



**Harbourside District Council**

**Strategic Housing and Economic Land Availability  
Assessment Update  
2024**

**Site Companion Guide**

## Contents

Ashby Magna, 21/8040, Land to east of Gilmorton Road	9
Ashby Magna, 21/8192, Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	11
Ashby Magna, 24/12181, Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road	13
Billesdon, 21/8155, Land at Gaulby Road	15
Billesdon, 21/8171, Land south of Uppingham Road	17
Billesdon, 21/8190, Billesdon Depot, South of Gaulby Road	18
Billesdon, 21/8202, Former Lorry Park, Gaulby Road	20
Billesdon, 21/8210, Land north of Leicester Road	22
Billesdon, 21/8215, Land south of Leicester Road	24
Billesdon, 21/8266, Land west of Rolleston Road	26
Billesdon, 24/9521, Land north of Rolleston Road, Billesdon, Leicestershire LE7 9EP	27
Billesdon, 24/9714, Land to the east of Coplow Lane	29
Billesdon, 24/12184, Land North of High Acres	31
Billesdon, 24/12201, Former White Hart Garage	33
Billesdon, 24/12207, BANP BP10 Gaulby Road, Billesdon	34
Bitteswell, 21/8033, Land off Ullesthorpe Road	36
Bitteswell, 21/8036, Land at rear of The Brambles, Ashby Lane	38
Bitteswell, 21/8046, Land south of Bitteswell Farm, Ashby Lane	40
Bitteswell, 21/8092, Land off Lutterworth Road	42
Bitteswell, 21/8219, Land off Manor Road	43
Bitteswell, 21/8246, Land east of Ashby Lane	45
Bitteswell, 24/10482, Brown Gate Paddock, Manor Road, Bitteswell	47
Broughton Astley, 21/8045, Land to the east of Broughton Chase	48
Broughton Astley, 21/8096, Land to the east of Stemborough Mill	50
Broughton Astley, 21/8134, Old Mill Road	52
Broughton Astley, 21/8144, Land north of Cottage Lane	54
Broughton Astley, 21/8154, Land off Frolesworth Road	56
Broughton Astley, 21/8158, Land off Crowfoot Way	58
Broughton Astley, 21/8159, Land off Crowfoot Way (north)	60
Broughton Astley, 21/8213, Arkwright Hill Business Park, Lutterworth Road	62
Broughton Astley, 21/8218, Land east of Frolesworth Road	64
Broughton Astley, 21/8220, Land at Witham Villa, Broughton Road	66
Broughton Astley, 21/8226, Sutton Hill Farm, Coventry Road	68
Broughton Astley, 21/8248, Land East of Dunton Road (option 1)	70
Broughton Astley, 21/8249, Land East of Dunton Road (Option 2)	72
Broughton Astley, 21/8250, Land east of Dunton Road (Option 4)	74
Broughton Astley, 21/8251, Land east of Dunton Road (Option 3)	76
Broughton Astley, 21/8252, Land east of Dunton Road	78
Broughton Astley, 21/8263, Land west of Frolesworth Road	80
Broughton Astley, 24/10004, Sutton Hill Farm	82
Broughton Astley, 24/10012, Land at Witham Villa, Broughton Road, Broughton Astley	84
Broughton Astley, 24/10135, Land south of Coventry Road	86
Broughton Astley, 24/10175, Land off Crowfoot Way	88
Broughton Astley, 24/10554, Land off Frolesworth Road	90
Broughton Astley, 24/12206, Land north of Broughton Way	92
Broughton Astley, 24/12209, Land south of Dunton Road	93
Broughton Astley, 24/12216, Garden Centre Adjacent 80 Dunton Road	95
Broughton Astley, 24/12226, Land west of Broughton Astley - Sutton in the Elms Coventry Road, LE9 6QA	97
Bruntingthorpe, 21/8139, Land at Bruntingthorpe	99
Bruntingthorpe, 21/8265, Land north of Peatling Parva Road	101
Bruntingthorpe, 24/10241, Land south of Mere Lane, Upper Bruntingthorpe	103

Carlton Curlieu, 21/8091, Farmyard at Manor Farm	105
Catthorpe, 21/8066, Land South of Main Street	107
Catthorpe, 21/8068, Land off Lilbourne Lane	109
Catthorpe, 21/8070, Land north of Lilbourne Lane	111
Catthorpe, 21/8071, Land adjacent to M1 J19	113
Catthorpe, 21/8077, Land off Main Street	115
Catthorpe, 21/8078, Land north of Lilbourne Lane (east)	116
Catthorpe, 21/8085, Former Orchard Land on Swinford Road	117
Catthorpe, 24/10536, Land north-west of Catthorpe Interchange	118
Church Langton, 21/8075, Land North of Home Farm, Main Street	120
Church Langton, 21/8115, Land rear of the Hanbury Centre, Stonton Road	122
Church Langton, 21/8128, Land East of Church Causeway	124
Church Langton, 24/9111, Land north, west and east of The Causeway, Church Causeway, Church Langton	126
Church Langton, 24/10486, Land to the East of Stonton Road and West of Church Causeway	128
Claybrooke Magna, 21/8030, Land north of Frolesworth Lane	130
Claybrooke Magna, 21/8142, Land north west of Frolesworth Lane	132
Cotesbach , 24/10522, Land Off Rugby Road	134
Cranoe, 21/8125, South of Langton Road	136
Dunton Bassett, 21/8083, Land off Lutterworth Road	137
Dunton Bassett, 21/8188, Land at Leire Lane	139
Dunton Bassett, 24/10081, Land to the west of Lutterworth Road, Dunton Bassett	141
Dunton Bassett, 24/10304, Ellwells Farm, Coopers Lane	143
Dunton Bassett, 24/10498, Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	145
East Langton, 21/8160, Land south of Back Lane	147
East Langton, 21/8161, Land fronting Back Lane	149
East Langton, 21/8214, Astley Grange Farm	151
East Langton, 24/10274, Langton View Stables, Thorpe Langton Road	153
East Langton, 24/12199, Land east of Back Lane, East Langton	155
Fleckney, 21/8055, Land to the West of the Longgrey	157
Fleckney, 21/8076, Land lying north-west of Kibworth Road	159
Fleckney, 21/8086, Land south of Kilby Road (east)	161
Fleckney, 21/8087, Land North of Kilby Road	163
Fleckney, 21/8088, Land to the east of Fleckney Meadows	165
Fleckney, 21/8101, Land west of Leicester Road	167
Fleckney, 21/8166, Land to the east of Fleckney Road	169
Fleckney, 21/8174, Land Off Burton Way	171
Fleckney, 21/8205, Land south of Bird Cage Cottage, Arnesby Road	172
Fleckney, 21/8212, Land east of Fleckney Road	173
Fleckney, 21/8216, Land South of Kilby Road (west)	175
Fleckney, 24/10042, Land North of Fleckney Fields	177
Fleckney, 24/10140, Land off Fleckney Road, Fleckney	179
Fleckney, 24/10207, The Grange, Arnesby Road	180
Fleckney, 24/12230, Land off Malborough Drive	182
Foxton, 21/8065, Land off North Lane	184
Foxton, 21/8072, The Market Garden, Langton Road	185
Foxton, 21/8112, Land off North Lane	187
Foxton, 24/8986, Land off North Lane, Foxton	189
Foxton, 24/9719, The Cattle Market, Foxton Road, Lubenham, Market Harborough, Leicestershire, LE16 7RY	191
Gilmorton, 21/8080, Land north of Mill Lane	193
Gilmorton, 21/8146, Land south of Mill Lane	195
Gilmorton, 24/10295, Land off Ullesthorpe Road	197
Gilmorton, 24/10513, Land off Lutterworth Road	199
Glooston, 21/8127, Land off Main Street	200
Great Bowden, 21/8029, Land west of Langton Road	201
Great Bowden, 21/8052, Land off Bankfield Drive	203
Great Bowden, 21/8053, Land off Dingley Road	205
Great Bowden, 21/8054, Land off Dingley Road and Nether Green	207
Great Bowden, 21/8114, Land off Welham Lane	209

Great Bowden, 21/8126, Land south of Dingley Road	211
Great Bowden, 21/8141, Land north of Leicester Lane	213
Great Bowden, 21/8151, Land north of Dingley Road	215
Great Bowden, 21/8172, Land south of Main Street	217
Great Bowden, 21/8173, Land to the rear of the former Top Yard Farm, off Burnmill Road	219
Great Bowden, 21/8175, Land off Leicester Lane	221
Great Bowden, 21/8258, Land off Bankfield Drive	223
Great Bowden, 24/9425, Land North of Dingley Road	224
Great Bowden, 24/10487, Land off Leicester Lane	226
Great Bowden, 24/10711, Land to the North of Riverside Industrial Estate	228
Great Easton, 21/8028, Paddock behind 22 Broadgate	230
Great Easton, 21/8225, Land at Stoneacres	232
Great Easton, 24/10134, Land at Barnsdale, Great Easton	233
Great Easton, 24/12188, Land rear of 2 High Street, Great Easton	235
Great Easton, 24/12232, Old Station Yard, Rockingham	236
Great Glen, 21/8044, Land south of London Road	237
Great Glen, 21/8093, Land at Stretton Hall Farm, Chestnut Drive	239
Great Glen, 21/8176, Land off Old A6 London Road	241
Great Glen, 21/8194, South of London Road and west of Station Road	242
Great Glen, 21/8197, Land east of Stretton Road	244
Great Glen, 21/8230, Land to the North of London Road and east of Leicester Grammar School	246
Great Glen, 21/8232, Land to the North of London Road	248
Great Glen, 21/8235, Land North of London Road, East of Leicester Grammar School	250
Great Glen, 21/8244, Land to the West of Bridgewater Drive and Heron Close	252
Great Glen, 24/8627, Paddock to the rear of 2 Orchard Lane	254
Great Glen, 24/8631, Land south of Gartree Road and Land at Stretton Hall Farm	256
Great Glen, 24/9581, Land lying to the East of Sycamore Close, Stretton Hall, Oadby	258
Great Glen, 24/10277, Land off London Road	260
Great Glen, 24/12189, Land to the north of Great Glen	261
Great Glen, 24/12190, NP/20/GG/01 - Land North of Glen House	263
Great Glen, 24/12228, Land on the west side of Stretton Road Great Glen	265
Gumley, 24/10368, Land South of London Road, Great Glen	267
Hallaton, 21/8023, Land at Medbourne Road	268
Hallaton, 21/8119, Corner of Hunts Lane and North End	270
Hallaton, 21/8253, Land at Cow Close	272
Hallaton, 21/8254, Land south of Horninghold Road	274
Hallaton, 21/8255, Land north of Churchgate	276
Hallaton, 21/8256, Land North of Goadby Road	278
Hallaton, 24/9754, Medbourne Rd	280
Halstead, 21/8109, Land south of Oakham Road	282
Houghton on the Hill, 21/8025, Land North of Uppingham Road (west)	283
Houghton on the Hill, 21/8047, South of Uppingham Road	285
Houghton on the Hill, 21/8135, Land North of Stretton Lane	287
Houghton on the Hill, 21/8148, Land south of the A47 Uppingham Road, west of Houghton On The Hill	289
Houghton on the Hill, 21/8195, North of Uppingham Road (east)	291
Houghton on the Hill, 21/8206, Land to the north of Uppingham Road	293
Houghton on the Hill, 24/9355, Land east of Houghton on the Hill, north of A47	295
Houghton on the Hill, 24/9356, Land east of Houghton on the Hill, south of A47	297
Houghton on the Hill, 24/9357, Land east of Houghton on the Hill, north and south of the A47	299
Houghton on the Hill, 24/9633, Land south of Uppingham Road, west of Houghton on the Hill	301
Houghton on the Hill, 24/10143, Land north of Uppingham Road, Houghton on the Hill	303
Houghton on the Hill, 24/10206, Land at New Ingarsby Farm, Uppingham Road, Houghton on the Hill	305

Houghton on the Hill, 24/10480, Land South of Uppingham Road Houghton on the Hill, LE7 9HA	307
Houghton on the Hill, 24/10484, Land north of A47, Houghton on the Hill	309
Houghton on the Hill, 24/12224, Land at the rear of the Old Black Horse Main Street Houghton on the Hill LE7 9GD	310
Hungarton, 21/8170, Land to the east of Main Street	312
Hungarton, 21/8198, Land south of Church Paddock, Church Lane	313
Hungarton, 21/8200, Land to the east of Barley Leas	315
Husbands Bosworth, 21/8064, Land east of Welford Road	317
Husbands Bosworth, 21/8181, Land west of Welford Road	319
Husbands Bosworth, 21/8187, Husbands Bosworth School Field, Land east of Welford Road	321
Husbands Bosworth, 21/8259, Land at Honeypot Lane	322
Husbands Bosworth, 21/8999, Land North West Theddingworth Road	324
Husbands Bosworth, 24/9406, Land west of Bell Lane and north of Kilworth Road	325
Husbands Bosworth, 24/9895, Land East of Welford Road	326
Illston on the Hill , 21/8079, Land off Main Street (opposite Straun Cottage	328
Keyham, 21/8050, Snows Lane	329
Kibworth, 21/8042, Land south of Harborough Road/A6	330
Kibworth, 21/8060, Land north east of Kibworth Harcourt	332
Kibworth, 21/8061, Land west of Smeeton Road	334
Kibworth, 21/8113, Land adjacent to The Hollies, Fleckney Road	336
Kibworth, 21/8123, Land North of Wentworth Close	337
Kibworth, 21/8145, Land at Birdie Close	339
Kibworth, 21/8149, Land off Fleckney Road/Warwick Road	341
Kibworth, 21/8162, Land off A6	343
Kibworth, 21/8199, Land off Carlton Road	345
Kibworth, 21/8224, Land off Fleckney Road	347
Kibworth, 21/8236, Land north-east of Harborough Road	348
Kibworth, 21/8238, Land west of Leicester Road	350
Kibworth, 21/8242, Land South of Fleckney Road	352
Kibworth, 21/8247, Land west of Warwick Road and south of Priory Business Park	354
Kibworth, 24/10478, Land at Wentworth Close	356
Kibworth, 24/10501, Land adjacent to Westfield House, Leicester Road	358
Kibworth, 24/10519, Land north of Wistow Road	359
Kibworth, 24/10594, Land North West of Warwick Road	361
Kibworth, 24/10612, Land South of Fleckney Road	363
Kibworth, 24/10642, Land South of Priory Business Park	365
Kibworth, 24/12186, Land to the north of Wistow Road	367
Kibworth, 24/12187, Land north of Wistow Road	369
Kibworth, 24/12202, Land at St Wilfrids Close	371
Kibworth, 24/12220, Clarkes of Great Glen Ltd, New Road, Kibworth Beauchamp	372
Kibworth, 24/12223, The Nurseries, Flackney Road, Kibworth Beauchamp, Leicester, LE8 0HJ	373
Laughton , 21/8186, Land at Church Farm	375
Leire, 21/8037, Land to the south of Frolesworth Road	377
Leire, 21/8062, Land to rear of Orchard Cottage, Main Street	378
Leire, 21/8097, South Leicestershire Riding Establishment, Frolesworth Road	380
Leire, 21/8211, Land north of Frolesworth Road	382
Leire, 21/8262, Land at Dunton Road	384
Leire, 24/12191, Land off Airedale Close AKA rear of Orchard Cottage	385
Little Stretton, 21/8057, Land between Church Farm and Leicester Airport	386
Lubenham, 21/8017, Land south of Laughton Road	388
Lubenham, 21/8018, Land east of Theddingworth Road	390
Lubenham, 21/8020, Papillon Hall Farm, Theddingworth Road	391
Lubenham, 21/8118, Land off The Green	393
Lubenham, 21/8260, Land east of Foxton Road	395
Lubenham, 24/9180, Land to the west of Lubenham	397
Lubenham, 24/10080, Land south of Laughton Road, Lubenham	399
Lubenham, 24/12193, Land north of Foxton Road, Lubenham	401

Lutterworth, 21/8034, Land off Bitteswell Road	403
Lutterworth, 21/8048, Land off Brookfield Way	404
Lutterworth, 21/8104, Land at M1 Junction 20/Swinford Road	406
Lutterworth, 21/8105, Warren Farm (West)	408
Lutterworth, 21/8107, Land North West of Walcote	410
Lutterworth, 21/8108, Warren Farm (East)	412
Lutterworth, 21/8110, Land west of Lutterworth	414
Lutterworth, 21/8111, Land south of Woodby Lane	415
Lutterworth, 21/8133, Land at Moorbarns Lane	417
Lutterworth, 21/8136, Land off Moorbarns Lane	419
Lutterworth, 21/8152, North and South of Gilmorton Road (Extension to Lutterworth East SDA	421
Lutterworth, 21/8153, East of Lutterworth SDA	423
Lutterworth, 21/8167, Land off Leicester Road	424
Lutterworth, 21/8179, Land south of Lutterworth Road / Coventry Road	426
Lutterworth, 21/8191, Land north of Coventry Road	428
Lutterworth, 21/8201, Land South of George House, Coventry Road	430
Lutterworth, 21/8221, Land west of Lutterworth	432
Lutterworth, 24/9005, Spring Farm, Moorebarns Lane	433
Lutterworth, 24/9301, Land to the west of Moorbarns Lane (Employment)	435
Lutterworth, 24/9318, Land to the west of Moorbarns Lane (Housing)	437
Lutterworth, 24/10082, Land north of the A4303, west of Lutterworth	439
Lutterworth, 24/10238, Land north of the A4303 and west of Lutterworth	441
Lutterworth, 24/10257, Land west of Leicester Road	443
Lutterworth, 24/10318, Land at Gilmorton Road	444
Lutterworth, 24/10332, Land off Moorbarns Road	446
Lutterworth, 24/10433, Land south of A4303	448
Lutterworth, 24/10595, Land South of George House, Coventry Road. Land to the South of the A4303	451
Lutterworth, 24/12203, Allotments, De Verdon Road	453
Lutterworth, 24/12210, L1 Land East of Lutterworth	455
Market Harborough, 21/8019, Land west of Harborough Road	457
Market Harborough, 21/8027, Land off Leicester Road	459
Market Harborough, 21/8095, Land east of Leicester Road	461
Market Harborough, 21/8121, Rockingham Road Industrial Estate (Plot 13)	463
Market Harborough, 21/8122, Market Harborough North, East of Harborough Road	465
Market Harborough, 21/8124, Land adjacent to Bowden Business Village	467
Market Harborough, 21/8132, Land south of Farndale View	469
Market Harborough, 21/8143, Land east of Leicester Road and south of Grand Union canal	471
Market Harborough, 21/8157, Land south west of Braybrooke Road	473
Market Harborough, 21/8163, Land at Gallow Lodge	475
Market Harborough, 21/8164, Land west of Harborough Road, east of Langton Road	477
Market Harborough, 21/8168, Land north of 54 The Ridgeway, Market Harborough	479
Market Harborough, 21/8189, Courtyard Workshops, off Bath Street	480
Market Harborough, 21/8193, Land at Airfield Business Park	482
Market Harborough, 21/8207, Land south of Braybrooke Road	483
Market Harborough, 21/8209, Land south of A6, north of the canal	485
Market Harborough, 21/8222, Land north of Gallow Field Road	487
Market Harborough, 21/8234, Land south of Gallow Field Road	489
Market Harborough, 21/8257, Land at Little Bowden	491
Market Harborough, 24/8737, Land OS 3073, Leicester Road	493
Market Harborough, 24/9419, Land to the east of Dunmore Road	495
Market Harborough, 24/10098, Gallow Field Road, due east of HM Gartree Prison	496
Market Harborough, 24/10170, Land to the South of Braybrooke Road	497
Market Harborough, 24/10219, Land to the South of Harborough Road / South East of Kettering Road, Market Harborough	498
Market Harborough, 24/10240, St Mary's Road	500
Market Harborough, 24/10242, Harborough Road	502

Market Harborough, 24/10248, Land east of Northampton Road, north of Harborough Enterprise Centre, Market Harborough	504
Market Harborough, 24/10249, Land off Compass Way and Eady Drive, Market Harborough	506
Market Harborough, 24/10253, Land East of Compass Way and Harborough Enterprise Centre, Market Harborough	508
Market Harborough, 24/10398, Land west of Rockingham Road, Market Harborough	510
Market Harborough, 24/10470, Land off Kettering Road, Market Harborough	512
Market Harborough, 24/10481, Land to the north of the A6 and east of the Melton Road Services	514
Market Harborough, 24/10489, West of Market Harborough	516
Market Harborough, 24/10597, Land North of Airfield Farm SDA – Market Harborough	518
Market Harborough, 24/10680, Land east of Dunmore Road, Market Harborough	520
Market Harborough, 24/12204, 39, 40, 40a High Street, Market Harborough	522
Market Harborough, 24/12205, MH4 land at Airfield Farm (Wellington Business Park)	523
Market Harborough, 24/12208, Naseby Square	525
Market Harborough, 24/12212 (21/8233), Land East of A6	527
Market Harborough, 24/12213, Land to the north of the A6 and east of the Melton Road Services	529
Market Harborough, 24/12215, Former Harboro' Rubber Site	531
Market Harborough, 24/12218, 20 Abbey Street	533
Market Harborough, 24/12221, West of footbridge, Rockingham Road	535
Market Harborough, 24/12231, Commons Car Park	536
Medbourne, 21/8130, Land at Hallaton Road	538
Medbourne, 24/10351, Land off B664 Uppingham Road and south of road to Blaston (Field Road)	540
Medbourne, 24/12194, Land west of Hallaton Road, Medbourne	541
Medbourne, 24/12195, Land north of Ashley Road	543
Medbourne, 24/12196, Station House, Livery Yard, Main Street	545
Mowsley, 21/8185, Land at Dag Lane	547
Newton Harcourt, 21/8178, Land at Newton Harcourt (Newton Croft)	548
Newton Harcourt, 24/10137, Land at Newton Harcourt (known as Newton Croft)	550
North Kilworth, 21/8063, Land north of Station Road	552
North Kilworth, 21/8081, Greenfields, Land east of South Kilworth Road	553
North Kilworth, 21/8084, Land south of A4304 Station Road	554
North Kilworth, 21/8261, Land at Dag Lane	556
North Kilworth, 24/10097, Land adjacent to Stablefields Drive	558
North Kilworth, 24/10483, Land to the south of A4303 Lutterworth Road/Station Road	560
North Kilworth, 24/10508, Land to the South of Station Road (Easting: 462395, Northing: 283586)	562
North Kilworth, 24/10567, Land to the South of Station Road (Easting: 462231, Northing: 283472)	564
Peatling Parva , 21/8022, Peatling Lodge Farm	566
Peatling Parva , 21/8038, Prestlands, Ashby Road	568
Peatling Parva , 21/8264, Land north of Ashby Road	570
Peatling Parva , 24/10305, Land off Ashby Road, Peatling Parva	572
Saddington , 24/12197, Land off Smeeton Road, Saddington	574
Scraptoft, 21/8089, Land north and south of Covert Lane	576
Scraptoft, 21/8090, Land to the east of Beeby Road	578
Scraptoft, 21/8137, Land north of Covert Lane	580
Scraptoft, 21/8147, Land north of Covert Lane (east)	582
Scraptoft, 21/8196, North of Covert Lane (west)	584
Scraptoft, 21/8227, Land between Scraptoft and Bushby	586
Scraptoft, 24/10053, Land east of Beeby Road	588
Scraptoft, 24/10117, Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft	590
Scraptoft, 24/10169, Land south of Covert Lane and land north of Wayside	592

Lodge, Scrapcroft	
Scraptoft, 24/10224, Land north of Covert Lane, Scraptoft	594
Scraptoft, 24/10229, Land east of The Woodlands, north of Covert Lane, Scraptoft	596
Scraptoft, 24/10365, North of Covert Lane, Scraptoft (land west of St James RFC)	597
Scraptoft, 24/12211, Land north of Wayside Lodge, Covert Lane, Scraptoft	598
Scraptoft, 24/12214, Land south of Covert Lane	600
Scraptoft, 24/12222, Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft	601
Scraptoft, 24/12235, Land at Beeby Road	603
Shawell, 21/8073, Land off Watling Street (A5)	605
Shawell, 21/8074, Land south of Gibbet Lane	607
Shawell, 21/8169, Land off A426 south of Cotesbach	609
Shawell, 24/10255, Land South of Gibbet Lane	611
Skeffington, 21/8043, The Grange, Rolleston Road	613
Slawston, 21/8129, Land off Welham Lane	614
Smeeton Westerby, 21/8041, Land east of Main Street	615
South Kilworth, 21/8120, Land at north of Walcote Road	616
South Kilworth, 24/10299, Land at Mill Field Close, Off North Road, South Kilworth	617
South Kilworth, 24/12198, Abattoir site, north of Church Lane, South Kilworth	618
Sutton in the Elms, 21/8184, Land at Sutton Lane	620
Swinford, 21/8098, Avon Valley Farm, Stanford Road	621
Swinford, 21/8099, Avon Valley Farm (west), Land off Stanford Road	623
Swinford, 21/8100, Avon Valley Farm (north), Stanford Road	625
Swinford, 21/8116, Land off Rugby Road (rear of Playground)	627
Swinford, 21/8117, Land south of Rugby Road	629
Swinford, 21/8165, Land at Shawell Road	631
Swinford, 21/8203, Land to the south of Shawell Road	633
Swinford, 21/8204, Land to the south of Kilworth Road	635
Swinford, 24/8585, Land to the west of Lutterworth Road / North of Springfield House, Swinford	637
Thurnby/Bushby, 21/8150, Land South of A47 Uppingham Road	639
Thurnby/Bushby, 21/8177, Land rear of Firs Farm, The Square	641
Thurnby/Bushby, 21/8240, Scraptoft Valley, Land north of A47	643
Thurnby/Bushby, 21/8241, Land north of the A47, east of Zouche Way	645
Thurnby/Bushby, 21/8243, Charles' Field, Land North of Thurnby Brook	647
Thurnby/Bushby, 24/9016, Land rear of Firs Farm, Thurnby	649
Thurnby/Bushby, 24/9639, Land adjacent to Wintersdale Road, Thurnby	651
Thurnby/Bushby, 24/10250, Land South of A47 Uppingham Road	653
Thurnby/Bushby, 24/10251, Land South of A47 Uppingham Road	654
Thurnby/Bushby, 24/10476, Land to the North of Uppingham Road	656
Thurnby/Bushby, 24/12217, Telford Way Garages, Telford Way	658
Thurnby/Bushby, 24/12219, 787 Uppingham Road	660
Thurnby/Bushby, 24/12225, Land rear of Rose & Crown Thurnby Main Street	662
Thurnby LE7 9PJ	
Tilton on the Hill, 21/8035, Land West of Melton Road	664
Tilton on the Hill, 21/8059, Windy Ridge, Loddington Road	665
Tilton on the Hill, 24/10504, Land North West of Manor Farm Walk	667
Tugby & Keythorpe, 21/8024, Land off Wood Lane	668
Tugby & Keythorpe, 21/8026, Land at Hallaton Road	670
Tugby & Keythorpe, 21/8156, Land west of Main Street	671
Tugby & Keythorpe, 21/8267, Land south of Uppingham Road	673
Tugby & Keythorpe, 24/9612, Land & building on the West Side of Main Street, Tugby	675
Tugby & Keythorpe, 24/12200, NP/TUG/01 Harbrook Farm, Tugby	676
Ullesthorpe, 21/8031, Land off Manor Road	677
Ullesthorpe, 21/8032, Land south of Field View	679
Ullesthorpe, 21/8094, Land to the rear of South Avenue	681
Ullesthorpe, 21/8102, Land south of Main Street	683
Ullesthorpe, 21/8138, Land off Manor Road	685
Ullesthorpe, 21/8180, Land north of Ashby Road	687

