON ASTLEY**

Area (ha)

6.5

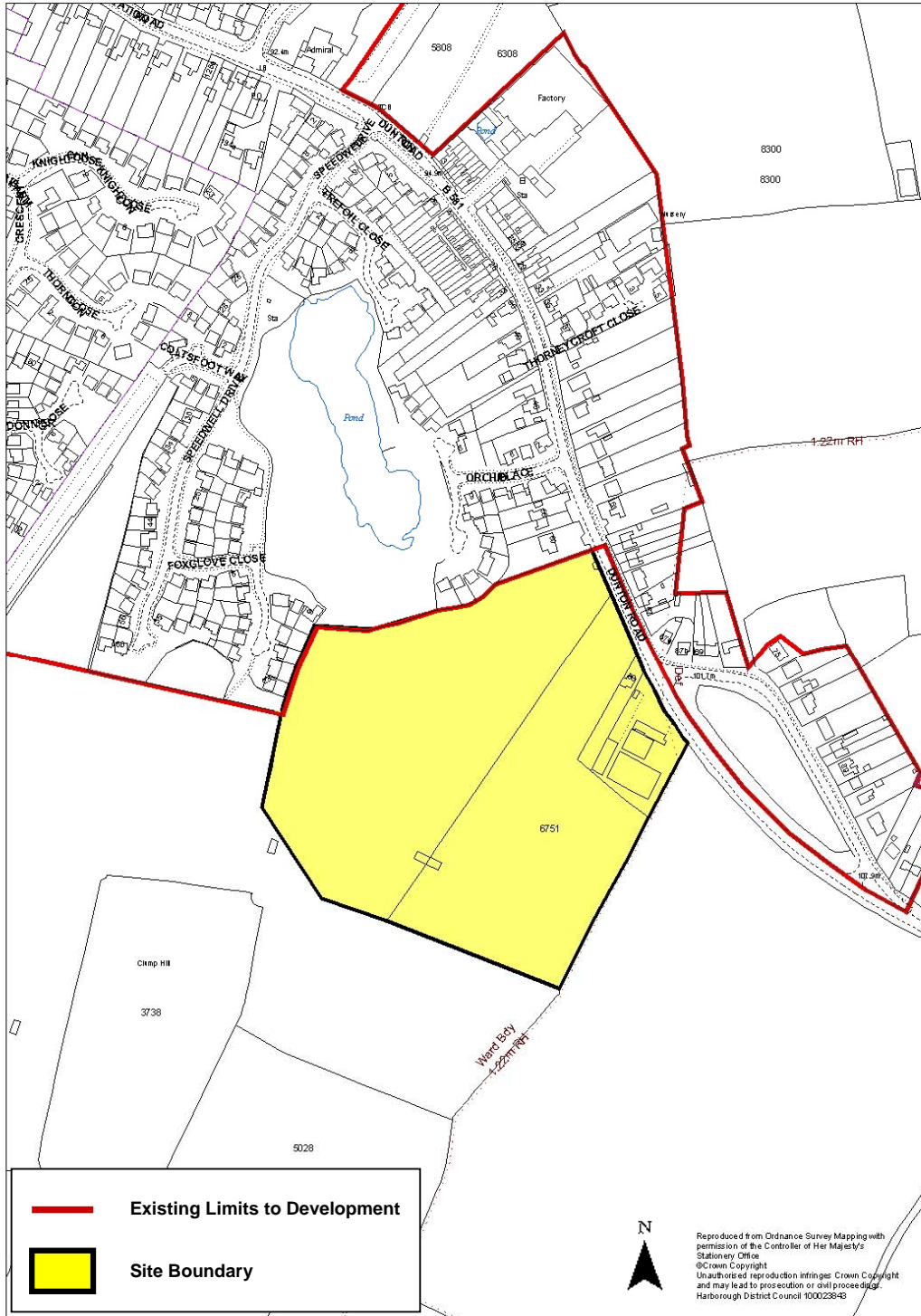


Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Near M69 Junction 2, and to M1 but via Lutterworth and local roads	3
<i>Local Road Access</i>	Access to A5 via B114, and close to A426	3
<i>Public Transport Access</i>	Two Leicester – Lutterworth routes stop in centre of Broughton Astley (30 / 60 minute frequency)	3
<i>Access to services & labour</i>	On edge of Broughton Astley, close to existing residential areas; no services within immediate vicinity, but town centre within reasonable distance	3
<i>Proximity to incompatible uses</i>	Adjoining residential areas to north and east, but open farmland to south. Existing Garden Centre uses on part of the site.	3
<i>Site characteristics</i>	Site slopes gently towards Clump Hill, but of both reasonable size and shape	3
<i>Development constraints</i>	New access needed on to busy Dunton Road may pose potential constraint	3
<i>General attractiveness</i>	Prominent site at entrance to Broughton Astley, partially elevated above road level	2
<i>Market Perceptions</i>	No property market view available. Consultants' view is prominent site but isolated from existing industrial area and limited demand for office development in this location.	1
<i>Planning Factors</i>	No restrictive designations, but outside existing limits to development	2
<i>Sequential Factors</i>	Predominantly greenfield, adjoining urban area	3

TOTAL SCORE: 30

[Scoring: 5 = best, 1 = worst]

Plan 7.20: WEST OF DUNTON ROAD, BROUGHTON ASTLEY



Site:

**21. SAW MILL, GORES LANE,
MARKET HARBOROUGH**

Area (ha)

1.6



Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Close to A6, and approximately 20km from M1 Junction 20; access to A14 via Market Harborough	3
<i>Local Road Access</i>	Access via Gores Lane / Rockingham Road (A304), and good access to A4303 and A508	4
<i>Public Transport Access</i>	Buses via St. Mary's Road via Market Harborough station	4
<i>Access to services & labour</i>	Central location within Market Harborough, with range of services and housing areas in close proximity	4
<i>Proximity to incompatible uses</i>	Opposite existing employment areas, but adjacent to residential areas to south and east	2
<i>Site characteristics</i>	Level site, triangular in shape; adjoins River Welland	3
<i>Development constraints</i>	Existing sawmill / timber yard business would need to be relocated; site lies within river floodplain, although flood prevention measures are understood to be in place	2
<i>General attractiveness</i>	Prominent site within Market Harborough, although existing uses are generally unattractive	3
<i>Market Perceptions</i>	No property market view available. Consultants' view is attractive site in prominent town centre location with scope for B1 uses or mixed use scheme	4
<i>Planning Factors</i>	No restrictive designations, and within existing limits to development	4
<i>Sequential Factors</i>	Previously developed land, within urban area; well served by public transport	5

TOTAL SCORE: 38

[Scoring: 5 = best, 1 = worst]

Plan 7.21: SAW MILL, GORES LANE, MARKET HARBOROUGH