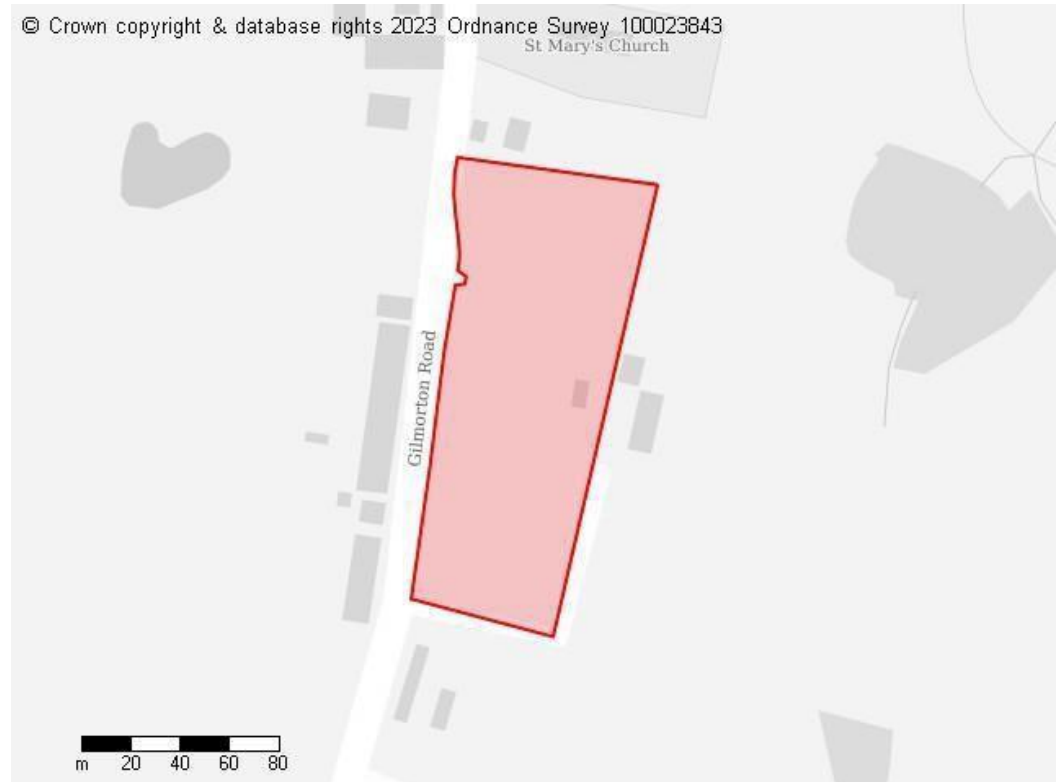


Ullesthorpe, 21/8228, Land North of Hall Lane	688
Ullesthorpe, 21/8231, Land off Frolesworth Road	690
Ullesthorpe, 21/8245, Land off Hall Road	692
Ullesthorpe, 24/10649, Land South of Ashby Road	694
Ullesthorpe, 24/12179, Land to the north of Hall Lane	696
Ullesthorpe, 24/12180, Land to the south of Main Street	698
Ullesthorpe, 24/12227, Land at Mere Lane, Magna Park	699
Walcote, 21/8039, Land north of Lutterworth Road	701
Walcote, 21/8106, Field to West of Chapel Lane	703
Walcote, 21/8140, Land north of Lutterworth Road	705
Walton, 21/8182, Land at Park Lane	706
Walton, 21/8183, Land South of Mere Lane Upper Bruntingthorpe	708
West Langton, 24/8632, Land west of B6047 and north of West Langton Road	710
West Langton, 24/9112, Land north of West Langton Road and west of B6047	712
Willoughby Waterleys, 21/8217, Whetstone Pastures Garden Village	713
Willoughby Waterleys, 24/9611, Land to the rear of Orchard Lea, Main Street,	715
Willoughby Waterleys	
Willoughby Waterleys, 24/10298, Land off Church Farm Lane, Willoughby	717
Waterleys	

## Ashby Magna, 21/8040, Land to east of Gilmorton Road

## Site Details

<b>Site ref:</b>	21/8040
<b>Site name:</b>	Land to east of Gilmorton Road
<b>Parish:</b>	Ashby Magna
<b>Nearest Settlement:</b>	Ashby Magna
<b>Site map:</b>	



<b>Site area (ha):</b>	1.25
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Stables, grazing
<b>Adjacent land uses:</b>	Residential, stables, manège, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Ashby Magna which is not currently identified as a sustainable rural settlement. It adjoins the southern edge of the village and is opposite an established terrace of houses on Frolesworth Road. Access is proposed via Frolesworth Road onto which the site has substantial frontage. The site is close to a Scheduled Monument (Moats south-east of St Mary's Church) and St Mary's Church (listed building), and the setting of both could be adversely impacted. The site is considered potentially suitable.
<b>Availability:</b>	The site has two landowners who agree on the site's promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The current scale of the site is unlikely to be appropriate for the size of the village. In addition, mitigation for potential adverse impacts on nearby heritage assets would be required and could impact on the capacity of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.25

## Housing capacity

Density applied (dph): 30

## Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 31

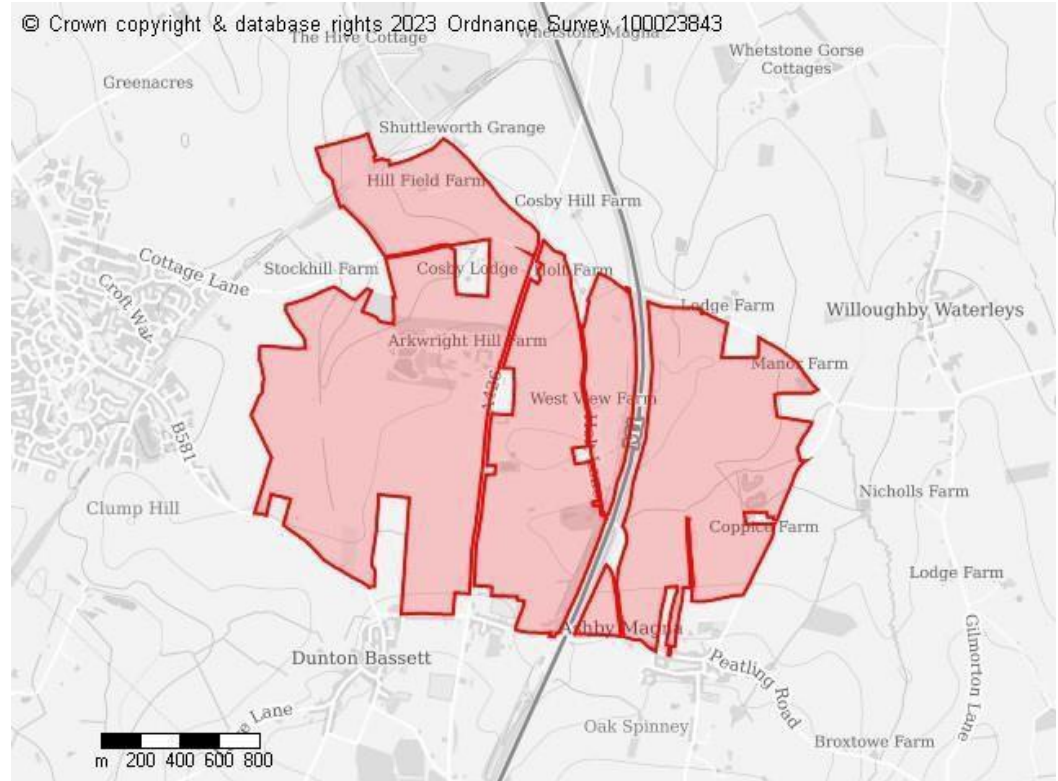
**Estimated capacity (sqm):**

**Capacity Notes:**

# Ashby Magna, 21/8192, Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna

## Site Details

<b>Site ref:</b>	21/8192
<b>Site name:</b>	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna
<b>Parish:</b>	Ashby Magna, Dunton Bassett
<b>Nearest Settlement:</b>	Ashby Magna
<b>Site map:</b>	



<b>Site area (ha):</b>	414
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	New settlement / garden village
<b>Proposed use(s):</b>	Housing, employment, retail in district and village local centres, educational and social/community infrastructure
<b>Current use:</b>	Agriculture, woodland, industrial estate, farmsteads, highways
<b>Adjacent land uses:</b>	Agriculture, villages of Dunton Bassett, Ashby Magna and Broughton Astley, M1, A426

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

The site lies on the north-western boundary of the District, with approximately 53ha being within Blaby district. It adjoins the northern edges of Dunton Bassett and Ashby Magna, and is close to the south-eastern edge of Broughton Astley. It is relatively close to the Leicester Principal Urban Area (PUA) and adjoins the proposed site of the Whetstone Pastures Garden Village, the majority of which is in Blaby District. Sitting astride the motorway, as the submission acknowledges, strategic development in this location would appear to be dependent on the delivery of new junction 20A on the M1 in the vicinity. It would need to be comprehensively master planned with adjoining (and potentially other nearby sites) to deliver significantly enhanced connectivity and address the challenges presented by the location's current poor strategic highway connectivity. The site is crossed by a network of Rights of Way which would need to be retained. There is an area of potentially contaminating land use associated with the former railway line and an historic landfill consultation area around part of the M1. Development near the M1 itself would require noise mitigation. There are several Local Wildlife Sites within the boundary. Pending further clarity on a new M1 junction and given the lack of detail on the proposed mix of uses, the site is considered not currently suitable.

**Availability:**  
Potentially available

The site is in multiple ownership. However, there is agreement between the landowners and site assembly is being handled by a site promoter. The development is likely to require redevelopment of existing smaller scale employment areas, and farmsteads, but this is to be reviewed further as the master plan evolves. At this stage, the site is considered potentially available.

**Achievability:**  
Not achievable

The site would appear to be dependent on the provision of a new J20A on the M1 and currently there is no certainty around the viability and deliverability of this major piece of infrastructure. Further work is needed to clarify any strategic transport mitigation requirements. The site's challenging location means that it would require careful strategic planning and coordination with wider proposals in the vicinity in order to come forward. Given the uncertainties and challenges identified, at this stage the site is considered not achievable.

## Conclusions

**Deliverable or developable:** Developable  
**Reason if not currently developable:**  
**Timeframe for development:** Developable in 16+ years  
**Net developable site area (ha):** 414

**Housing capacity**

**Density applied (dph):**  
**Development ratio:** Not applicable

**Estimated capacity (dwgs):** See Capacity Notes

**Capacity Notes:**

The site capacity of 5,000 dwellings and 331,500sqm of mixed employment (industrial and non-strategic B8) is not recorded above, to avoid double counting with 24/10498.

**Economic capacity**

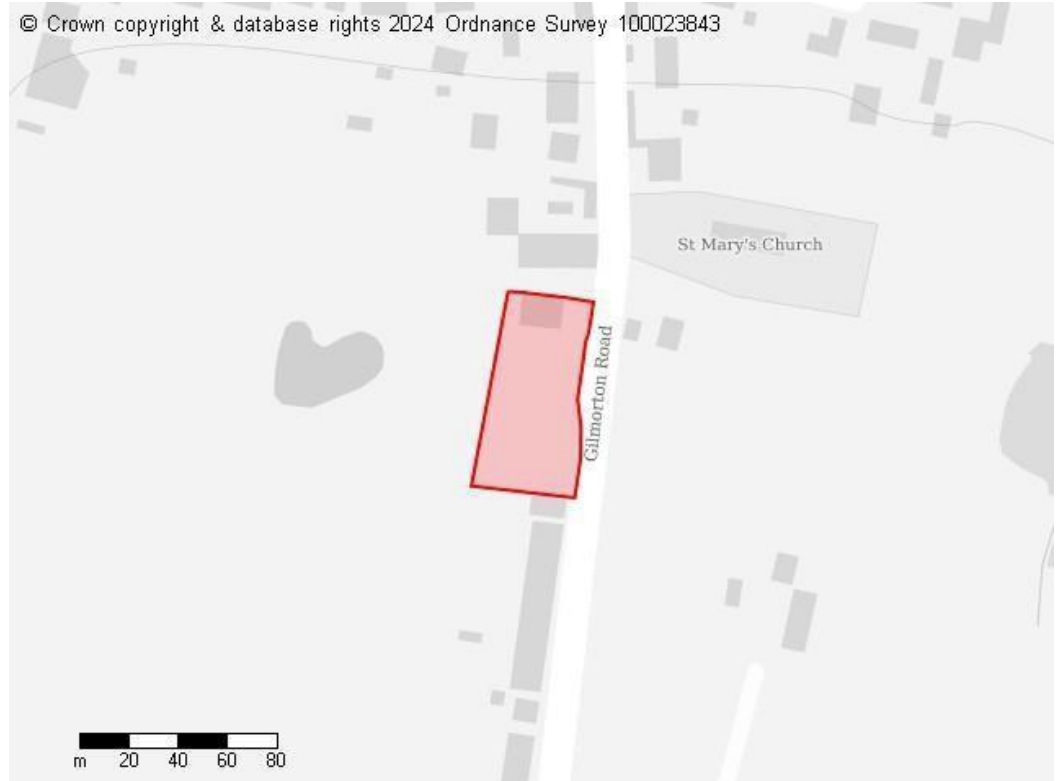
**Density applied:**

**Estimated capacity (sqm):**

## Ashby Magna, 24/12181, Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road

### Site Details

<b>Site ref:</b>	24/12181
<b>Site name:</b>	Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road
<b>Parish:</b>	Ashby Magna
<b>Nearest Settlement:</b>	Ashby Magna
<b>Site map:</b>	



<b>Site area (ha):</b>	0.3
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located to the south of the main built form of Ashby Magna, a settlement considered to be an unsustainable location with limited access to services and public transport, producing the need to rely upon private transport. The site has two existing access points via Gilmorton Road. The site is in a semi-rural location and would result in the loss of this character, although its development would effectively connect the existing linear built form to the south (a terrace of houses) with the settlement.
<b>Availability:</b> Available	There has been developer discussion. There is one landowner.
<b>Achievability:</b> Potentially achievable	Potential mitigation required for loss of semi-rural character. No other viability issues identified.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years

**Density applied (dph):** 30  
**Development ratio:** <0.4 Ha = 100%

**Density applied:**

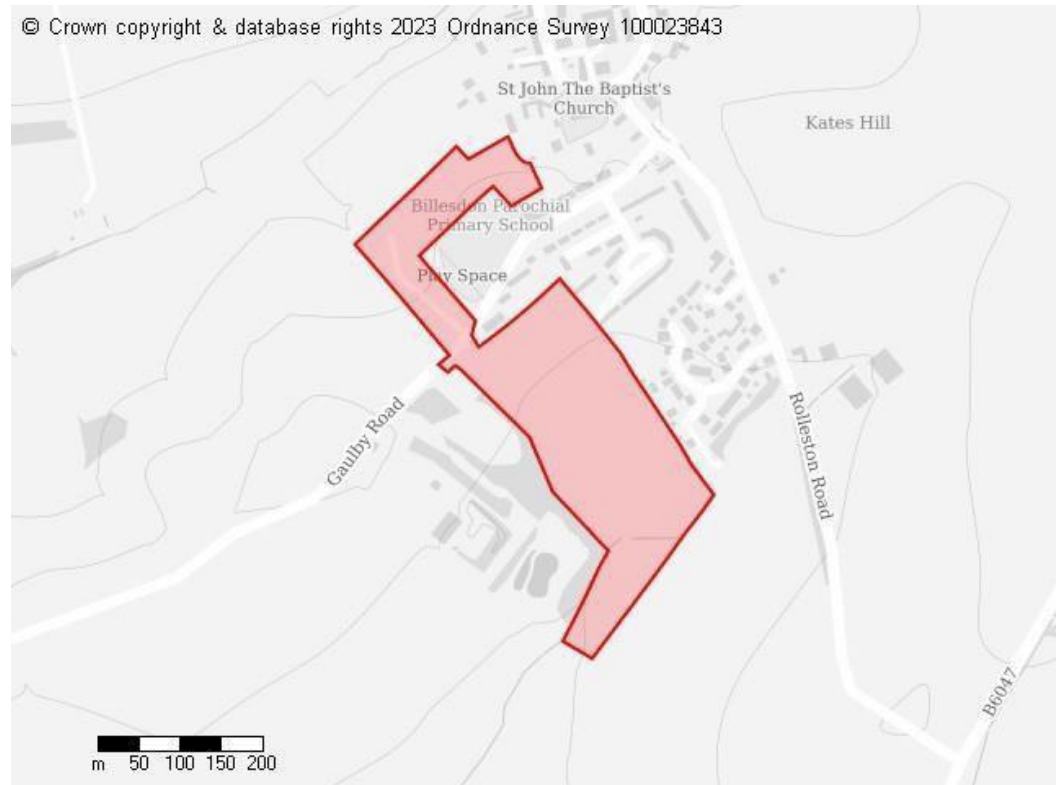
**Estimated capacity (dwgs):** 9

**Estimated capacity (sqm):**

**Capacity Notes:**

**Billesdon, 21/8155, Land at Gaulby Road****Site Details**

<b>Site ref:</b>	21/8155
<b>Site name:</b>	Land at Gaulby Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	7.87
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, community hub, school grounds expansion
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, school playing fields, agriculture, highway depot

**Site Assessment Summary**

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Suitable

The site, which spans Gaulby Road, is adjacent to Billesdon, a sustainable settlement. The northern section, which is proposed for community uses in addition to the 5 permitted dwellings, wraps around the school and is partly within the Conservation Area. The area to the south of Gaulby Road is proposed for housing (including specialist provision) and green space. The site falls away to the south towards Burton Brook and is partly within and adjacent to wood/pond (designated Local Green Space in the Neighbourhood Plan). The suitability of the site for the mix of community uses proposed would need community input. The site is considered suitable.

**Availability:**

Available

There are two landowners who agree on the promotion of the site for development. The site is in control of a developer who wants to develop it. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Achievable

It is likely that some highway mitigation work would be needed in delivering access to both parts of the site. Any potential adverse impacts on the Conservation Area and Local Green Space would need to be avoided or mitigated. However, this is unlikely to make the development unviable. The case for the community hub and other community uses would need to be demonstrated. It is considered that the site is achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	7.87

Housing capacity

Economic capacity



**Density applied (dph):****Development ratio:**

Not applicable

**Density applied:****Estimated capacity (dwgs):**

50

**Estimated capacity (sqm):****Capacity Notes:**

The capacity figure is as submitted by the site promoter and reflects the indicative layout provided. This indicates 50 dwellings in addition to the 5 dwellings already permitted on the northern part of the site.

**Billesdon, 21/8171, Land south of Uppingham Road****Site Details**

<b>Site ref:</b>	21/8171
<b>Site name:</b>	Land south of Uppingham Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	1.55
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, copse, cemetery, Coplow Centre

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	The site is in single ownership and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The site is adjacent to Billesdon, a sustainable settlement. It is opposite the Coplow Centre but is separated from built form to west by wooded area which is a designated Local Green Space. Access via Uppingham Road is likely to require mitigation work. The eastern edge of site adjoins the cemetery, a potential contaminating land use requiring investigation. A right of way crosses eastern edge of site. The site is considered potentially suitable.
	Further investigation into the extent of potential highway mitigation and adjoining potential contaminating land use is required. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.55

**Housing capacity**

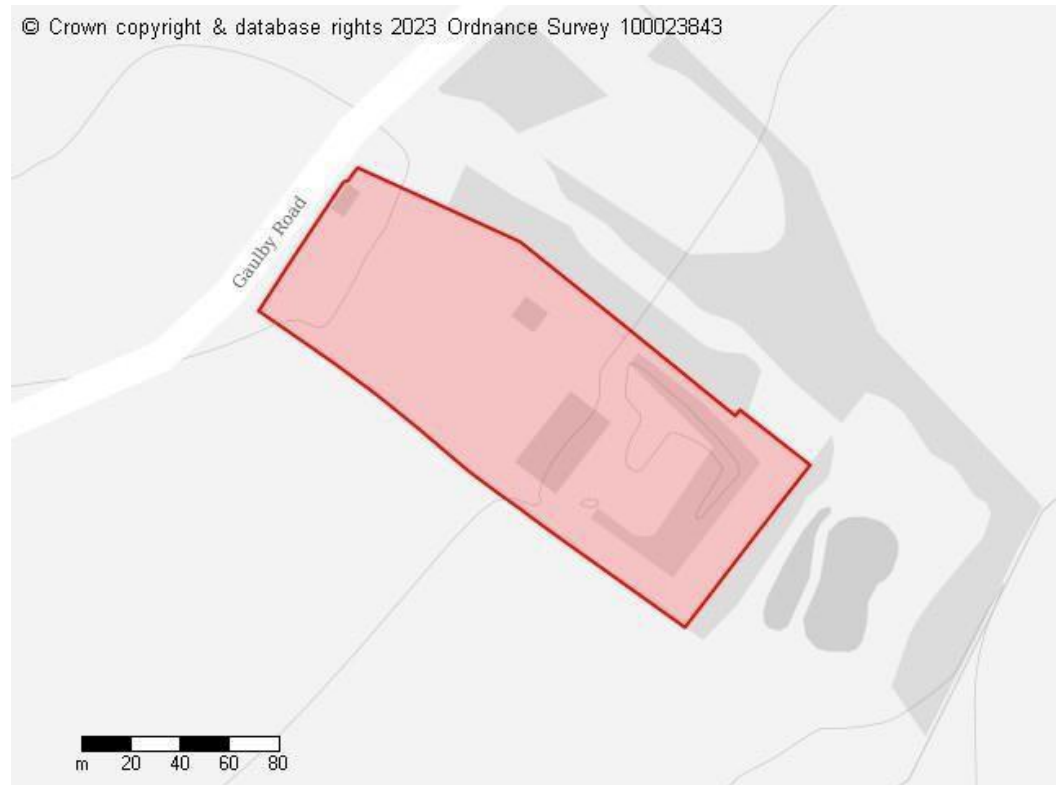
<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	38

**Economic capacity**

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

**Billesdon, 21/8190, Billesdon Depot, South of Gaulby Road****Site Details**

<b>Site ref:</b>	21/8190
<b>Site name:</b>	Billesdon Depot, South of Gaulby Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	1.78
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Depot
<b>Adjacent land uses:</b>	Agriculture, Billesdon Woodland and Lake, allotments

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	The site is in single ownership. Discussions with potential developers have taken place. Demolition of existing buildings on the site would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The site is currently allocated for employment in the Neighbourhood Plan. The site would not be deliverable until the Neighbourhood Plan is changed or it can be proven that the employment use is not viable. Potential contamination on the site could incur costs. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.78

**Housing capacity**

**Density applied (dph):** 30

**Economic capacity**

**Density applied:**

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

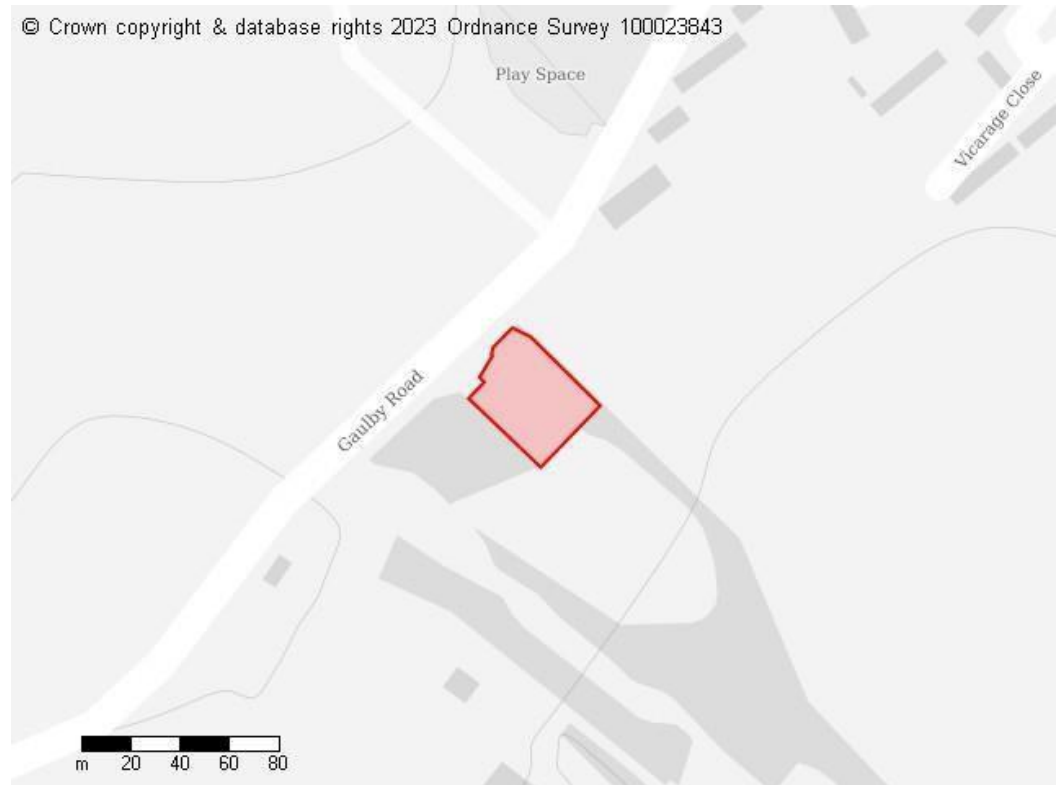
**Estimated capacity (dwgs):** 44

**Estimated capacity (sqm):**

**Capacity Notes:**

**Billesdon, 21/8202, Former Lorry Park, Gaulby Road****Site Details**

<b>Site ref:</b>	21/8202
<b>Site name:</b>	Former Lorry Park, Gaulby Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	0.16
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Vacant land (former Lorry Park)
<b>Adjacent land uses:</b>	Agriculture, woodland

**Site Assessment Summary**

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Suitable

The site is close to Billesdon, a sustainable settlement. It is separated from the south western edge of the village by site 21/8155. Access would be via Gaulby Lane onto which there is a current access from previous use. The former use (lorry park) is a potentially contaminating land use which will require investigation prior to development but is likely to be mitigatable. The site is adjacent to Billesdon Woodland and Lake (a Neighbourhood Plan designated Local Green Space). The site is considered suitable.

**Availability:**

Available

The site is in single ownership and in the control of a house builder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Achievable

The site is designated as a reserve site allocation for housing in the Neighbourhood Plan to be brought forward in specific circumstances. Pending investigation of the potentially contaminating land use issue, no viability or deliverability issues have been identified. The site is considered achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.16

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

**Economic capacity**

**Density applied:**

Estimated capacity (dwgs): 5

Estimated capacity (sqm):

Capacity Notes:

**Billesdon, 21/8210, Land north of Leicester Road****Site Details**

<b>Site ref:</b>	21/8210
<b>Site name:</b>	Land north of Leicester Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	0.95
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Billesdon, a sustainable settlement. It has access onto Leicester Road. The site adjoins the north-western boundary of the Conservation Area and therefore the setting of the Conservation Area would need to be considered. A Right of Way follows the north-eastern boundary. The site is considered suitable.
<b>Availability:</b>	The site is in single ownership and is under the control of a housebuilder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site is being promoted for 10 self-build plots. Mitigation relating to potential impacts on the Conservation Area and its setting would need to be considered. No other physical or economic constraints have been identified to impact on viability or deliverability. The site is considered achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.95

**Housing capacity**

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

**Estimated capacity (dwgs):** 10

**Capacity Notes:**

**Economic capacity**

**Density applied:**

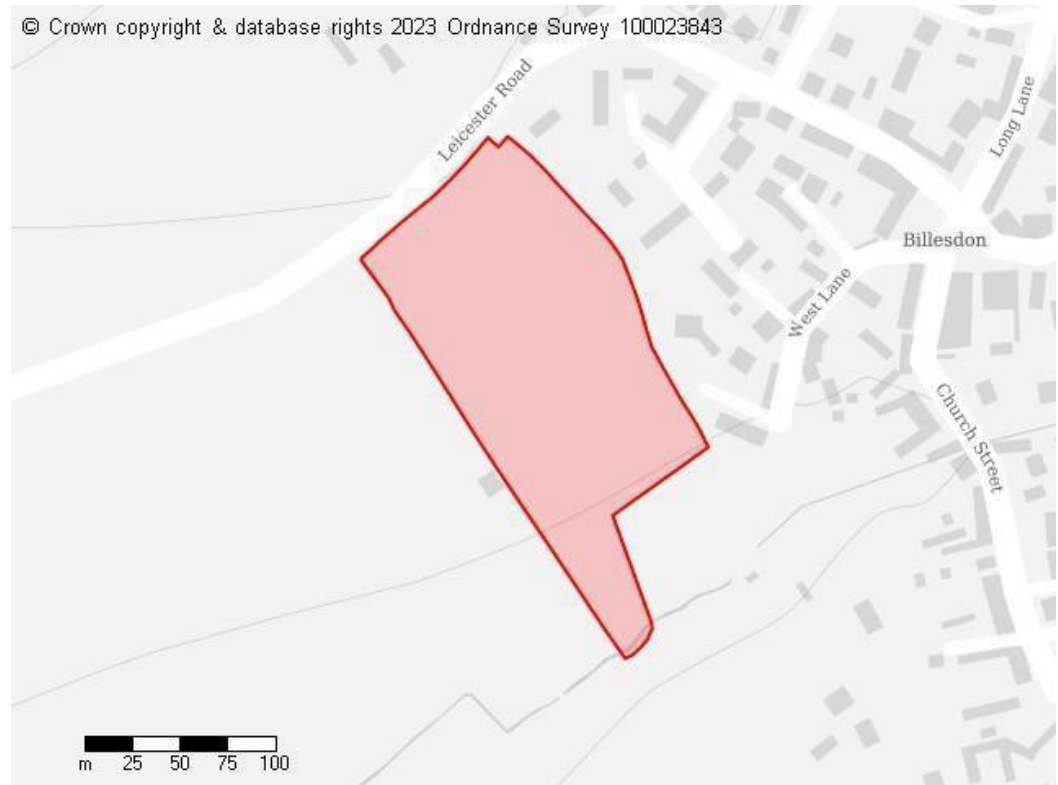
**Estimated capacity (sqm):**

The above capacity is based on submitted information. Using the standard calculation, the site has a capacity for 24 dwellings.



**Billesdon, 21/8215, Land south of Leicester Road****Site Details**

<b>Site ref:</b>	21/8215
<b>Site name:</b>	Land south of Leicester Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	2.16
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Billesdon, a sustainable settlement. The site adjoins the Conservation Area and its setting would need to be considered. Muddy Lane forms the eastern boundary and Billesdon Brook the southern boundary, both of which are designated Local Green Space (Local Plan). Potential adverse impacts on the landscape setting of the village, Muddy Lane and Billesdon Brook are likely to require mitigation. The site has access onto Leicester Road and some improvements may be required. The site is considered potentially suitable.
Potentially suitable	
<b>Availability:</b>	The site is in single ownership and under the control of a housebuilder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
<b>Achievability:</b>	The provision of suitable access would need to be demonstrated. Part of the site lies within the Billesdon Brook Local Green Space and as such would need to be protected from development, potentially reducing capacity. Impacts on the setting of the Conservation Area and the landscape setting of the village may require mitigation and could also reduce the capacity of the site. Therefore, the site is considered potentially achievable.
Potentially achievable	

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.16

**Housing capacity****Economic capacity**

<b>Density applied (dph):</b>	30	<b>Density applied:</b>
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**Development ratio:** >2.0 to 35 Ha = 62.5%

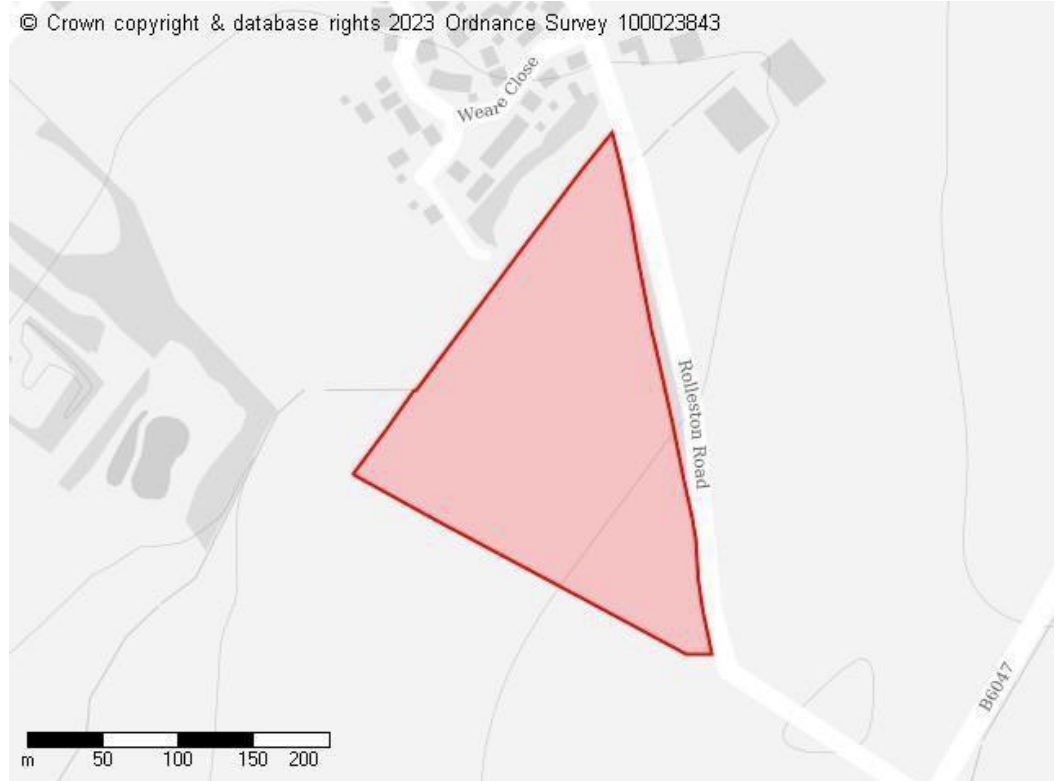
**Estimated capacity (dwgs):** 41

**Estimated capacity (sqm):**

**Capacity Notes:**

**Billesdon, 21/8266, Land west of Rolleston Road****Site Details**

<b>Site ref:</b>	21/8266
<b>Site name:</b>	Land west of Rolleston Road
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	3.86
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, open space (then residential)

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is adjacent to Billesdon, a sustainable settlement. It is located on the southern edge of the village and would further elongate the form of the settlement into open countryside. Access is proposed from Rolleston Road and would need to be demonstrated. The current scale of the site may not be appropriate for the settlement. The site is considered potentially suitable.
<b>Availability:</b>	Available
	The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	Mitigation for any adverse impacts on the adjoining Neighbourhood Plan designated Local Green Space and the wider landscape could impact on the capacity of the site. Highway mitigation may be required. Connectivity to the village centre would need to be addressed. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.86

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 72

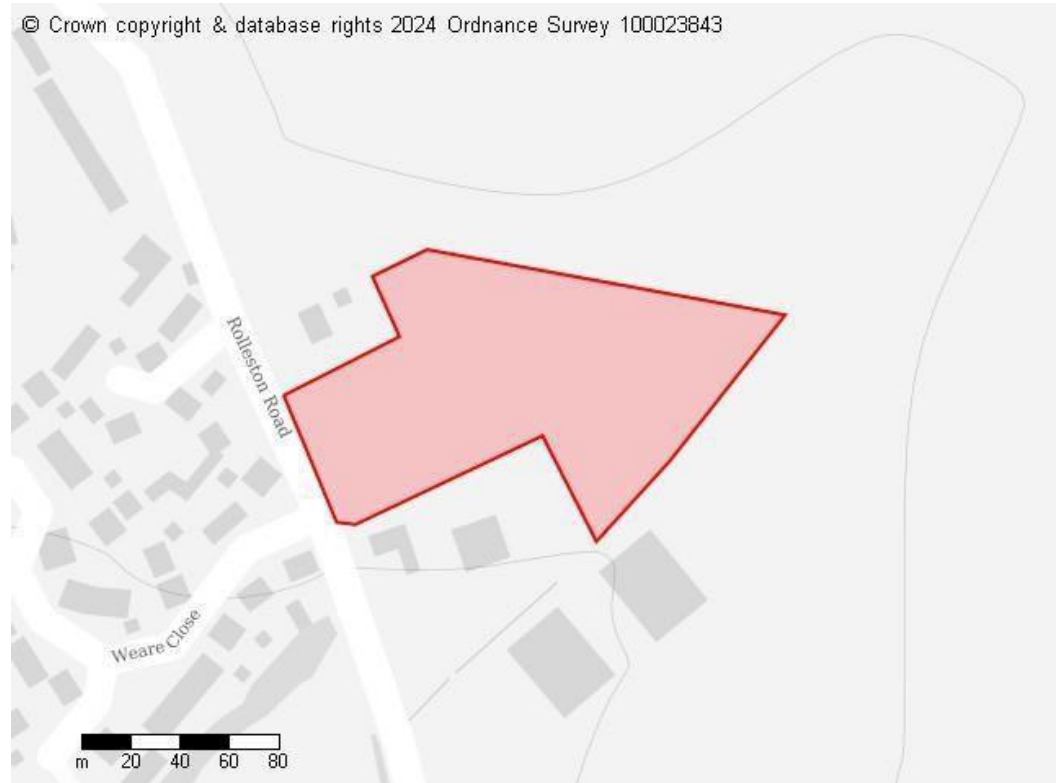
**Economic capacity**

**Density applied:**

**Estimated capacity (sqm):**  
26

**Billesdon, 24/9521, Land north of Rolleston Road, Billesdon, Leicestershire LE7 9EP****Site Details**

<b>Site ref:</b>	24/9521
<b>Site name:</b>	Land north of Rolleston Road, Billesdon, Leicestershire LE7 9EP
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	1.34 Ha
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	To the west - existing residential development;  To the east - Home Farmhouse and farm buildings (the farm buildings have planning permission (22/01147/FUL) for change of use to use classes Egiii or B8 (light industrial/storage)  To the south - Rolleston Road and existing residential development

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The location of the site relative to a light industrial/storage site could have amenity impacts on future occupiers as well as impacts on the longevity and safeguarding of the economic use. The site is located in a rural landscape with open views. The character of the village and landscape would require sensitive management. The site is located opposite a relatively new development of housing. Sustainable transport measures would need to be considered as part of a package of mitigation regarding highway impact, noise and air quality. Overall, the site is suitable subject to mitigation measures being achievable on the site.
<b>Availability:</b> Available	The site is owned by one landowner who is promoting the site and in discussions with potential developers.
<b>Achievability:</b> Potentially achievable	The site may need to contribute towards a package of sustainable transport measures to mitigate the impacts of the site on the local highway network. High quality design will be required in the edge of village/rural location. Careful site layout design and screening/buffering will be required to mitigate noise/visual impacts from neighbouring use.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years

**Net developable site area (ha):** 1.34

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Economic capacity**

**Density applied:**

**Estimated capacity (dwgs):** 33

**Estimated capacity (sqm):**

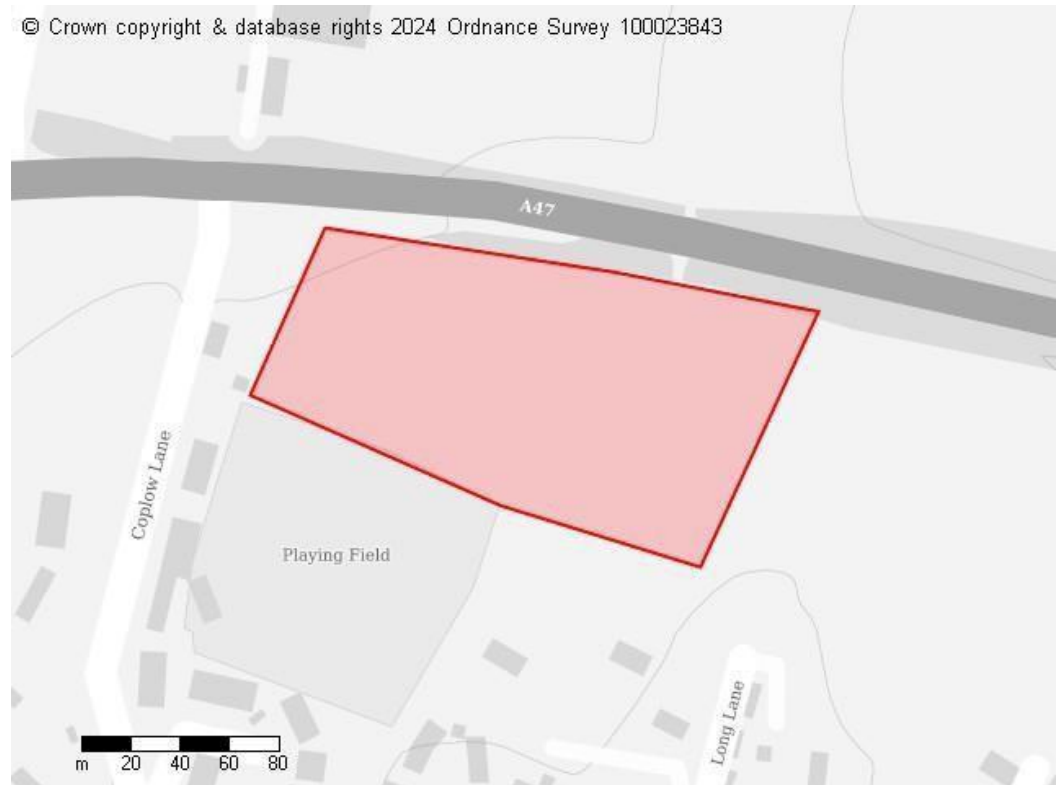
**Capacity Notes:**

The site is capable of delivering approximately 30 units. Consideration would be needed to calculate the developable area when taking into account any additional buffering to mitigate neighbouring uses.

## Billesdon, 24/9714, Land to the east of Coplow Lane

### Site Details

<b>Site ref:</b>	24/9714
<b>Site name:</b>	Land to the east of Coplow Lane
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	2
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is on the edge of a medium village and is located to the west of an existing housing allocation from the Billesdon Neighbourhood Plan. It is therefore in a suitable location. However, the Highway Authority has expressed significant concerns about the ability to deliver a safe and suitable access in accordance with adopted guidelines given high speed nature of road and junction spacing. Impacts on neighbouring residents and the open landscape would require mitigation through sensitive design. Therefore, the site is considered to be not currently suitable.
<b>Availability:</b> Not currently available	The submission identifies that there are two landowners, the site has not been actively marketed and there have been no discussions with developers. In addition, the site access requires 3rd party land which may impact on availability. Further detail would be required to understand site access.
<b>Achievability:</b> Not currently achievable	Achieving safe access and use of 3rd party land may have impact on viability. In addition, a new junction from the A47 may have viability impacts which would require further investigation. Site design and landscaping to take account of topography and open character of the site may also have viability impacts.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	na
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	2

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** Not applicable

**Density applied:**

**Estimated capacity (dwgs):** 12

**Estimated capacity (sqm):**

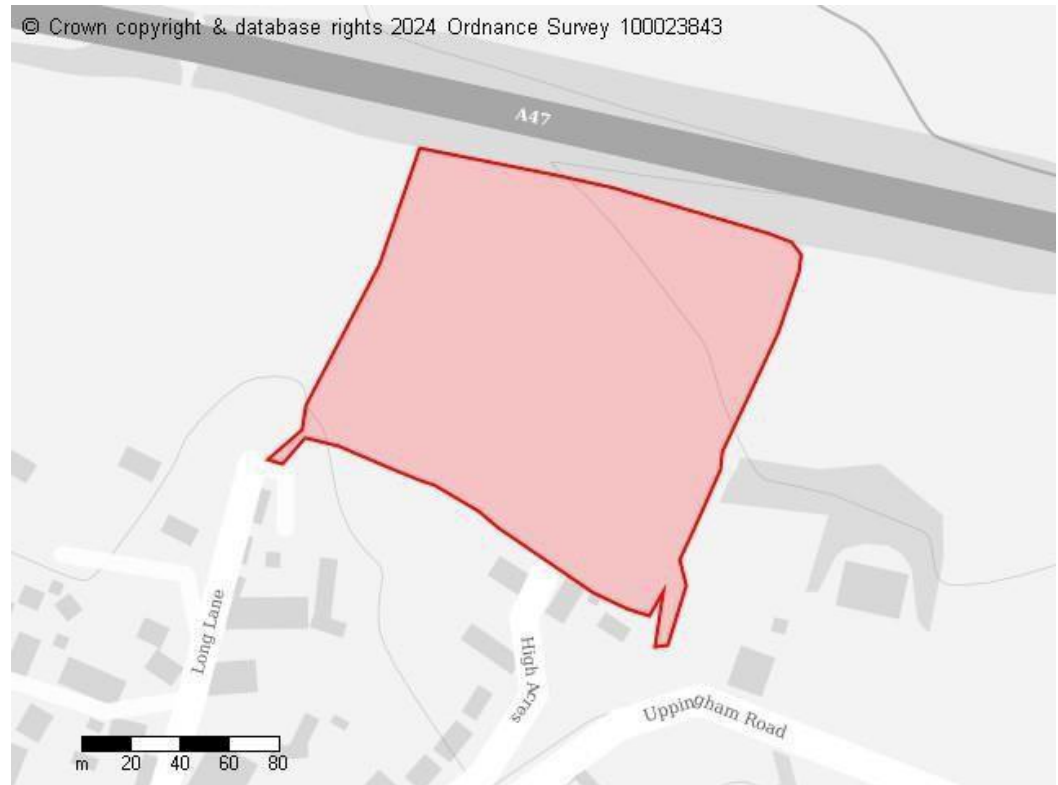
**Capacity Notes:**

The Call for Sites submission proposes a low density site with 12 dwellings. This contrasts with the use of the standard 30dph density applied as part of the SHELAA methodology. A lower density site would be considered appropriate in the rural location. Viability of access to the site may have an impact on the eventual proposed density.

## Billesdon, 24/12184, Land North of High Acres

### Site Details

<b>Site ref:</b>	24/12184
<b>Site name:</b>	Land North of High Acres
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	2.34
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock, agricultural
<b>Adjacent land uses:</b>	Paddock, agricultural, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is north of the built up area of Billesdon, a sustainable village with access to services. The A47 runs along the northern boundary of the site, potential mitigation required. The southern boundary of the site borders the Billesdon Conservation Area and Listed Buildings, potential impact to setting. Potentially contaminated land to the east of the site (Z Work). Access point from the site is unclear and should be demonstrated further.
<b>Availability:</b>	There is one landowner. The site is subject of outline and reserved matters consent.
<b>Achievability:</b>	Mitigation may be required for potential adverse impacts to the Conservation Area, and mitigation from traffic on the A47. This may impact viability.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.34

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

**Density applied:**



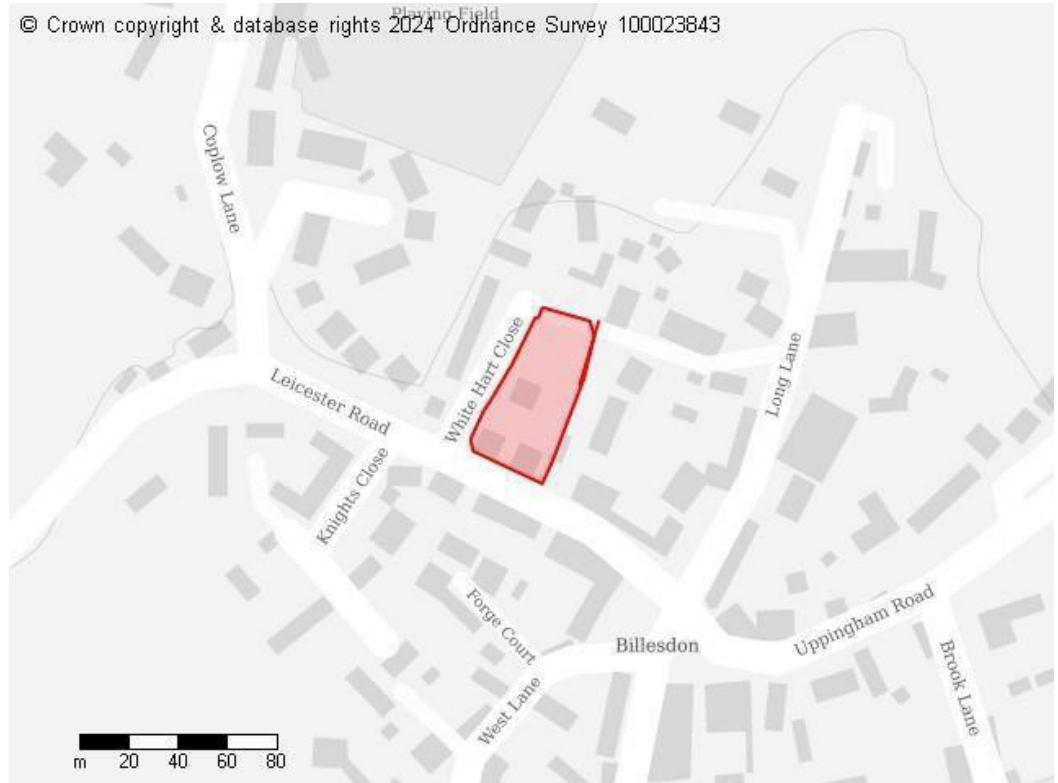
**Estimated capacity (dwgs):** 44

**Estimated capacity (sqm):**

# Billesdon, 24/12201, Former White Hart Garage

## Site Details

**Site ref:** 24/12201  
**Site name:** Former White Hart Garage  
**Parish:** Billesdon  
**Nearest Settlement:** Billesdon  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** PDL  
**Overall development concept:** Housing  
**Proposed use(s):**  
**Current use:** Former garage site (demolished)  
**Adjacent land uses:** Residential

### Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** Site is complete  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

Housing capacity

Economic capacity

**Density applied (dph):**  
**Development ratio:**

Density applied:

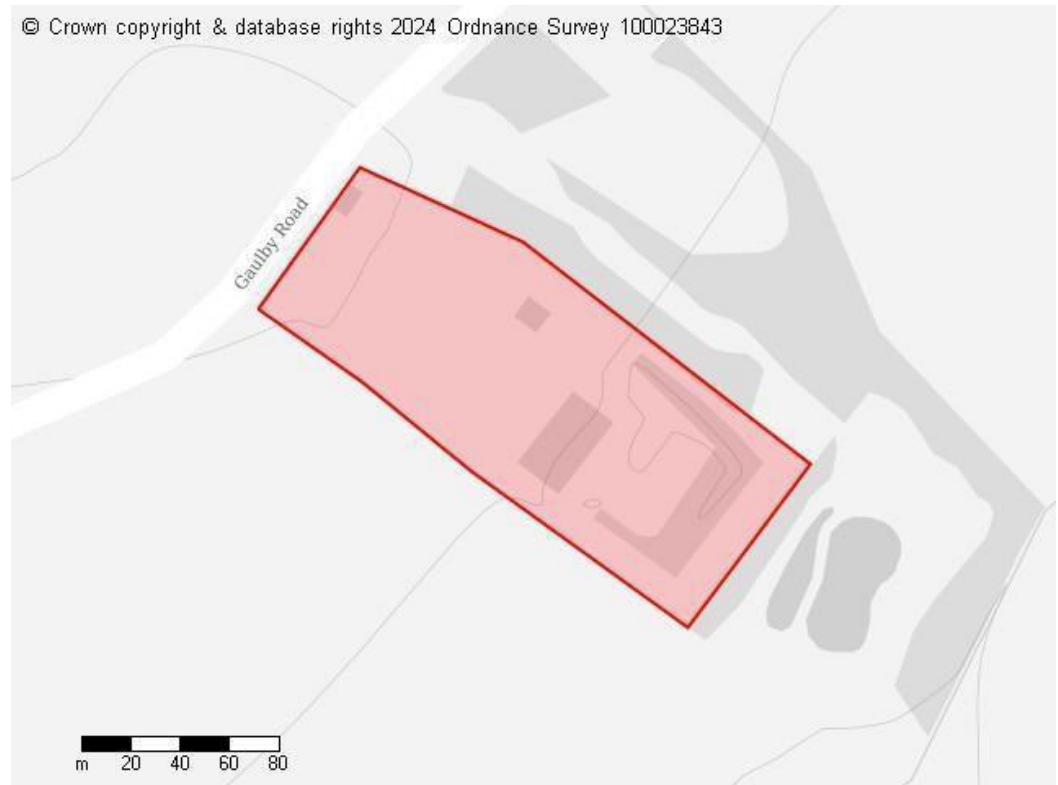
Estimated capacity (dwgs):

Estimated capacity (sqm):

Capacity Notes:

**Billesdon, 24/12207, BANP BP10 Gaulby Road, Billesdon****Site Details**

<b>Site ref:</b>	24/12207
<b>Site name:</b>	BANP BP10 Gaulby Road, Billesdon
<b>Parish:</b>	Billesdon
<b>Nearest Settlement:</b>	Billesdon
<b>Site map:</b>	



<b>Site area (ha):</b>	1.75
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Employment, Housing
<b>Proposed use(s):</b>	Mixed Use (housing and employment)
<b>Current use:</b>	County highway depot
<b>Adjacent land uses:</b>	Agriculture, Billesdon Woodland and Lake, allotments

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site has been allocated in the Billesdon Neighbourhood Plan for mixed use development (Policy BPr8). There may be potential for contaminated land which may require remediation. Screening of the site and controls on noise, odour and contamination would be required to protect the enjoyment of Billesdon Woodland and Lake and the PROW along the southern part of the site. Highway access and HGV routing would be required to reduce impacts on the village.
<b>Availability:</b> Available	The site is allocated for mixed use development in the Billesdon Neighbourhood Plan and is in single ownership. Discussions with potential developers have taken place previously. Demolition of existing buildings on the site would be required. No legal or ownership issues have been identified to prevent development being delivered.
<b>Achievability:</b> Achievable	The site was granted outline planning permission for B1 and B8 uses in 2017, however, no reserved matters application has been submitted. The site is also allocated in the Billesdon Neighbourhood Plan for mixed use development. It is therefore considered achievable. Nevertheless, it may be possible that land contamination, highway access and routing arrangements, protection measures to mitigate impacts on the adjacent Billesdon Woodland and Lake may also be impacting on viability. Further investigation of the reasons for the site not coming forward for employment uses is required.

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.75

Housing capacity

Economic capacity

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**Density applied:**

3,500 sqm per Ha

**Density applied (dph):****Development ratio:**

Not applicable

**Estimated capacity (dwgs):**

10

**Estimated capacity (sqm):**

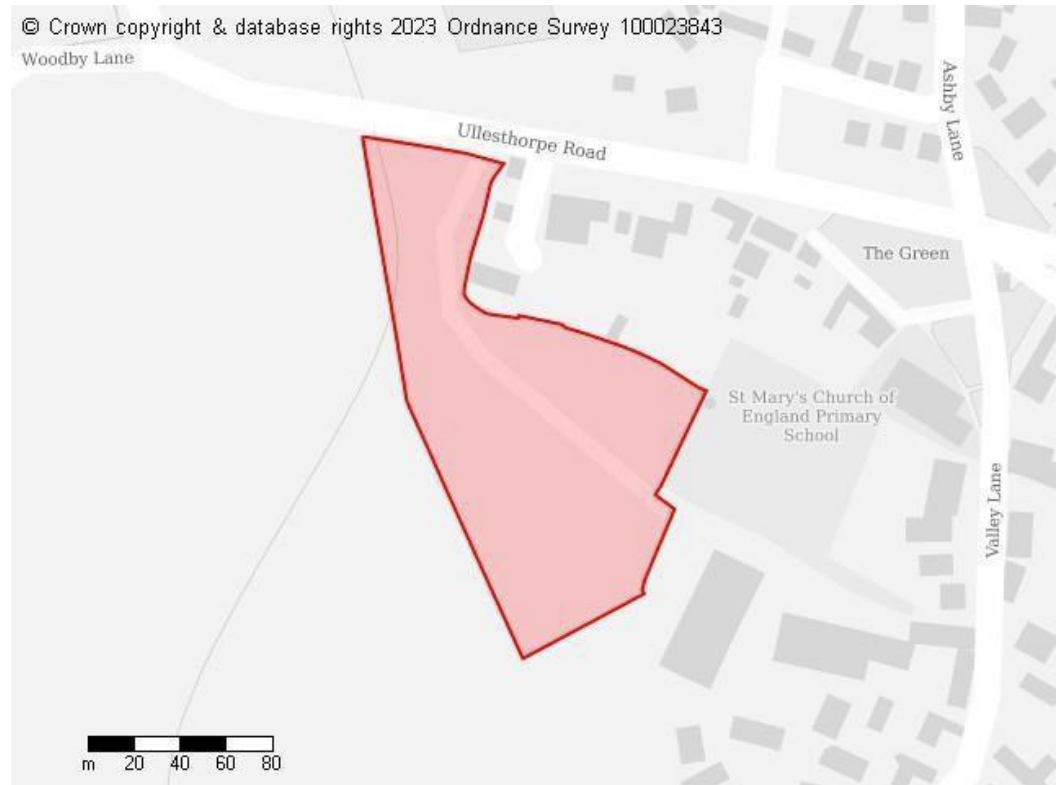
3,500 Sqm

**Capacity Notes:**

Billesden Neighbourhood Development Plan Review Policy BPR8 allocates this site for mixed use development comprising of a minimum of one hectare Commercial, Business and Service and Local Community Uses; and a maximum of 10 dwellings.

**Bitteswell, 21/8033, Land off Ullesthorpe Road****Site Details**

<b>Site ref:</b>	21/8033
<b>Site name:</b>	Land off Ullesthorpe Road
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Bitteswell
<b>Site map:</b>	



<b>Site area (ha):</b>	1.61
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture (grazing)
<b>Adjacent land uses:</b>	Agriculture, residential, storage uses.

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the western edge of Bitteswell, a sustainable settlement. There is current access on to Ullesthorpe Road. The site is located within Bitteswell Conservation Area and adjoins the curtilage of a Grade II Listed Building (Turnpike Lodge). Development has potential to impact on the character of the landscape and conservation area. The site is considered potentially suitable for housing.
Potentially suitable	
<b>Availability:</b>	The site is in joint ownership and is identified as being available for development within the next 5 years. It has not been marketed and is not under option but has been subject to developer interest. No availability issues have been identified. Therefore, the site is considered available.
Available	
<b>Achievability:</b>	There are no market or cost factors to indicate that development for housing is unviable. However, a change to the Bitteswell/Lutterworth/Magna Park Area of Separation boundary would be necessary. Therefore, the site is considered potentially achievable.
Potentially achievable	

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.61

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Economic capacity****Density applied:**

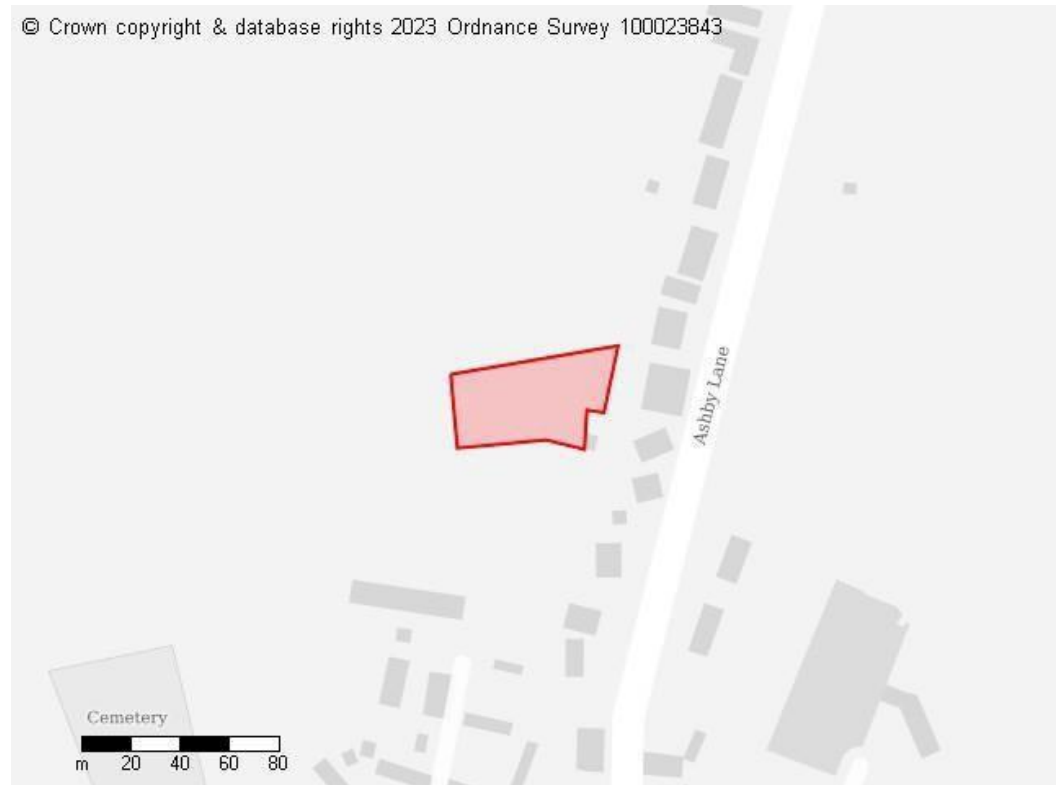
Estimated capacity (dwgs): 40

Estimated capacity (sqm):

Capacity Notes:

**Bitteswell, 21/8036, Land at rear of The Brambles, Ashby Lane****Site Details**

<b>Site ref:</b>	21/8036
<b>Site name:</b>	Land at rear of The Brambles, Ashby Lane
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Bitteswell
<b>Site map:</b>	



<b>Site area (ha):</b>	0.20
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Agriculture, residential.

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located to the north-west of Bitteswell, a sustainable settlement. It is adjacent to the existing and committed built up area, and access to the highway (Ashby Lane) is proposed via the consented development to the south. No other physical constraints are identified that would prevent development for housing. Therefore, the site is considered suitable.
<b>Availability:</b>	The site is in dual ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. The site is dependent on a legal right of access to the highway via the access road for the committed development site to the south. Therefore, the site is considered potentially available.
<b>Achievability:</b>	No market or cost factors have been identified that would make the site inviable. Achievability is dependent on the delivery of the access road for the committed housing development to the south. Therefore, the site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.20

**Housing capacity**

**Density applied (dph):** 30

**Economic capacity**

**Density applied:**

**Development ratio:** <0.4 Ha = 100%

**Estimated capacity (dwgs):** 6

**Estimated capacity (sqm):**

**Capacity Notes:**



**Bitteswell, 21/8046, Land south of Bitteswell Farm, Ashby Lane****Site Details**

<b>Site ref:</b>	21/8046
<b>Site name:</b>	Land south of Bitteswell Farm, Ashby Lane
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Bitteswell
<b>Site map:</b>	



<b>Site area (ha):</b>	2.81
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, farm buildings

**Site Assessment Summary**

**Red constraints:** None applicable

**Reason not assessed:****Suitability:**

Potentially suitable

The site is located on the northern edge of Bitteswell, a sustainable settlement. It would extend development 0.15km into open countryside in a linear manner and is not adjacent or well related to the built form or facilities of the settlement. The site's nearest boundary is approximately 0.5km from the centre of Bitteswell. Access off Ashby Lane is potentially suitable, with highway design and accessibility to the village requiring further investigation. The site is therefore considered potentially suitable.

The full extent of the site would infill between the village and Bitteswell Farm. The delivery of separate sites to the south, flanking Ashby Lane, and a reduction in the scale of this site would be necessary for the site to be suitable.

**Availability:**

Available

The site is in dual ownership, has not been marketed and is not under option. However, it has been the subject of developer interest and is indicated as available. No legal or ownership issues are identified. The site is considered available.

**Achievability:**

Potentially achievable

There are no market or cost factors that would make development economically unviable. However, the site is in open countryside and not well related to the built form of Bitteswell. The delivery of sites to the south is necessary for this site to be achievable. The site is currently considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.81

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	53	<b>Estimated capacity (sqm):</b>	

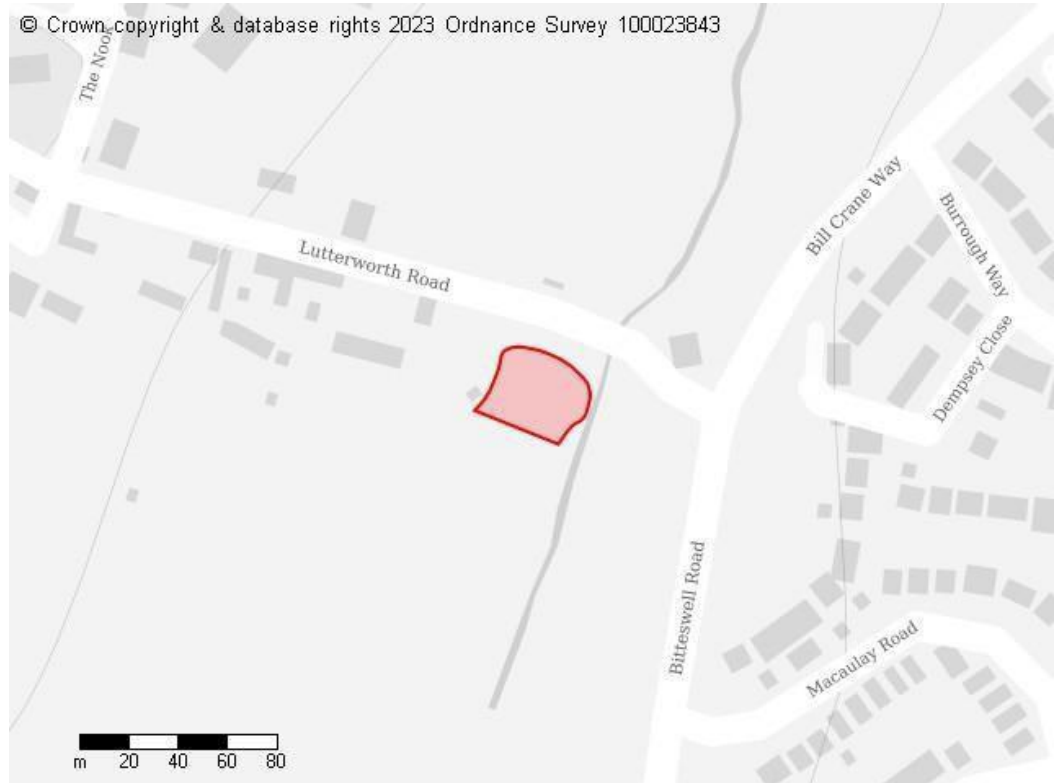
**Capacity Notes:**

Linear only development, as proposed by the submitter, could significantly reduce capacity.

# Bitteswell, 21/8092, Land off Lutterworth Road

## Site Details

**Site ref:** 21/8092  
**Site name:** Land off Lutterworth Road  
**Parish:** Bitteswell with Bittesby  
**Nearest Settlement:** Bitteswell  
**Site map:**



**Site area (ha):** 0.12  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Paddock  
**Adjacent land uses:** Fields, residential

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** The site does not meet the minimum size threshold for assessment as part of the SHELAA.  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

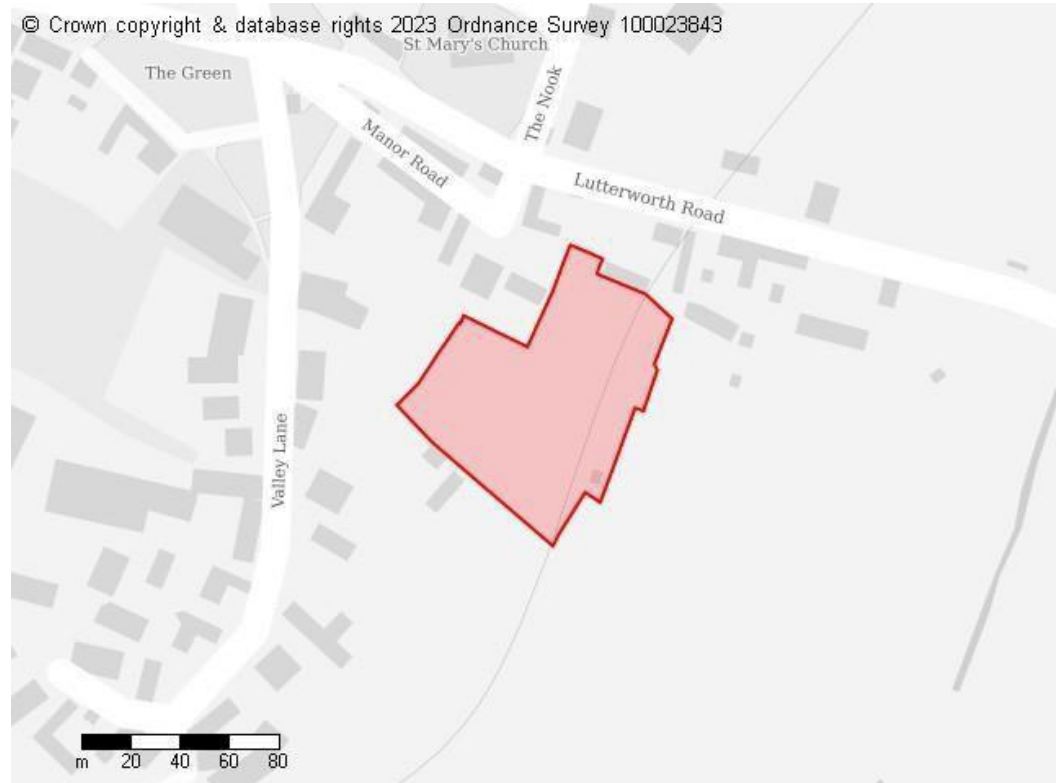
### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

**Bitteswell, 21/8219, Land off Manor Road****Site Details**

<b>Site ref:</b>	21/8219
<b>Site name:</b>	Land off Manor Road
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Bitteswell
<b>Site map:</b>	



<b>Site area (ha):</b>	0.68
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Grazing land
<b>Adjacent land uses:</b>	Residential, grazing/pasture

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the south-east of Bitteswell, a sustainable settlement. There is access off Manor Road which could need upgrading. The site is within the Bitteswell Conservation Area and to the west it adjoins a Grade II Listed Building (Olde Royal Oak PH). Development has the potential to impact on the character of the landscape and Conservation Area. Therefore, the site is considered potentially suitable.
<b>Availability:</b>	The site is in joint ownership and is identified as being available for development within the next 5 years. It has not been marketed and is not under option but has been subject to developer interest. An existing barn/stable block requires further investigation and consideration of potential retention. The site is considered available.
<b>Achievability:</b>	There are no market or cost factors to indicate that development for housing is unviable. However, a change to the Bitteswell/Lutterworth/Magna Park Area of Separation boundary, as defined in the Local Plan, would be necessary. Therefore, the site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.68

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Economic capacity****Density applied:**

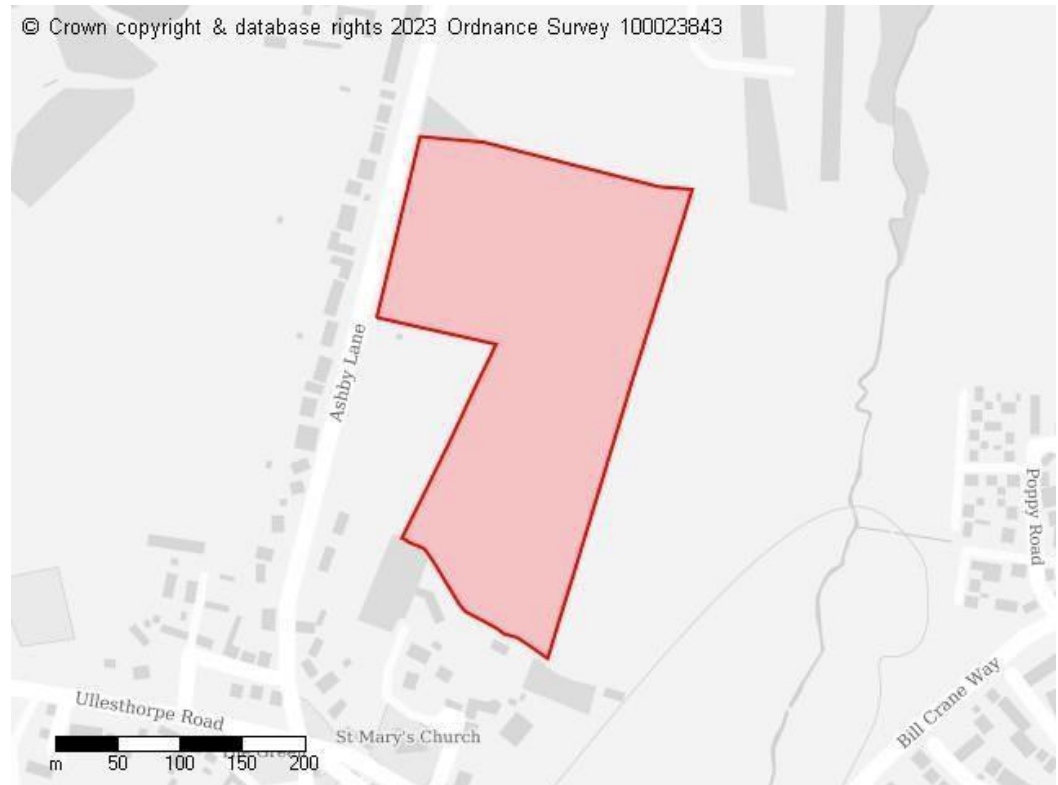
Estimated capacity (dwgs): 17

Estimated capacity (sqm):

Capacity Notes:

**Bitteswell, 21/8246, Land east of Ashby Lane****Site Details**

<b>Site ref:</b>	21/8246
<b>Site name:</b>	Land east of Ashby Lane
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Bitteswell
<b>Site map:</b>	



<b>Site area (ha):</b>	6.02
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, Ashby Lane and residential

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site adjoins the north-east edge of Bitteswell, a sustainable settlement. It would extend development in a linear manner approximately 0.4km to the north, and to the east by 0.2km reducing the separation between Bitteswell and Lutterworth. Existing highway access off Ashby Lane is potentially appropriate and the services / facilities of the village are accessible. Development of the full extent of the site is unlikely to be appropriate for the scale of the settlement. The site is currently considered potentially suitable. A smaller area or part of the site submitted separately may be considered suitable.
<b>Availability:</b>	The site is the single ownership of a developer and is identified as being available for development within the next 5 years. No availability issues have been identified. The site is considered available.
<b>Achievability:</b>	There are no market or cost factors that would make development economically unviable. However, development would reduce separation between Bitteswell and Lutterworth. The site lies within the designated Bitteswell/Lutterworth/Magna Park Area of Separation boundary and a change to policy would be required. Currently, the site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.02

**Housing capacity****Economic capacity**

<b>Density applied (dph):</b>	30	<b>Density applied:</b>
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**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 113

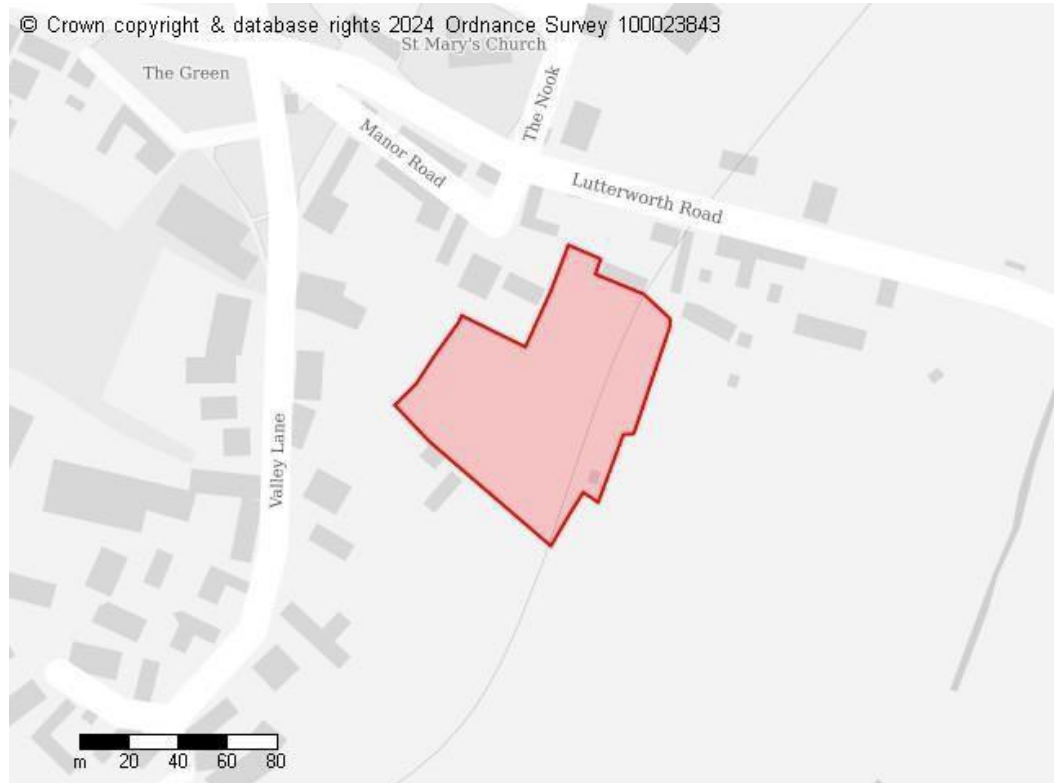
**Estimated capacity (sqm):**

**Capacity Notes:**

# Bitteswell, 24/10482, Brown Gate Paddock, Manor Road, Bitteswell

## Site Details

**Site ref:** 24/10482  
**Site name:** Brown Gate Paddock, Manor Road, Bitteswell  
**Parish:** Bitteswell with Bittesby  
**Nearest Settlement:** Bitteswell  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** The site is a duplicate of 21/8219 albeit some minor amendments  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

**Housing capacity**

**Economic capacity**

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**



## Broughton Astley, 21/8045, Land to the east of Broughton Chase

### Site Details

<b>Site ref:</b>	21/8045
<b>Site name:</b>	Land to the east of Broughton Chase
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	© Crown copyright & database rights 2023 Ordnance Survey 100023843



<b>Site area (ha):</b>	1.28
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Vacant grassland
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent residential development to the west from which access is proposed (via Broughton Chase) and more established housing is to the north. The eastern boundary is formed by the disused railway line which is a Neighbourhood Plan Local Green Space and a potentially contaminating land use requiring investigation. The site also lies within an historic landfill zone which would need further investigation. These constraints are likely to be mitigatable. The site is considered suitable.
<b>Availability:</b>	The site is in the ownership of the housebuilder currently building the adjoining development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Any open space on the site provided as part of adjacent development would need to be retained. No market, cost or delivery factors have been identified to make the development economically unviable in the next 5 years. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.28

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

#### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):**

See Capacity Notes

**Estimated capacity (sqm):**

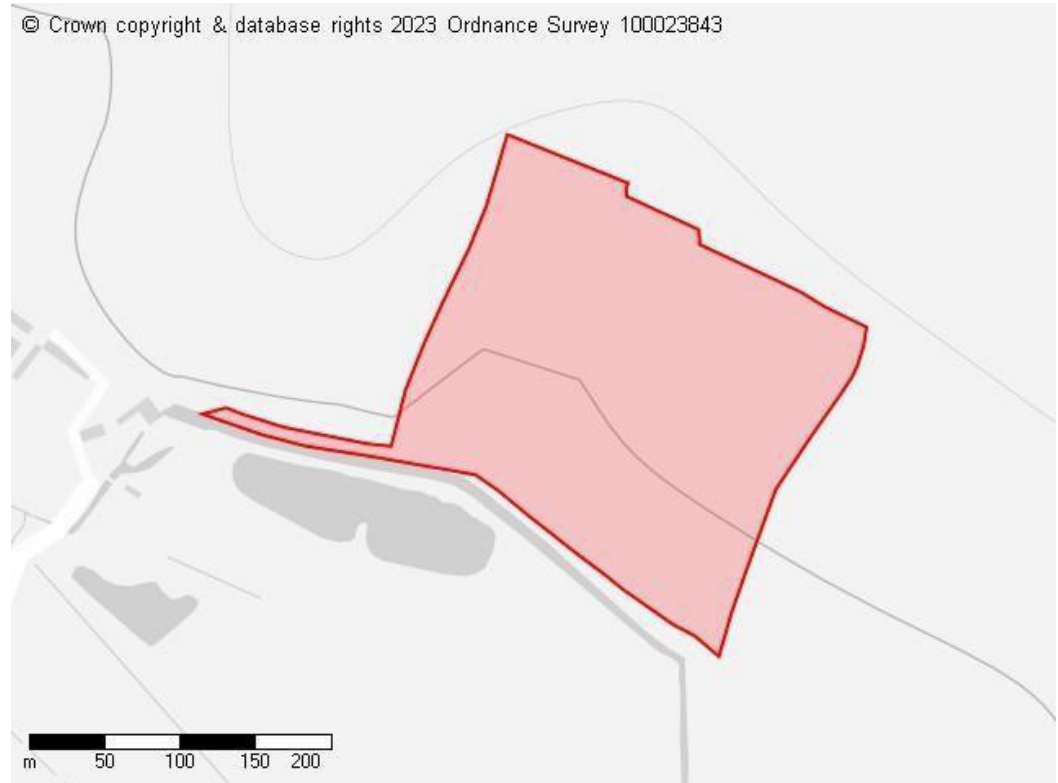
**Capacity Notes:**

This site has a capacity of 32 dwellings, but it is not reported above to avoid double counting with site 24/10175.

## Broughton Astley, 21/8096, Land to the east of Stemborough Mill

### Site Details

<b>Site ref:</b>	21/8096
<b>Site name:</b>	Land to the east of Stemborough Mill
<b>Parish:</b>	Leire
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	5.89
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**

Not suitable

The site is in open countryside between Broughton Astley and Leire and is not a sustainable location for housing development. The site does not relate well to either settlement and isolated development in this location would impact on the local landscape settling of both villages. The site does not have frontage onto the highway and access is proposed via an upgrade of the farm track linking to Stemborough Lane. However, Stemborough Lane itself is a single track road and is not a suitable access road. The proposed development and access would also adversely impact Stemborough Mill (listed building). Much of the site is within a Mineral Consultation Area. Given its isolation, lack of access, and potential impact on the nearby heritage asset, the site is considered not suitable.

**Availability:**

Potentially available

The site is in single ownership. No discussions with developers are indicated. It is not clear whether additional land outside the control of the landowner would be needed to provide suitable access. The site is considered potentially available.

**Achievability:**

Not currently achievable

In addition to not being a sustainable location for housing development, providing a suitable access for the site using Stemborough Lane is likely to require extensive upgrading work, impacting on viability. Furthermore, the impact on the listed building and its setting would require mitigation and could impact on the deliverability of the site. Although the submission refers to 10 dwellings, the size of the site is inappropriate. The site also adjoins site 21/8223 on the edge of Broughton Astley but would not represent a logical extension to it. Given these factors, the site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	5.89

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 110  
**Capacity Notes:**

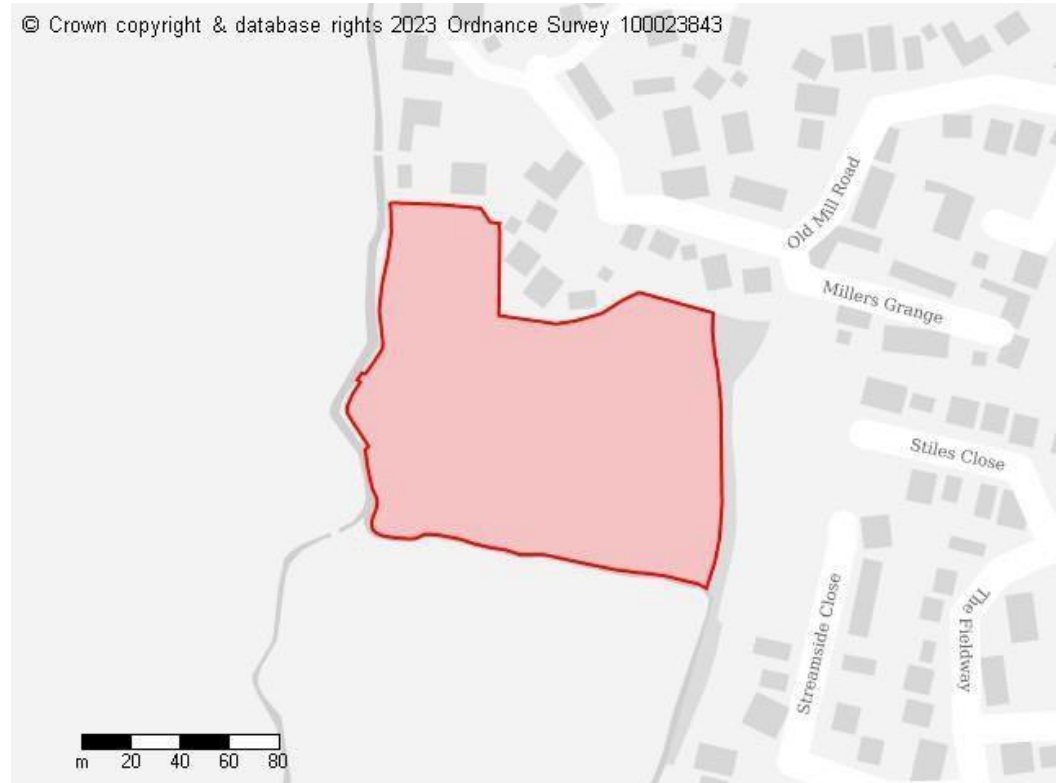
**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

## Broughton Astley, 21/8134, Old Mill Road

### Site Details

<b>Site ref:</b>	21/8134
<b>Site name:</b>	Old Mill Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	1.60
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, retail, community uses
<b>Current use:</b>	Grassland (non-farmed)
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to Broughton Astley, a sustainable settlement. Access is proposed by either the existing access or via Streamside Close. It is not clear if either option is within the control of the site owner or has the capacity to handle development of this scale. Access from Streamside Close would involve crossing a Local Plan designated open space, sport and recreation site. Part of site is within Flood Zone 3b (red constraint) and the site area has been reduced by 0.2ha as a result. Further areas of the site are within Flood Zones 2 and 3a and the flood risk implications would need to be considered. Rights of Way crossing the site would need to be retained. Given access and flood risk constraints, the site is considered not currently suitable.
<b>Availability:</b> Potentially available	The site has five landowners who agree with the promotion of the site for development. Discussion with potential developers is indicated. It is not clear if potential accesses to the site are under the control of the landowners, therefore, the site is considered potentially available.
<b>Achievability:</b> Not currently achievable	Clarity regarding the provision of an appropriate access is needed as this could impact on the viability and deliverability of the site. Similarly, flood risk on the site is likely to reduce the capacity of the site and require substantial mitigation. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.40

Housing capacity

Economic capacity

**Density applied (dph):** 30

**Density applied:**

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 35

**Estimated capacity (sqm):**

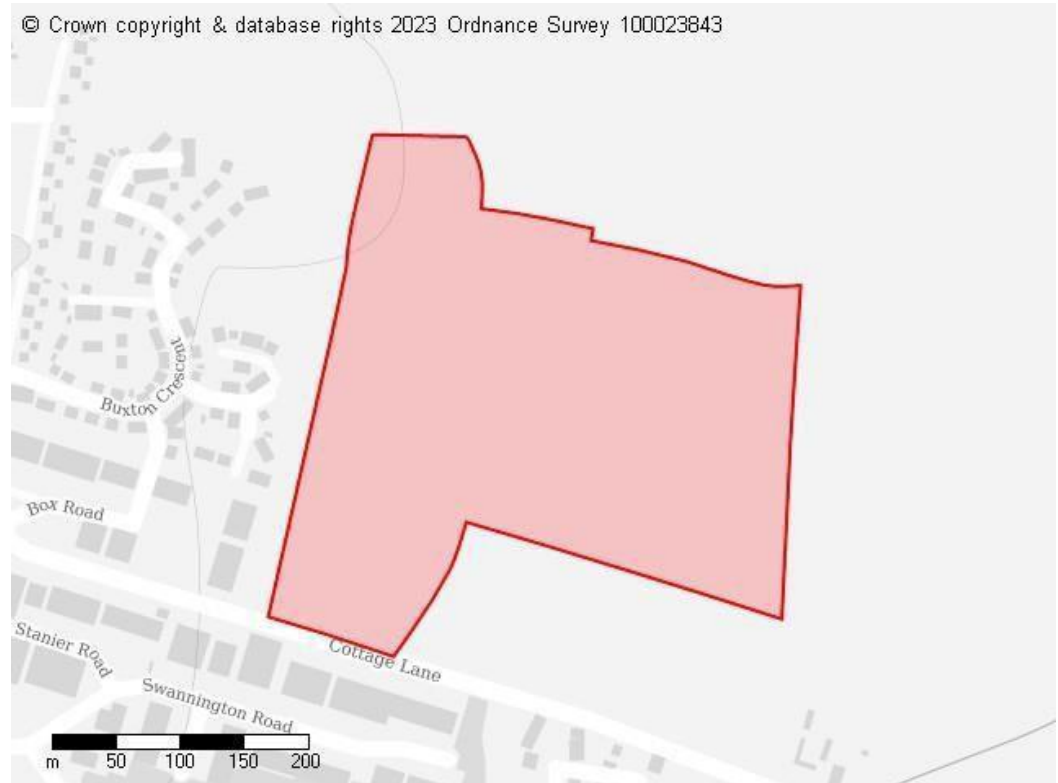
**Capacity Notes:**

While other potential uses are indicated in the submission (6,000sqm retail/new community hub/health centre), the site has been assessed for housing only at this stage.

## Broughton Astley, 21/8144, Land north of Cottage Lane

### Site Details

<b>Site ref:</b>	21/8144
<b>Site name:</b>	Land north of Cottage Lane
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	10.44
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, employment

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent (and on-going) residential and employment development with well-established employment uses to the south. Access is proposed via adjoining development to the west. However, capacity would need to be demonstrated. The industrial area to the south is a potentially contaminating land use and would need to be investigated. Any residential development would need to consider the impacts of nearby employment uses on future residential amenity. Cottage Lane at the site's southern boundary is a Neighbourhood Plan Local Green Space. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. The developer responsible for delivering the adjoining site has an interest in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Pending clarity on the capacity of the proposed access points and potentially contaminating land uses, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	10.44

#### Housing capacity

#### Economic capacity

<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
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**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 196

**Estimated capacity (sqm):**

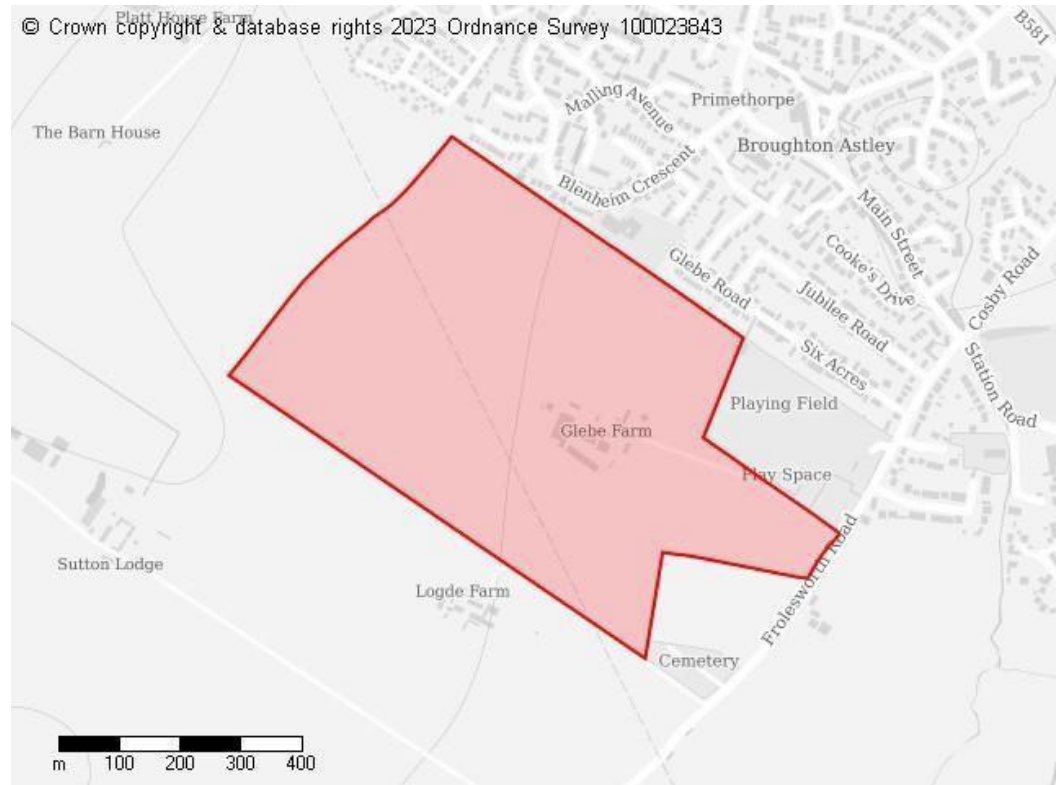
**Capacity Notes:**



## Broughton Astley, 21/8154, Land off Frolesworth Road

### Site Details

<b>Site ref:</b>	21/8154
<b>Site name:</b>	Land off Frolesworth Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	39.52
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, potential primary school
<b>Current use:</b>	Agriculture, farm buildings
<b>Adjacent land uses:</b>	Agriculture, residential, recreation

### Site Assessment Summary

#### Red constraints:

#### Reason not assessed:

#### Suitability:

Potentially suitable

The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins the north-western edge of the built form and the Frolesworth Road Recreation Ground (a Neighbourhood Plan Local Green Space). A high voltage power line crosses the site and would require an appropriate buffer (as shown on the submitted indicative layout). A public right of way crossing the site would need to be retained and the south-western corner of the site adjoins the cemetery which is a potential contaminating land use. These constraints are likely to be mitigatable. While the site has access onto Frolesworth Road, the Highway Authority has concerns about the rural nature of Frolesworth Road and its suitability for access particularly in terms of highway capacity and safety and the ability to mitigate potential impacts, particularly on B581, B4114 and A426. Any cumulative impacts would need to be considered. Given these concerns, the site is considered potentially suitable.

#### Availability:

Available

The site has two landowners who agree with the promotion of the site for development. There is developer involvement in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

#### Achievability:

Potentially achievable

Provision of an appropriate access and mitigation in relation to access via Frolesworth Road and potential impacts on the wider highway network would require further investigation and could impact on viability of the site. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	39.52

**Housing capacity****Economic capacity****Density applied (dph):****Density applied:**

Development ratio: &gt; 35 Ha = 50%

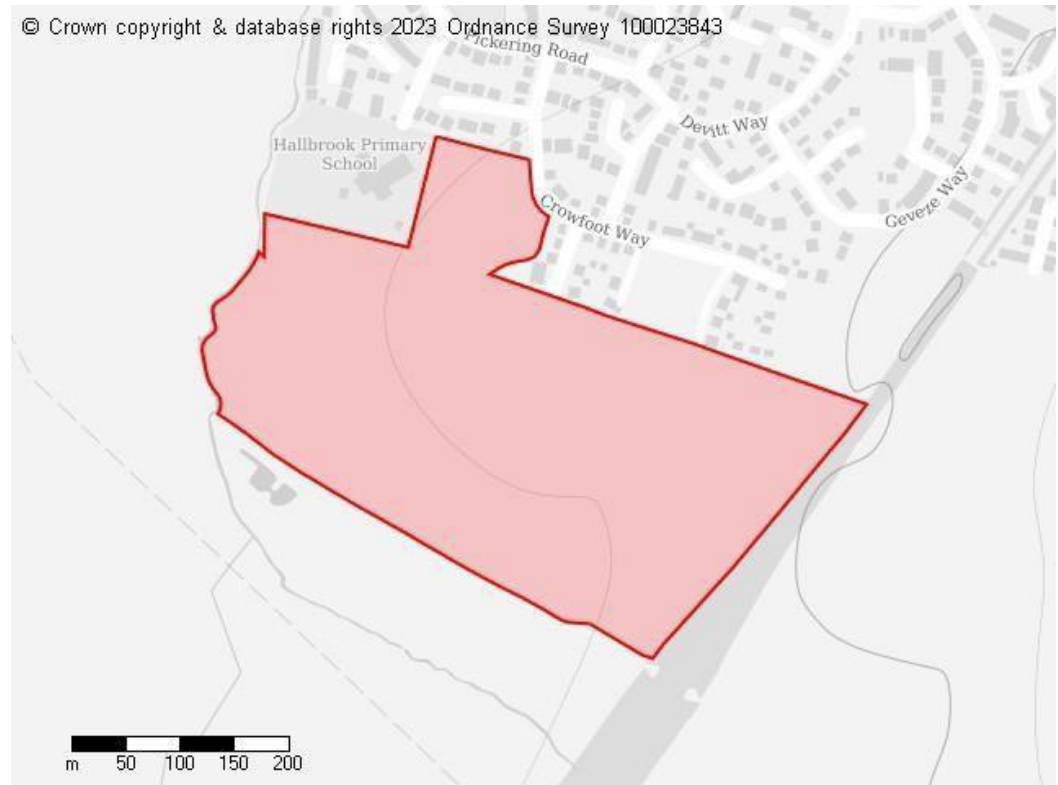
**Estimated capacity (dwgs):** See Capacity Notes**Estimated capacity (sqm):****Capacity Notes:**

Site capacity of 400 reflects submission capacity figure which takes account of site constraints. The capacity based on the standard calculation would be 593 dwellings. Capacity isn't reported above, to avoid double counting with 24/10554.

## Broughton Astley, 21/8158, Land off Crowfoot Way

### Site Details

<b>Site ref:</b>	21/8158
<b>Site name:</b>	Land off Crowfoot Way
<b>Parish:</b>	Broughton Astley, Leire
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	14.01
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, school, disused railway line

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The site adjacent to Broughton Astley, a sustainable settlement. It adjoins the south-western edge of the village, extending into open countryside towards Leire. The site has potential access onto Crowfoot Way. However, the capacity of existing estate roads to accommodate additional traffic, taking into account recent development, would need to be demonstrated. The western part of the site is in Flood Zones 2 and 3 and the eastern third is in a Mineral Consultation Area. The adjoining disused railway line is a potentially contaminating land use and designated a Local Green Space in the Neighbourhood Plan. The site is considered potentially suitable.
	The provision of appropriate access via Crowfoot Way would need to be demonstrated. If there is a lack of access capacity, a reduction in the scale of the site or the provision of an alternative access may need to be considered, either of which could impact on the viability and deliverability of the site. Although not assessed to avoid double counting, a smaller part of the site with capacity for 27 dwellings was also submitted (21/8159). Mitigation for flood risk could also impact on the capacity of the site. Pending clarity regarding access and flood risk, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	14.01

Housing capacity

Economic capacity

**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 263

**Capacity Notes:**

The northern part of this site was submitted as a separate site (21/8159). The smaller site could accommodate 27 dwellings based on the standard capacity calculation.

## Broughton Astley, 21/8159, Land off Crowfoot Way (north)

### Site Details

<b>Site ref:</b>	21/8159
<b>Site name:</b>	Land off Crowfoot Way (north)
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	1.09
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, school, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent residential development and the primary school. Access is proposed via Crowfoot Way. No physical or environmental constraints have been identified.
<b>Availability:</b>	There is one landowner. No discussion with developer indicated.
<b>Achievability:</b>	No market, cost or delivery factors have been identified which would impact on the viability or deliverability of the site in the next 5 years. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.09

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Capacity Notes:**

#### Economic capacity

**Density applied:**

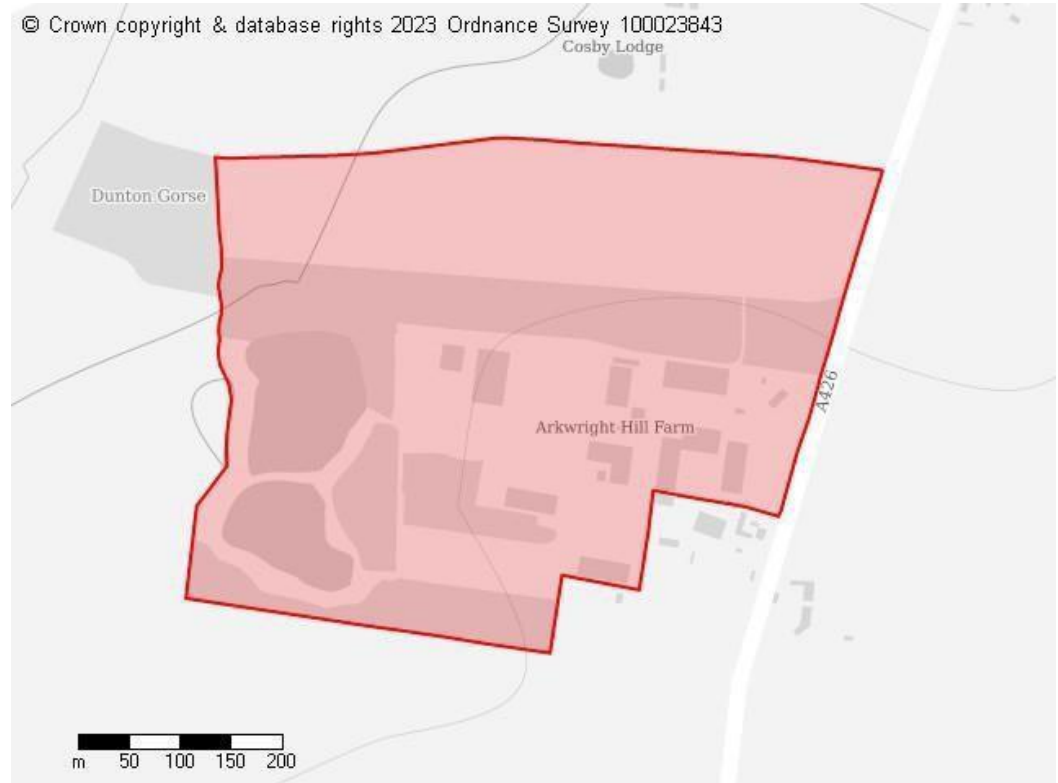
**Estimated capacity (sqm):**

Site sits within the larger site of 21/8158. The site has a capacity of 27 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Broughton Astley, 21/8213, Arkwright Hill Business Park, Lutterworth Road

## Site Details

<b>Site ref:</b>	21/8213
<b>Site name:</b>	Arkwright Hill Business Park, Lutterworth Road
<b>Parish:</b>	Dunton Bassett
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	24.66
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Other
<b>Proposed use(s):</b>	Lorry parking and associated facilities
<b>Current use:</b>	Agriculture, employment (approx. 8.3ha)
<b>Adjacent land uses:</b>	Agriculture, A426, timber yard.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is poorly related to the nearest settlement of Broughton Astley and the villages of Dunton Bassett, Ashby Parva and Willoughby Waterleys and is not a sustainable location. Access is directly from a high-speed rural section of the A426 which serves existing employment uses on part of the site. The M1 motorway lies approx. 0.5km east of the site but can only be accessed via Junctions 19 (9km south) and 20 (11km north) by passing through the settlements of Whetstone and Glen Parva (in Blaby district) or Lutterworth enroute. Appropriate access and the capacity of the local road network to accommodate additional HGV traffic from a proposed lorry park or intensified economic uses would need to be demonstrated to the satisfaction of the Highway Authority. The site is isolated from the district's main economic and population centres, has poor accessibility by sustainable modes of transport and is in open countryside with consequent impacts on the landscape and open views which may require mitigation. The site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership and is identified as being available for development within 5 years. It is not subject to developer interest, has not been marketed and is not under option. The site is considered available.
<b>Achievability:</b> Not currently achievable	While the site is adjacent to the main road network it is not well related to the strategic road network which would be preferable for the proposed use. Its isolation from economic centres (including Magna Park) could limit the site's market attractiveness as a lorry park or for economic uses. Improving highway access to a standard acceptable to the Highway Authority could affect viability and may be difficult to achieve. Market, cost and delivery factors indicate that the site is not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years

Net developable site area (ha): 24.66

**Housing capacity**

**Economic capacity**

Density applied (dph):

Density applied:

Development ratio: Not applicable

Estimated capacity (dwgs):

Estimated capacity (sqm):

**Capacity Notes:**

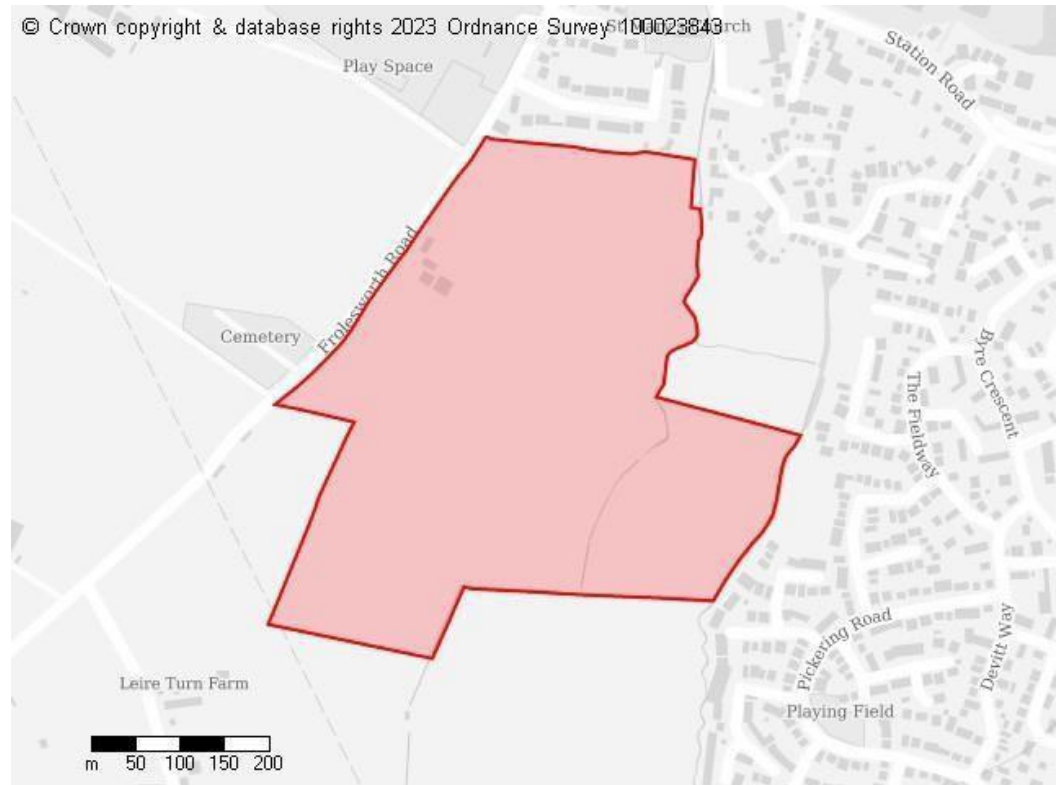
Proposed lorry park is an 'other use'. No floorspace or density information calculated. It is not clear whether current uses would be retained alongside the proposed use and further clarity is needed. There may be an opportunity to amend the site map and area to show just the proposed lorry park.



## Broughton Astley, 21/8218, Land east of Frolesworth Road

### Site Details

<b>Site ref:</b>	21/8218
<b>Site name:</b>	Land east of Frolesworth Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	21.31
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Broughton Astley, a sustainable settlement. The northern and eastern boundaries adjoin existing residential development. Access is proposed via Frolesworth Road onto which the site has extensive frontage. While the site has access onto Frolesworth Road, the Highway Authority has concerns about the rural nature of Frolesworth Road and its suitability for access particularly in terms of highway capacity and safety and the ability to mitigate potential impacts, particularly on B581, B4114 and A426. Any cumulative impacts would need to be considered. Whilst the site area has been reduced due to the presence of Flood Zone 3b (red constraint), further land within the site boundary is Flood Zone 3a and 2 and is unlikely to be suitable for housing development. The watercourse and its vegetation are of value as natural features. Two public rights of way across the site would need to be incorporated. The site is considered potentially suitable.
<b>Availability:</b>	The site has two landowners who agree regarding the promotion of the site for development. The site is in the control of a house builder. The existing farm complex would be redeveloped as part of the development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation in relation to land within Flood Zones 2 and 3 within the boundary would be required and could impact on the capacity of the site. While an indicative layout has been provided, this indicates some housing development within flood zones 2 and 3. Highway mitigation in respect of Frolesworth Road and potential impacts on the wider highway network could impact on the viability and deliverability of the site. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years

Net developable site area (ha): 19.21

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

Estimated capacity (dwgs): 360

Capacity Notes:

**Economic capacity**

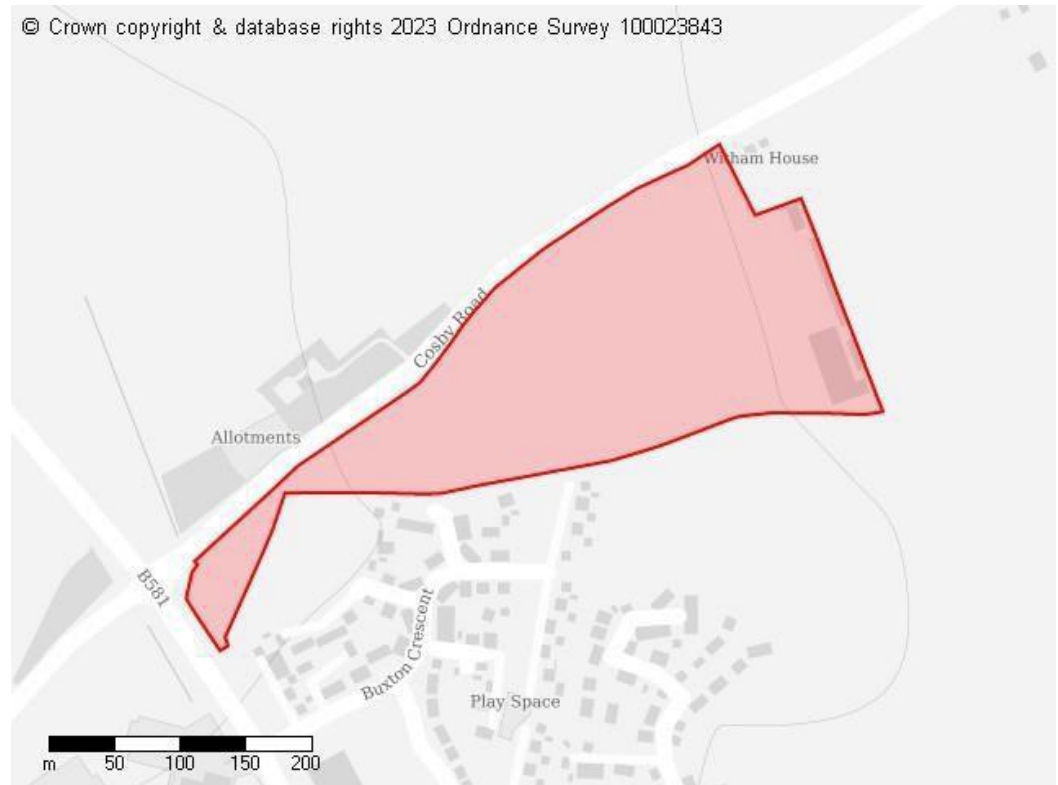
Density applied:

Estimated capacity (sqm):

# Broughton Astley, 21/8220, Land at Witham Villa, Broughton Road

## Site Details

<b>Site ref:</b>	21/8220
<b>Site name:</b>	Land at Witham Villa, Broughton Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	6.33
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Riding Centre, stables, agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent and under-construction residential development to the east of Broughton Way. The site has extensive frontage onto Broughton Road from which a new access is proposed. Access arrangements and potential impacts on the local highway network would need further investigation. A small part (0.13ha) of the western end of the site is in Flood Zone 3b (red constraint) and the site area has been reduced accordingly. A Right of Way crosses the site from north to south and would need to be incorporated. The site is considered potentially suitable.
<b>Potentially suitable</b>	
<b>Availability:</b>	The site has two landowners who agree with the promotion of the site for development. There is developer interest in the site. Current buildings on the site would require demolition. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Available</b>	
<b>Achievability:</b>	Mitigation for potential impacts on the local highway network would need to be investigated. No other market, cost or delivery factors have been identified which would impact on the economic viability of the site. The site is considered achievable.
<b>Achievable</b>	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.20

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

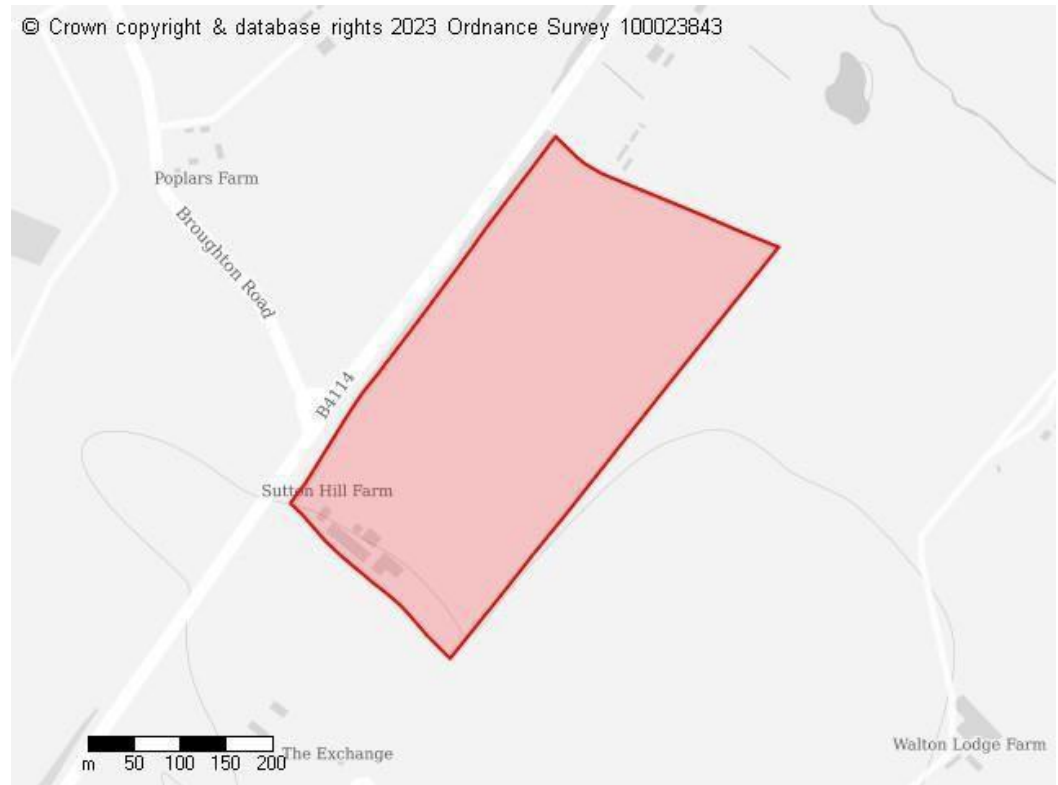
**Estimated capacity (dwgs):** 116

**Estimated capacity (sqm):**

**Capacity Notes:**

**Broughton Astley, 21/8226, Sutton Hill Farm, Coventry Road****Site Details**

<b>Site ref:</b>	21/8226
<b>Site name:</b>	Sutton Hill Farm, Coventry Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	13.29
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Commercial/business, agriculture
<b>Adjacent land uses:</b>	Agriculture

**Site Assessment Summary**

<b>Red constraints:</b>	Flood zone 3b, Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside between Broughton Astley and Croft. It does not relate well to either settlement and is not a sustainable location for housing development. A high-pressure gas pipeline crosses the site and the resulting HSE consultation zone covers much of the site. However, the submitter has provided evidence that only a 12.2m easement is needed in relation to the pipeline in this location. The site area has therefore been reduced by 0.39ha. There is also an area of Flood Zone 3b within the boundary which has also been excluded (0.16ha). In addition, the northern part of the site lies within Flood Zone 2/3a and would not be suitable for development. Access is proposed via the adjoining B4669. The suitability of the access would need to be established and demonstrated. A Right of Way crosses the site and would need to be retained. The site is considered not currently suitable for housing development.
<b>Availability:</b> Potentially available	The site is in single ownership. No discussion with potential developers is indicated. Other uses on the site would need to relocate which could delay development. The site is considered potentially available.
<b>Achievability:</b> Potentially achievable	The presence of the gas pipeline is likely to be mitigatable. However, land within flood zones 2 and 3 on the northern part of the site is likely to impact on the capacity of the site. The provision of suitable access onto the B4114 (dual carriageway in this location) could impact on the viability of the scheme. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	12.74

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Density applied:**

**Estimated capacity (dwgs):** See Capacity Notes

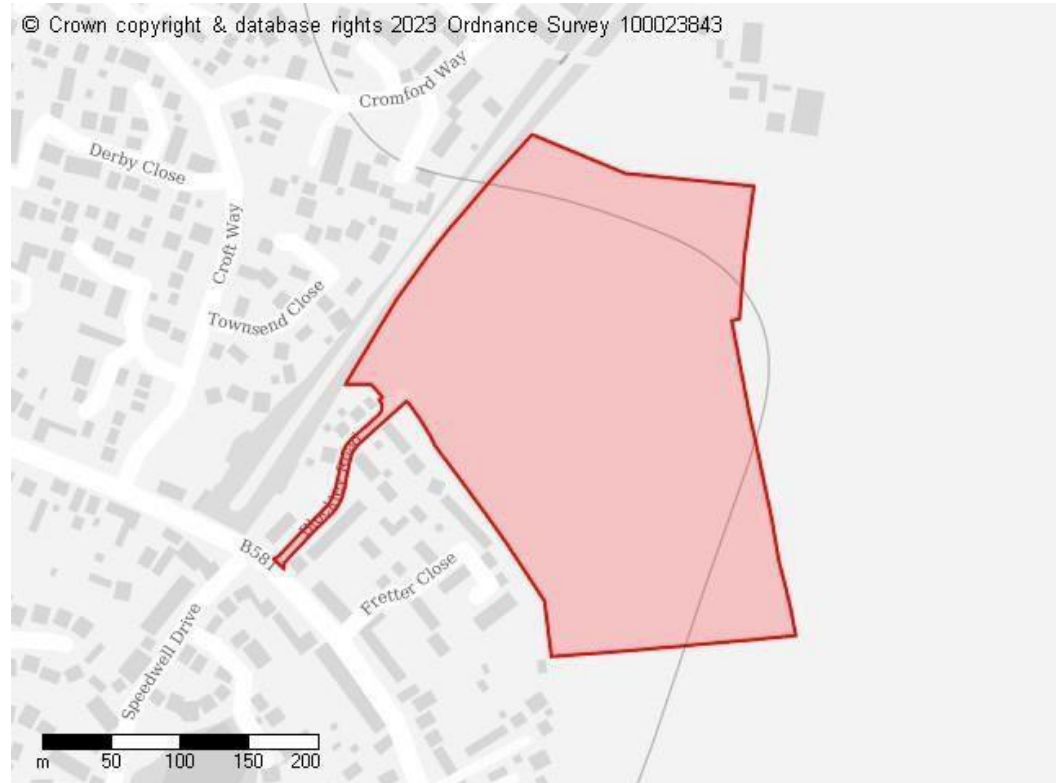
**Estimated capacity (sqm):**

**Capacity Notes:**

Site capacity of 239 dwellings is not provided above, to avoid double counting with site 24/10004.

**Broughton Astley, 21/8248, Land East of Dunton Road (option 1)****Site Details**

<b>Site ref:</b>	21/8248
<b>Site name:</b>	Land East of Dunton Road (option 1)
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	7.54
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

**Site Assessment Summary**

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is located on the edge of the existing built up area, adjacent to a recent residential development. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market. Unclear if Blockley Road is capable of accommodating the main access for a development of this scale. The uncertainty over appropriate access means that this site is currently considered potentially suitable.

**Availability:**  
Available

The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.

**Achievability:**  
Achievable

No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable in relation to access arrangements.

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	7.54

Housing capacity

Economic capacity

**Estimated capacity (dwgs):**

See Capacity Notes

**Estimated capacity (sqm):****Capacity Notes:**

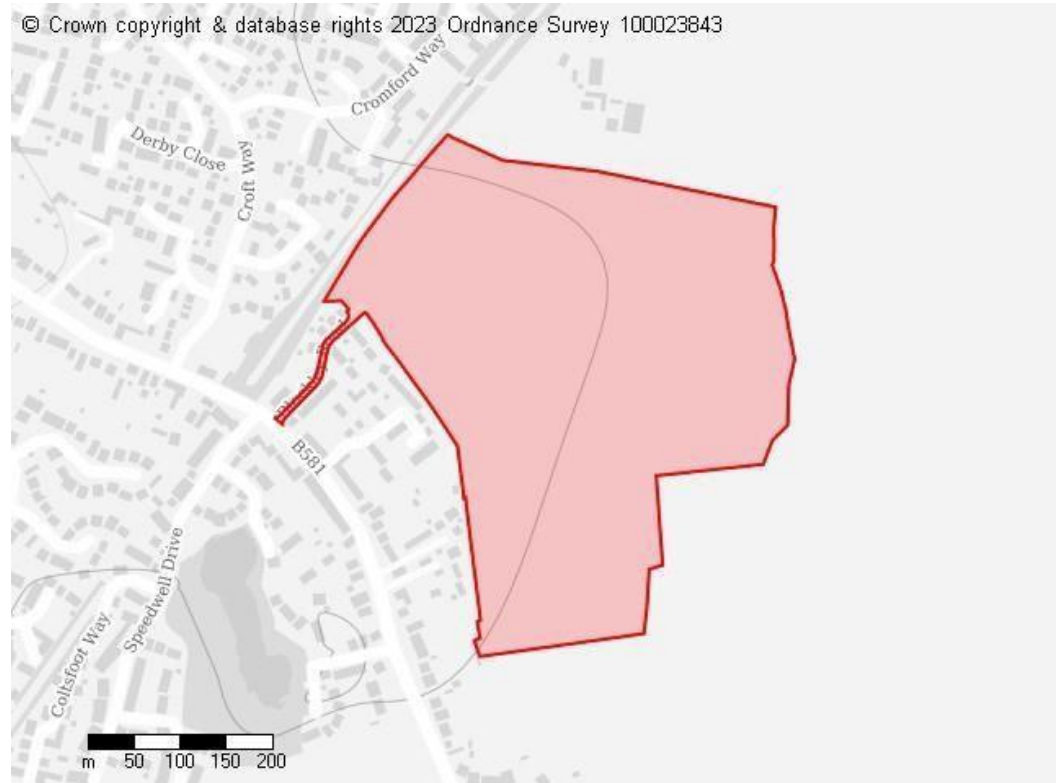
Site sits within the larger site of 21/8252 and is one option within the wider site. The site option is 7.54ha with a capacity of 142 dwellings. The capacity of this site is not reported above, to avoid double counting.



## Broughton Astley, 21/8249, Land East of Dunton Road (Option 2)

### Site Details

<b>Site ref:</b>	21/8249
<b>Site name:</b>	Land East of Dunton Road (Option 2)
<b>Parish:</b>	Broughton Astley, Dunton Bassett
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	16.70
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is located on the edge of the existing built up area, adjacent to a recent residential development. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market. Unclear if Blockley Road is capable of accommodating the main access for a development of this scale. The uncertainty over appropriate access means that this site is currently considered potentially suitable.

**Availability:**  
Available

The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.

**Achievability:**  
Achievable

No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable in relation to access arrangements.

### Conclusions

**Deliverable or developable:** Deliverable

**Reason if not currently developable:**

**Timeframe for development:** Deliverable within 5 years, Developable in 6-10 years

**Net developable site area (ha):** 16.7

Housing capacity

Economic capacity

**Estimated capacity (dwgs):**

See Capacity Notes

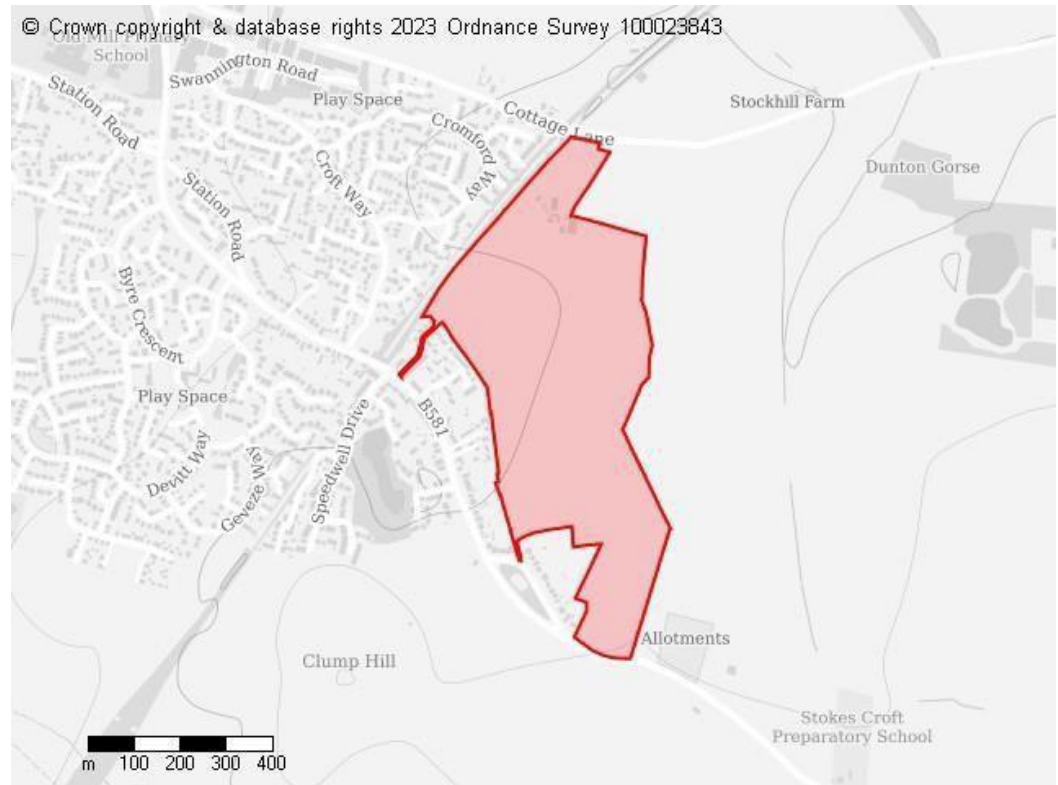
**Estimated capacity (sqm):****Capacity Notes:**

Site sits within the larger site of 21/8252 and is one option within the wider site. The site option is 16.70ha with a capacity of 314 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Broughton Astley, 21/8250, Land east of Dunton Road (Option 4)

### Site Details

<b>Site ref:</b>	21/8250
<b>Site name:</b>	Land east of Dunton Road (Option 4)
<b>Parish:</b>	Broughton Astley, Dunton Bassett
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	30.81
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	n/a
<b>Suitability:</b> Potentially suitable	The site is located on the edge of the existing built up area, adjacent to a recent residential development. This site would be an attractive location for both developers and the housing market. Concern regarding access to the site, where options from Blockley Road and Dunton Road may not be appropriate, and highway safety concerns regarding access on to the B58. The uncertainty over appropriate access means that this site is currently considered potentially suitable.
<b>Availability:</b> Available	The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.
<b>Achievability:</b> Potentially achievable	Site access is an identified delivery factor for this site. In particular, the Highway Authority has identified that Blockley Road is not suitable to be the main access to the site and it is unclear where an alternative or second point of access could be achieved. There are also highway safety concerns with access on to B581 in this location. Subject to further details regarding highway access, this site is currently considered to be potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	30.8

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>	

**Capacity Notes:**

Site sits within the larger site of 21/8252 and is one option within the wider site. The site option is 30.81 ha with a capacity of 578 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Broughton Astley, 21/8251, Land east of Dunton Road (Option 3)

### Site Details

<b>Site ref:</b>	21/8251
<b>Site name:</b>	Land east of Dunton Road (Option 3)
<b>Parish:</b>	Broughton Astley, Dunton Bassett
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	26.15
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	n/a
<b>Suitability:</b> Potentially suitable	The site is located on the edge of the existing built up area, adjacent to a recent residential development. This site would be an attractive location for both developers and the housing market. Concern regarding access to the site, where options from Blockley Road and Dunton Road may not be appropriate, and highway safety concerns regarding access on to the B58. The uncertainty over appropriate access means that this site is currently considered potentially suitable.
<b>Availability:</b> Available	The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.
<b>Achievability:</b> Achievable	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable in relation to access arrangements.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years, Developable in 6-10 years
<b>Net developable site area (ha):</b>	26.15

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):**

See Capacity Notes

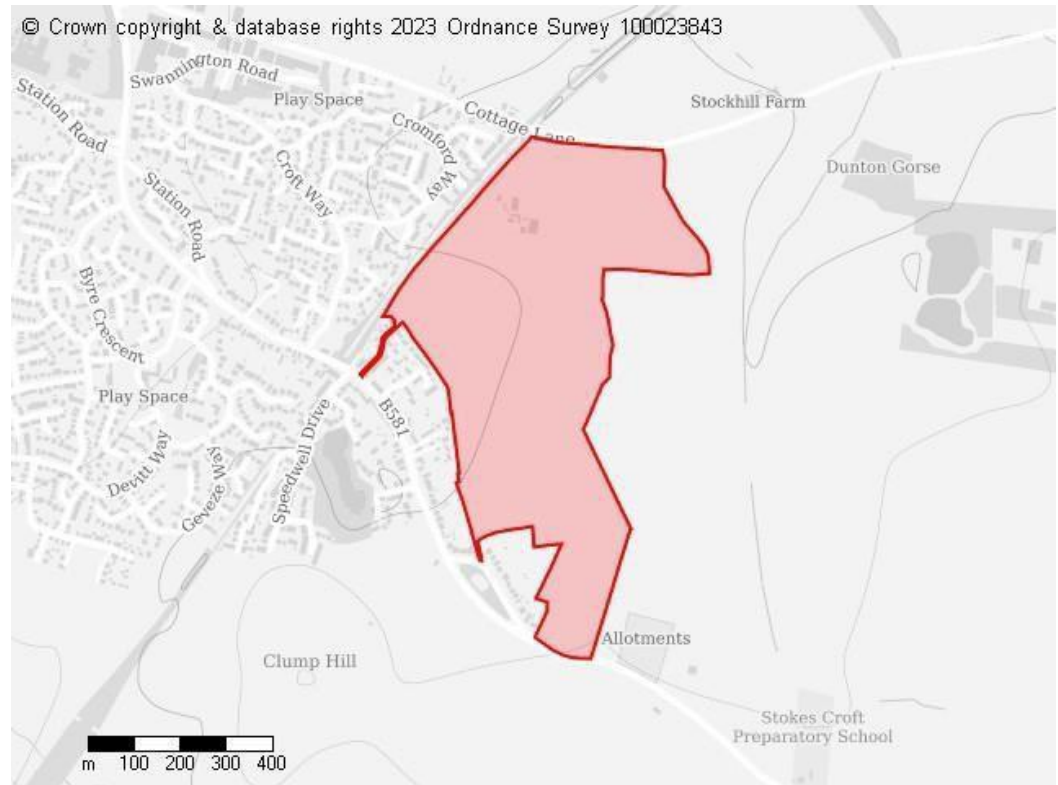
**Estimated capacity (sqm):****Capacity Notes:**

Site sits within the larger site of 21/8252 and is one option within the wider site. The site option is 26.15ha with a capacity of 490 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Broughton Astley, 21/8252, Land east of Dunton Road

### Site Details

<b>Site ref:</b>	21/8252
<b>Site name:</b>	Land east of Dunton Road
<b>Parish:</b>	Broughton Astley, Dunton Bassett
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	37.43
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins the south-eastern edge of the built form of the village. Access is proposed via Dunton Road onto which the site has frontage. Given the potential scale of the site, the appropriateness of a primary access point off Blockley Road to the north-west of the site and a second point of access to the south of the site would need to be demonstrated. There would also be concerns over the potential impact on the surrounding highway network which would need to be investigated. The disused railway line forming the north-western boundary is a potentially contaminating land use and would require some investigation. Cottage Lane (forming the northern boundary) and the disused railway line are both Neighbourhood Plan designated Local Green Spaces. Given the size of the site some landscape mitigation may be required. The site is considered potentially suitable.

**Availability:**  
 Available

The site is in single ownership and is being promoted for development by an established house builder. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Potentially achievable

Potential mitigation relating to access and impact on the local highway network would need to be established. It should be noted that four alternative sites within the boundary of this site submission have also been submitted, providing for flexibility in scale and access. While these have not been assessed independently to avoid double counting, the same outcomes would apply to the alternative sites. The larger site options would utilise a second point of access as well as the primary access off Blockley Road to the north-west. Potential access and highway mitigation could impact on the viability and deliverability of the site. No other physical or economic constraints have been identified to make the site (or a variation on the site) unviable for residential development. The site is considered potentially achievable.

### Conclusions

**Deliverable or developable:** Developable

**Reason if not currently**

**developable:**  
**Timeframe for development:** Developable in 6-10 years, Developable in 11-15 years  
**Net developable site area (ha):** 37.43

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** 561

**Economic capacity**

**Density applied:**

**Estimated capacity (sqm):**

**Capacity Notes:**

The size and capacity (based on the standard calculation) of the alternative sites submitted within this site's boundary are as follows:  
21/8248: 7.55ha with a capacity of 142 dwellings; 21/8249: 16.70ha with a capacity of 313 dwellings; 21/8251: 26.15ha with a capacity of 490 dwellings;  
and 21/8250: 30.81ha with a capacity of 578 dwellings.



## Broughton Astley, 21/8263, Land west of Frolesworth Road

### Site Details

<b>Site ref:</b>	21/8263
<b>Site name:</b>	Land west of Frolesworth Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	2.97
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, cemetery

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is close to Broughton Astley, a sustainable settlement. It is currently separated from the built up area by site 21/8154 and the Frolesworth Road Recreation Ground. Access is proposed via Frolesworth Road onto which the site has frontage. However, the capacity of the local highway network would need to be demonstrated. The cemetery adjoins the site and is a potentially contaminating land use, requiring investigation. Due to its current separation from the village form, the site in isolation is considered not currently suitable.

**Availability:**  
 Available

The site is in single ownership. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Potentially achievable

The site will not adjoin the built-up area of Broughton Astley unless the adjoining site is developed. This impacts on its deliverability in the next 5 years. Mitigation relating to the cemetery could be necessary. However, no issues have been identified to make development unviable. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	2.97

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):**

See Capacity Notes

**Estimated capacity (sqm):**

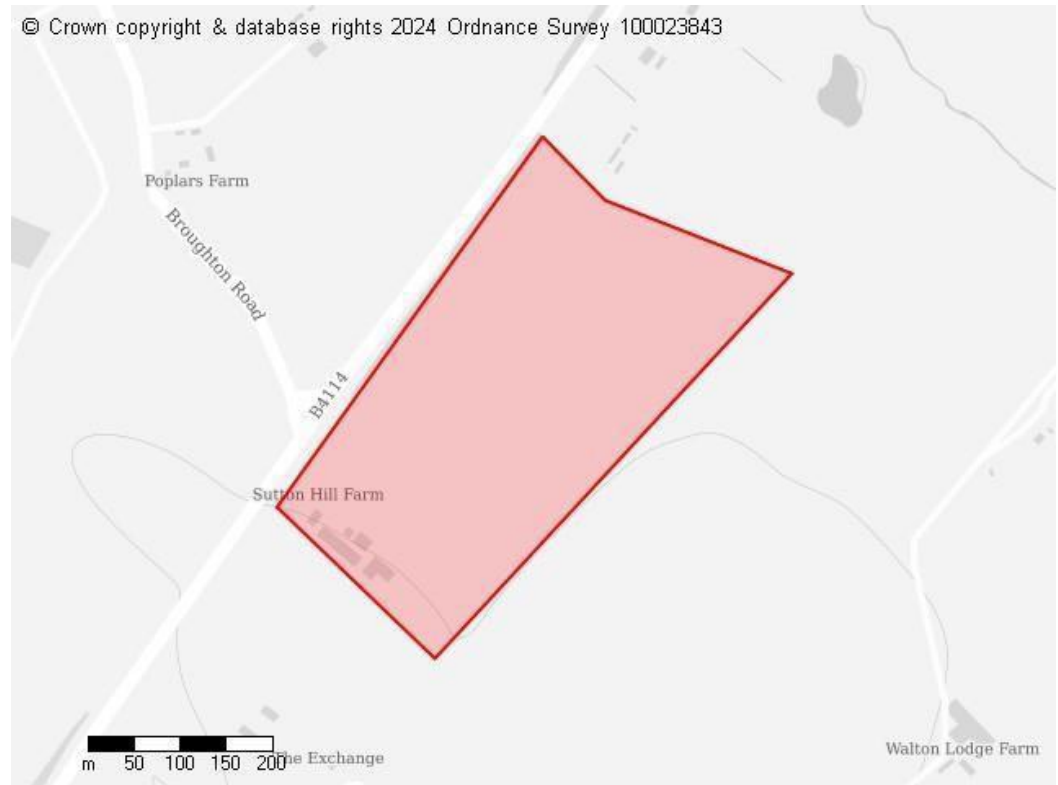
**Capacity Notes:**

The site has capacity for 56 dwellings but is not reported to avoid double counting with site 24/10554.

## Broughton Astley, 24/10004, Sutton Hill Farm

### Site Details

<b>Site ref:</b>	24/10004
<b>Site name:</b>	Sutton Hill Farm
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	13.68
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Mixed use scheme incorporating residential and class E office uses
<b>Current use:</b>	Agricultural, commercial storage including containers and open area storage, offices and auction house
<b>Adjacent land uses:</b>	Agricultural

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b, Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside between Broughton Astley and Croft. It does not relate well to either settlement and therefore it is not a sustainable location for housing development. A high pressure gas pipeline crosses the site, and the northern part of the site is within Flood Zone 3. Public rights of way cross the site. The suitability of the access to the B4669 would need to be established and demonstrated. The site is not currently suitable for a mixed use development incorporating residential uses.
<b>Availability:</b> Potentially available	The site is in single ownership. No discussion with potential developers is indicated. Other uses on the site would need to relocate which could delay development. The site is considered potentially available.
<b>Achievability:</b> Potentially achievable	Need for demolition on site and the need to account for on site constraints (flood risk and Gas Pipeline Buffer zone) could impact on achievability. Site is considered to be potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	Currently developable
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	10.77Ha

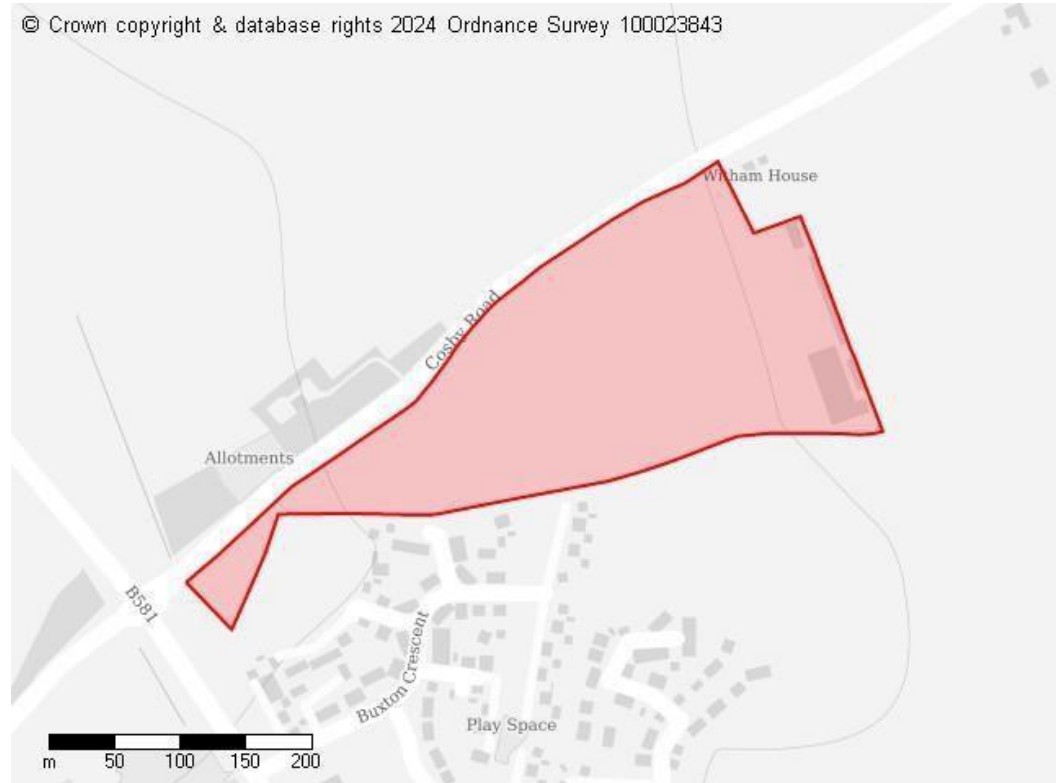
	Housing capacity		Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		



# Broughton Astley, 24/10012, Land at Witham Villa, Broughton Road, Broughton Astley

## Site Details

<b>Site ref:</b>	24/10012
<b>Site name:</b>	Land at Witham Villa, Broughton Road, Broughton Astley
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	6.2
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Riding Centre/Stables/Agriculture
<b>Adjacent land uses:</b>	Residential, agricultural, open countryside. North of the site is the Broughton Astley Hay Field Local Wildlife Site, and north east of the site is the Primethorpe Meadows Local Wildlife Site. Recent residential development adjacent to the south of the site.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	The site is a duplicate of 21/8220
<b>Suitability:</b>	
<b>Availability:</b>	
<b>Achievability:</b>	

## Conclusions

<b>Deliverable or developable:</b>	
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	
<b>Net developable site area (ha):</b>	

Housing capacity

Economic capacity

Density applied (dph):

Density applied:

Development ratio:

**Estimated capacity (dwgs):**

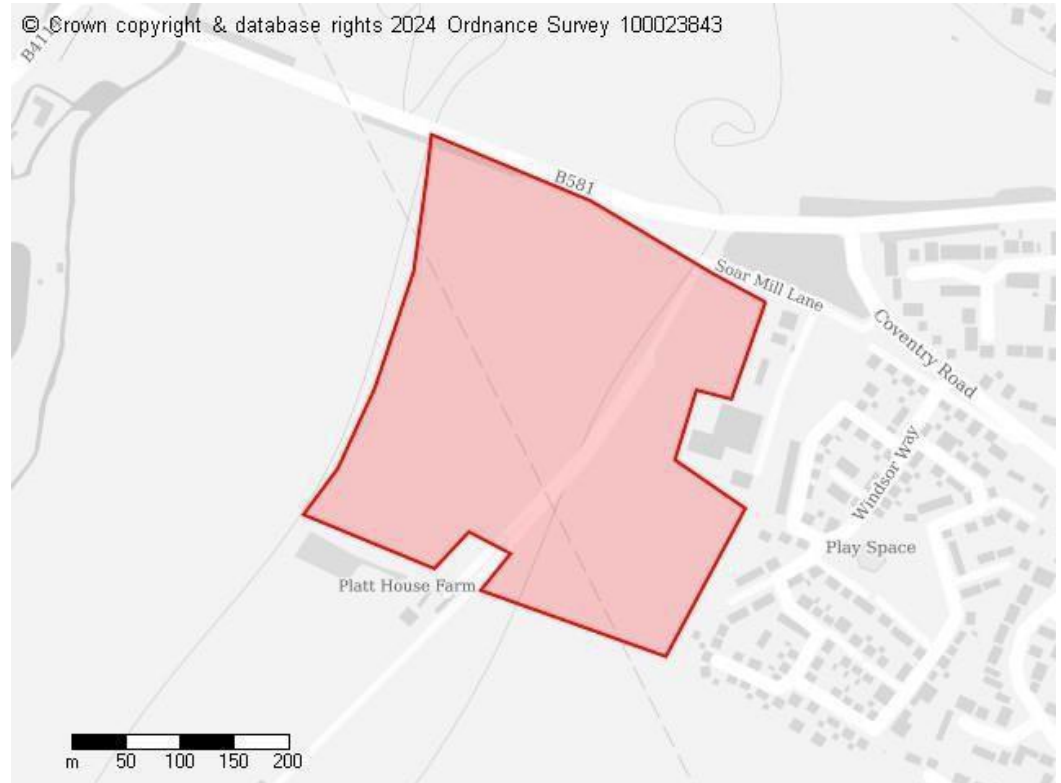
**Estimated capacity (sqm):**

**Capacity Notes:**

## Broughton Astley, 24/10135, Land south of Coventry Road

### Site Details

<b>Site ref:</b>	24/10135
<b>Site name:</b>	Land south of Coventry Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	11.53
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, agricultural, economic/employment

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area of Broughton Astley. However, farm buildings are situated alongside part of the eastern boundary adjacent to the built up area. A power line crosses the site restricting the extent of the developable area, and mitigation at the Mill on the Soar junction likely required. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	No indication of any factors that would impact on availability. The site has not yet been actively marketed or discussed with any developers.
<b>Achievability:</b>	Some viability issues which can be overcome.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	N/A
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	11.53

Housing capacity

Economic capacity

<b>Density applied (dph):</b>	N/A		
<b>Development ratio:</b>	Not applicable		
<b>Density applied:</b>	N/A		
<b>Estimated capacity (dwgs):</b>	150	<b>Estimated capacity (sqm):</b>	N/A

**Capacity Notes:**

The site could theoretically potentially accommodate approximately 216 dwellings. However, the promoter indicates that the site could accommodate between 100 - 150 dwellings. This assumes that housing will be located away from the pylons which run across the site. The promoter indicates that open space would be located to the south of the pylons, further away from the existing built up area and road access to the B581. Therefore, the capacity total for this site has been recorded as 150 dwellings.



# Broughton Astley, 24/10175, Land off Crowfoot Way

## Site Details

<b>Site ref:</b>	24/10175
<b>Site name:</b>	Land off Crowfoot Way
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	1.27
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Construction site, grassland
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins recent residential development to the west from which access is proposed (via Broughton Chase) and more established housing is to the north. The eastern boundary is formed by the disused railway line which is a Neighbourhood Plan Local Green Space and a potentially contaminating land use requiring investigation. The site also lies within an historic landfill zone which would need further investigation. These constraints are likely to be mitigatable. The site is considered suitable.
<b>Availability:</b>	The site is in the ownership of the housebuilder that has developed the adjoining development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable but no evidence that housing completions will begin on site within five years.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.28

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 32

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

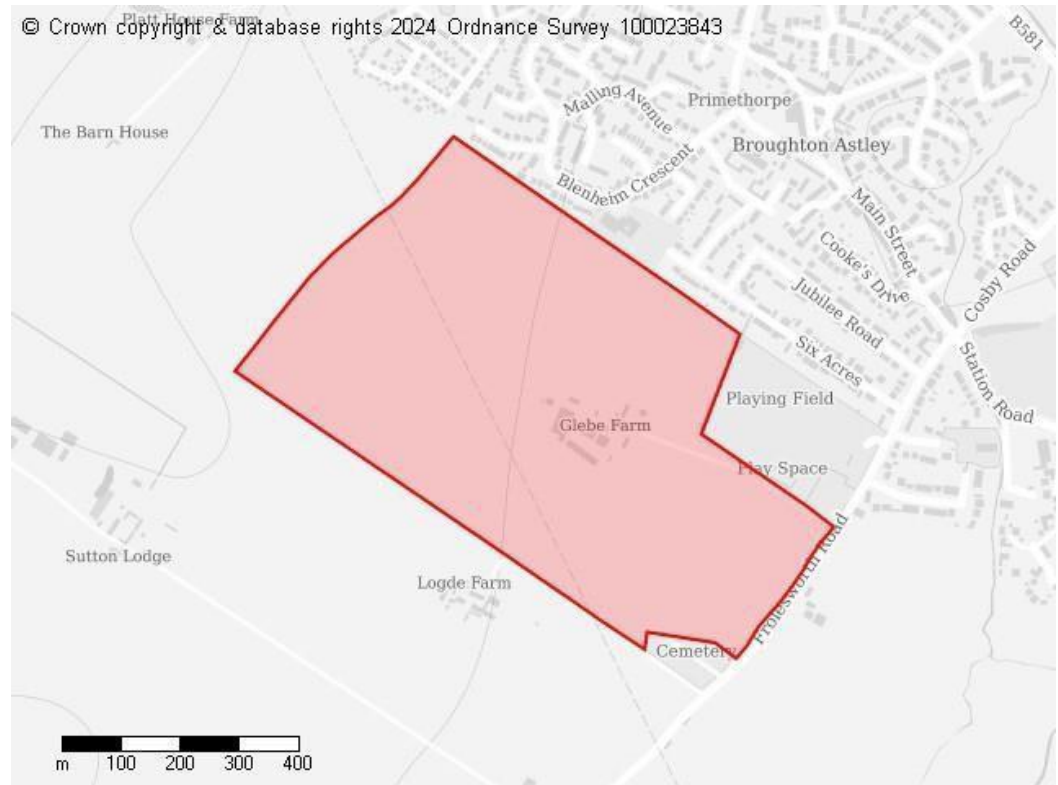
**Capacity Notes:**

Capacity is recorded for this site, but not site 21/8045, to avoid double counting.

## Broughton Astley, 24/10554, Land off Frolesworth Road

### Site Details

<b>Site ref:</b>	24/10554
<b>Site name:</b>	Land off Frolesworth Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	42.48
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing, Leisure / recreation / community facility
<b>Proposed use(s):</b>	Housing, leisure / recreation / community facility
<b>Current use:</b>	Agriculture, farm buildings
<b>Adjacent land uses:</b>	Agriculture, residential, recreation

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

The site is located on the edge of the existing built up area of Broughton Astley, adjacent to residential development. Some constraints identified which would affect how the site could be developed, but there appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.

The highway authority has indicated concern in relation to potential suitability of access arrangements for the scale of development proposed onto the Frolesworth Road, impact in highway capacity and safety terms and ability to mitigate impacts. The promoter has subsequently provided further details of proposed mitigation and this may require further assessment by the HA. In the meantime, the site is considered to be not currently suitable.

**Availability:**

Available

The site is currently occupied by a working farm. The site is being promoted by IM Land on behalf of the two landowners. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

Provision of an appropriate access and mitigation in relation to access via Frolesworth Road and potential impacts on the wider highway network require further investigation, but the site is considered to be potentially achievable.

### Conclusions

**Deliverable or developable:** Developable

**Reason if not currently developable:** N/A

**Timeframe for development:** Developable in 11-15 years, Developable in 16+ years

**Net developable site area (ha):** 42.48

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	> 35 Ha = 50%
<b>Estimated capacity (dwgs):</b>	637

**Economic capacity**

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

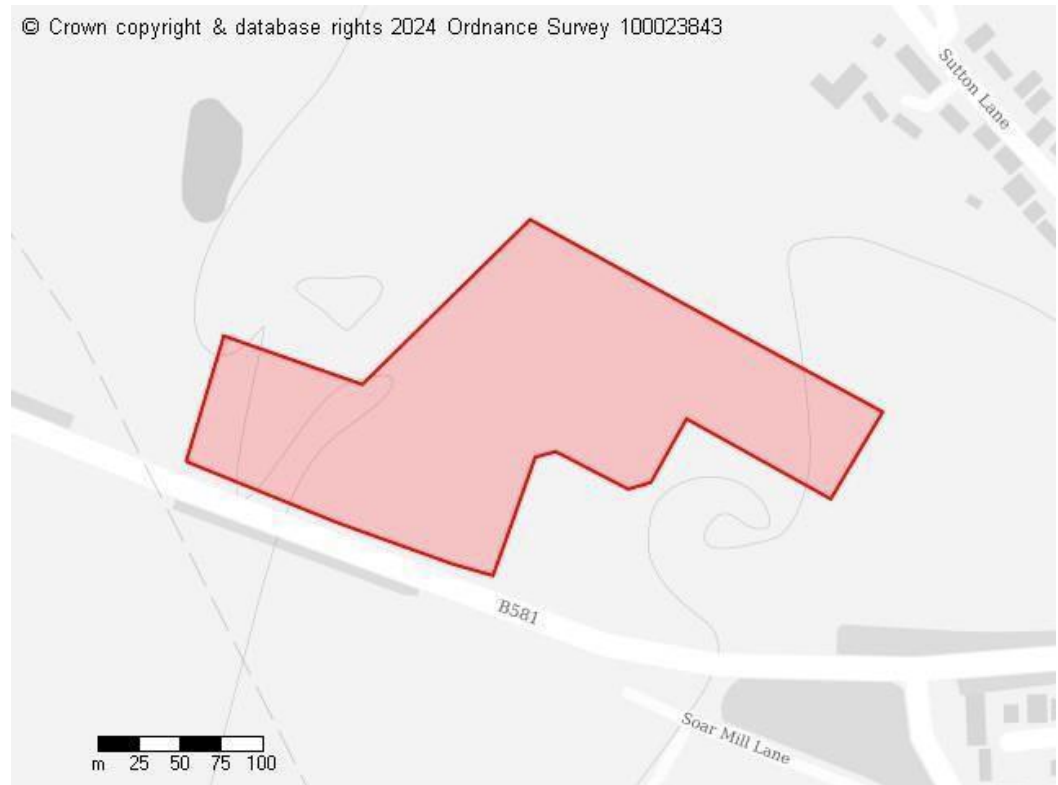
**Capacity Notes:**

The capacity estimate by the land promoter is less than the theoretical capacity identified through applying the SHELAA methodology. This is because there are constraints which will impact upon the built form of any future development and the landowners suggest that some land be made available for community uses.

## Broughton Astley, 24/12206, Land north of Broughton Way

### Site Details

<b>Site ref:</b>	24/12206
<b>Site name:</b>	Land north of Broughton Way
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	4.19
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	B1 office, B2 general industry, B8 storage and distribution, restaurant, leisure, healthcare, nursery
<b>Current use:</b>	Golf course
<b>Adjacent land uses:</b>	Agricultural, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in a potentially suitable location, on the edge of Broughton Astley, providing access to services. Highways impact mitigation may be required. Potential land contamination should be investigated further.
<b>Availability:</b>	Landownership unclear. The site is the subject of an approved outline planning application, indicating developer involvement.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	4.19

#### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

#### Economic capacity

**Density applied:** 11,700sqm/Ha

**Estimated capacity (dwgs):**

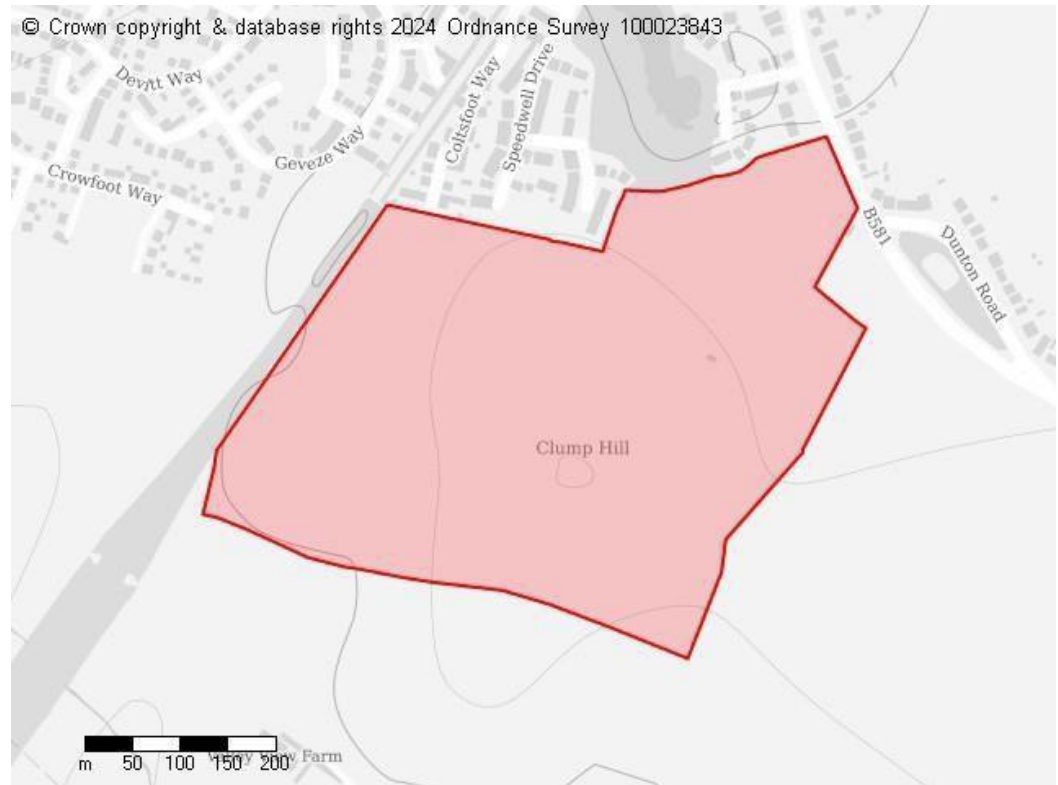
**Estimated capacity (sqm):** 49,023sq m

**Capacity Notes:**

## Broughton Astley, 24/12209, Land south of Dunton Road

### Site Details

<b>Site ref:</b>	24/12209
<b>Site name:</b>	Land south of Dunton Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	22.25
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, grazing land
<b>Adjacent land uses:</b>	Residential, agriculture, garden centre

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	The site is a duplicate of 21/8223. The assessment for the site can be found in the Companion Guide which accompanies the 2021 SHELAA.
<b>Suitability:</b> Potentially suitable	The site is adjacent to Broughton Astley, a sustainable settlement. It adjoins the southern edge of the settlement, extending into open countryside towards both Leire and Dunton Bassett. It incorporates the local landscape feature, Clump Hill, which is highly visible and open to views. Access would be via Dunton Road onto which the site has some frontage. Given the scale of the site, the limited frontage, and the potential impacts on the wider local highway network, the suitability of such an access and the ability to mitigate potential impacts would need to be demonstrated to the satisfaction of the Highway Authority. Any cumulative impacts would need to be considered. The site lies within a Mineral Consultation Area. It is adjacent to an historic landfill site and the former railway line (now a Neighbourhood Plan Local Green Space designation), both potentially contaminating land uses which would need to be investigated. The Rights of Way crossing the site would need to be incorporated. The site is considered potentially suitable.
<b>Availability:</b> Available	The site has two landowners and there is agreement regarding the promotion of the site for development. Discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	The provision of a suitable access onto Dunton Road would need to be demonstrated and mitigation for impacts on the local highway network, particularly on B581, B4114 and A426, may be required. While the indicative layout provided shows Clump Hill as a Hill Top Park, any wider landscape impacts would need to be considered and may require mitigation. Mitigation for potentially contaminating land uses adjoining the site may also be required. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently</b>	

**developable:**  
**Timeframe for development:** Developable in 6-10 years, Developable in 11-15 years  
**Net developable site area (ha):** 22.25

**Housing capacity****Economic capacity**

**Density applied (dph):**  
**Development ratio:** Not applicable

**Density applied:**

**Estimated capacity (dwgs):** 365

**Estimated capacity (sqm):**

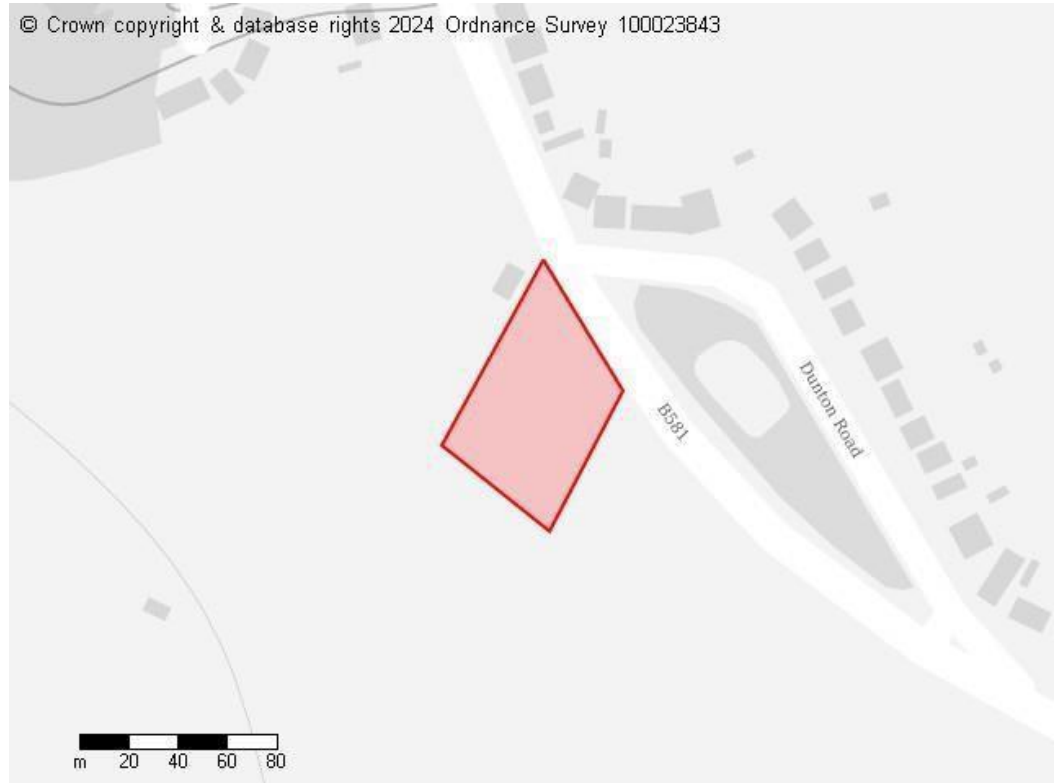
**Capacity Notes:**

The capacity reflects that put forward in the submission. The standard calculation would give a capacity of 417 dwellings.

## Broughton Astley, 24/12216, Garden Centre Adjacent 80 Dunton Road

### Site Details

<b>Site ref:</b>	24/12216
<b>Site name:</b>	Garden Centre Adjacent 80 Dunton Road
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	



<b>Site area (ha):</b>	0.4
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Garden centre
<b>Adjacent land uses:</b>	Residential, agricultural

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the southern outskirts of Broughton Astley, a sustainable settlement. While the site is surrounded by open countryside to the south and east, it is previously developed land and currently lies vacant. It would therefore be appropriate to bring the site back into use. The site is within a Minerals Consultation Area, otherwise there are no physical limitations or constraints on the site.
<b>Availability:</b>	Permission for erection of 8 dwellings (20/02016/REM). 23/24 monitoring data shows that development has now commenced.
<b>Achievability:</b>	20/02016/REM - Erection of 8 dwellings and associated infrastructure (Reserved Matters of 17/01197/OUT) including details of access, appearance, landscaping, layout and scale) (Revised scheme of 19/01710/REM). Commenced.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.4

#### Housing capacity

#### Economic capacity

<b>Density applied (dph):</b>		<b>Density applied:</b>	
<b>Development ratio:</b>	Not applicable		



**Estimated capacity (dwgs):** 8

**Estimated capacity (sqm):**

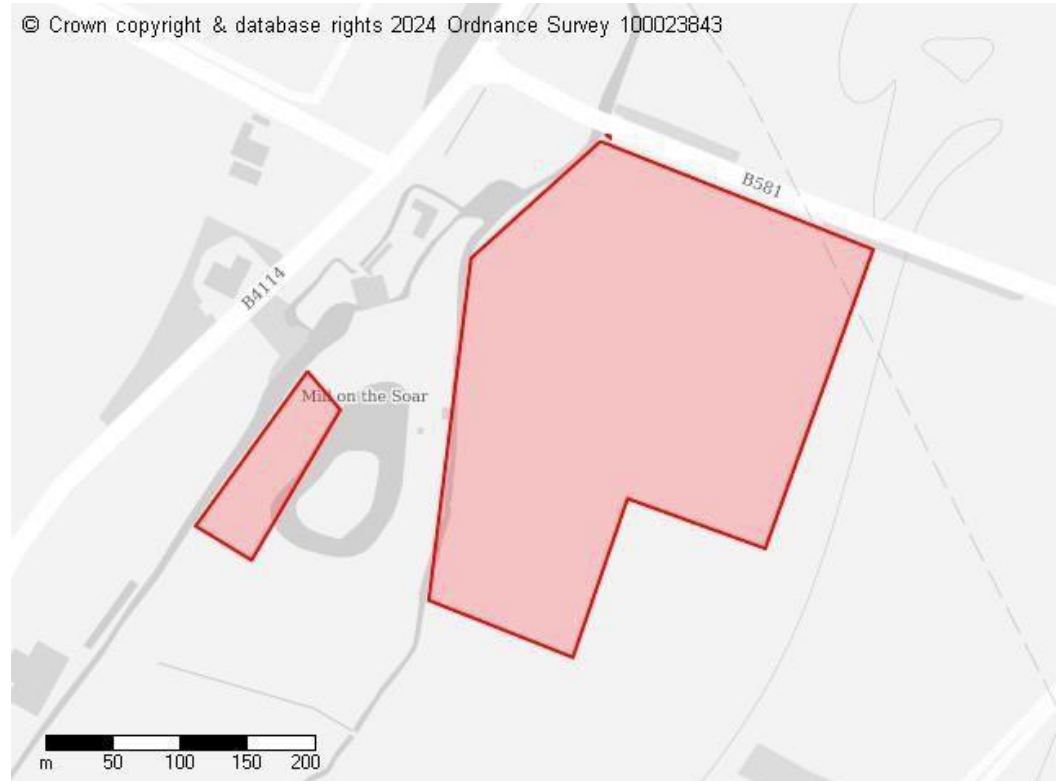
**Capacity Notes:**

20/02016/REM - Erection of 8 dwellings and associated infrastructure (Reserved Matters of 17/01197/OUT) including details of access, appearance, landscaping, layout and scale) (Revised scheme of 19/01710/REM). Commenced.

# Broughton Astley, 24/12226, Land west of Broughton Astley - Sutton in the Elms Coventry Road, LE9 6QA

## Site Details

<b>Site ref:</b>	24/12226
<b>Site name:</b>	Land west of Broughton Astley - Sutton in the Elms Coventry Road, LE9 6QA
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Broughton Astley
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	7.52
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Mixed use - leisure
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	Hotel, car park and fishing pond next to the main land.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site is located off B581. Access feasibility so close to the junction with B4114 would require investigation. The area of the site that is not located within flood zone 3b is impacted by 1 in 100 years surface water flood risk. It is also located close to the Mill on the Soar Public House and rooms, which lies to the west. Depending on use, the site could have amenity impacts on customers and those staying in the accommodation. The site is currently not well related to Broughton Astley which means that it is not in a sustainable location for leisure uses at present. However future growth of the settlement to the west may bring the site closer to the built up area boundary in the future and could therefore be more sustainable in the long term. On the other hand, increased neighbouring residential uses may have amenity impacts if the site is taken forward for light industrial uses. Part of the site lies within a historic landfill consultation buffer area. This would require further investigation. Overhead power line runs across the north eastern corner of the site. Overall, the site is considered not currently suitable.
<b>Availability:</b>	Not currently available
<b>Achievability:</b>	Not currently achievable
	Sole landowner. Site has not been actively marketed, not under option with a developer and no developer discussions. Therefore, due to the lack of developer discussions or interest, the site is considered not currently available.
	Significant viability factors to consider including surface water flood risk, land contamination, local wildlife site. Therefore, the site is currently considered to be not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	3.92

**Housing capacity****Economic capacity****Density applied (dph):**

Not applicable

**Density applied:**

4,200sqm/ha

**Development ratio:****Estimated capacity (dwgs):****Estimated capacity (sqm):**

16,464

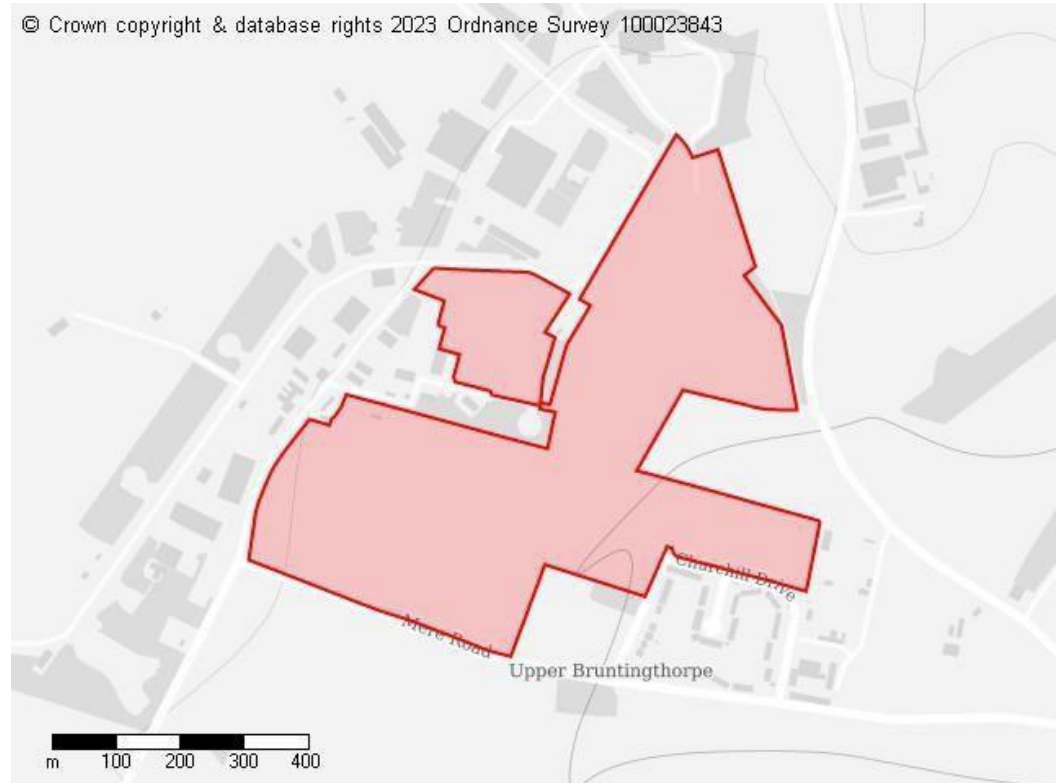
**Capacity Notes:**

Site promoter proposes 3 hectares for sports grounds and the remainder for industrial uses. For the purposes of this assessment, the site's capacity for industrial uses only, have been calculated.

## Bruntingthorpe, 21/8139, Land at Bruntingthorpe

### Site Details

<b>Site ref:</b>	21/8139
<b>Site name:</b>	Land at Bruntingthorpe
<b>Parish:</b>	Bruntingthorpe
<b>Nearest Settlement:</b>	Bruntingthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	32.79
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, employment
<b>Current use:</b>	Predominantly agriculture, hardstanding
<b>Adjacent land uses:</b>	Commercial, residential, agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is in open countryside, adjacent to Upper Bruntingthorpe, Bruntingthorpe Proving Ground and miscellaneous commercial uses. Given the lack of local facilities and sustainable transport provision, it is not a sustainable location for development and does not relate well to substantive infrastructure. No details are provided regarding the mix or scale of housing and employment sought or regarding proposed access to the site and how any impacts will be addressed. Any development would need to consider impacts on the surrounding rural highway network and is unlikely to be suitable without substantial mitigation measures. Appropriate access would need to be demonstrated. The site is within an area of potentially contaminating land use relating to previous military uses in the area which would need to be investigated. Due to these constraints, the site is considered not currently suitable.

**Availability:**  
 Available

The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Not currently achievable

The site's open countryside location, isolation from services and facilities, potential contamination issues, and the potential mitigation required to overcome adverse impacts on the rural highway network and local communities will have viability and deliverability implications. Therefore, based on the limited information provided, cost and delivery factors suggest that the site is not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	32.79

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<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	3,800sqm/ha
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	307	<b>Estimated capacity (sqm):</b>	62,320

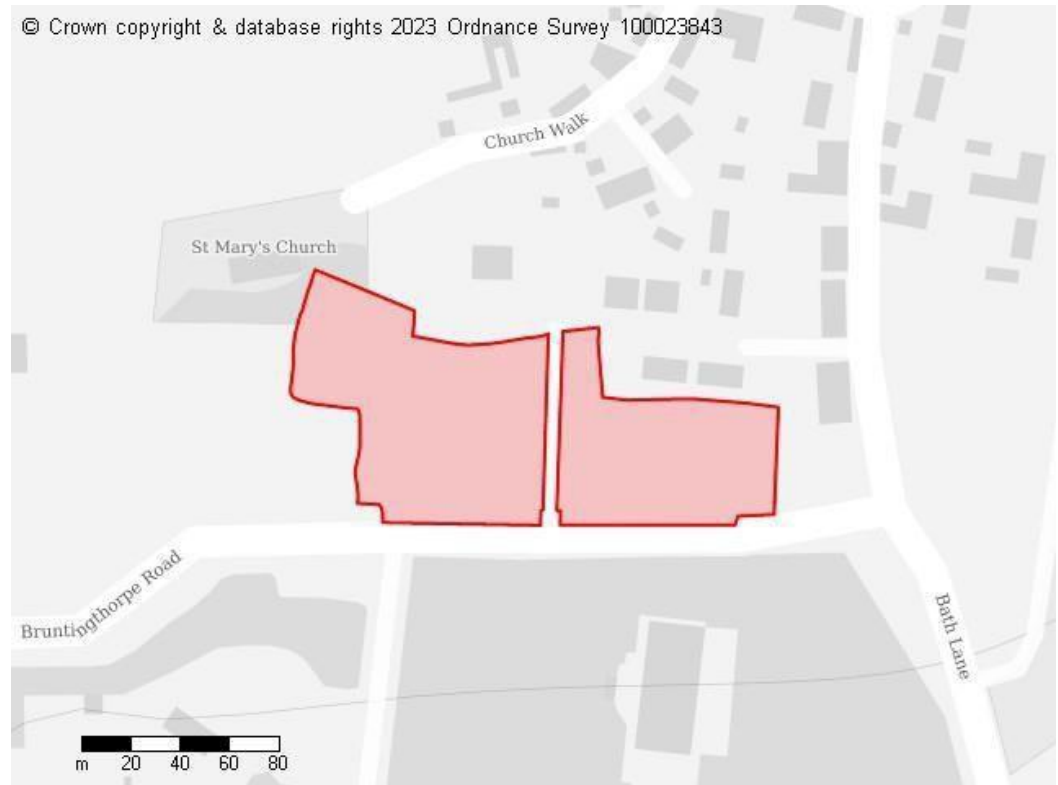
**Capacity Notes:**

In the absence of any capacity information, an equal split between housing and employment has been applied. Employment capacity assumes an equal split between Use Classes with an average density of 3,800sqm/ha applied.

# Bruntingthorpe, 21/8265, Land north of Peatling Parva Road

## Site Details

<b>Site ref:</b>	21/8265
<b>Site name:</b>	Land north of Peatling Parva Road
<b>Parish:</b>	Bruntingthorpe
<b>Nearest Settlement:</b>	Bruntingthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.20
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

### Red constraints:

#### Reason not assessed:

#### Suitability:

Potentially suitable

The site is adjacent to Bruntingthorpe, which is not currently identified as a sustainable rural settlement. The site has frontage onto Bruntingthorpe Road from which access would be taken. Potential impacts on the surrounding rural highway network would need to be considered. It is adjacent to the southern edge of the village and lies fully within the Conservation Area. There are also several listed buildings in the vicinity, including the adjacent Church. The adjoining cemetery is a potentially contaminating land use and would need to be investigated. The site is considered potentially suitable.

#### Availability:

Available

The site is in single ownership and no discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

#### Achievability:

Potentially achievable

Part of the site is currently designated as an Open Space Sport and Recreation site in the Local Plan. The site's location within the Conservation Area and its role in the setting of nearby listed buildings could impact on its capacity and deliverability. Potential mitigation for adverse impacts on the local highway network could be required. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.20

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

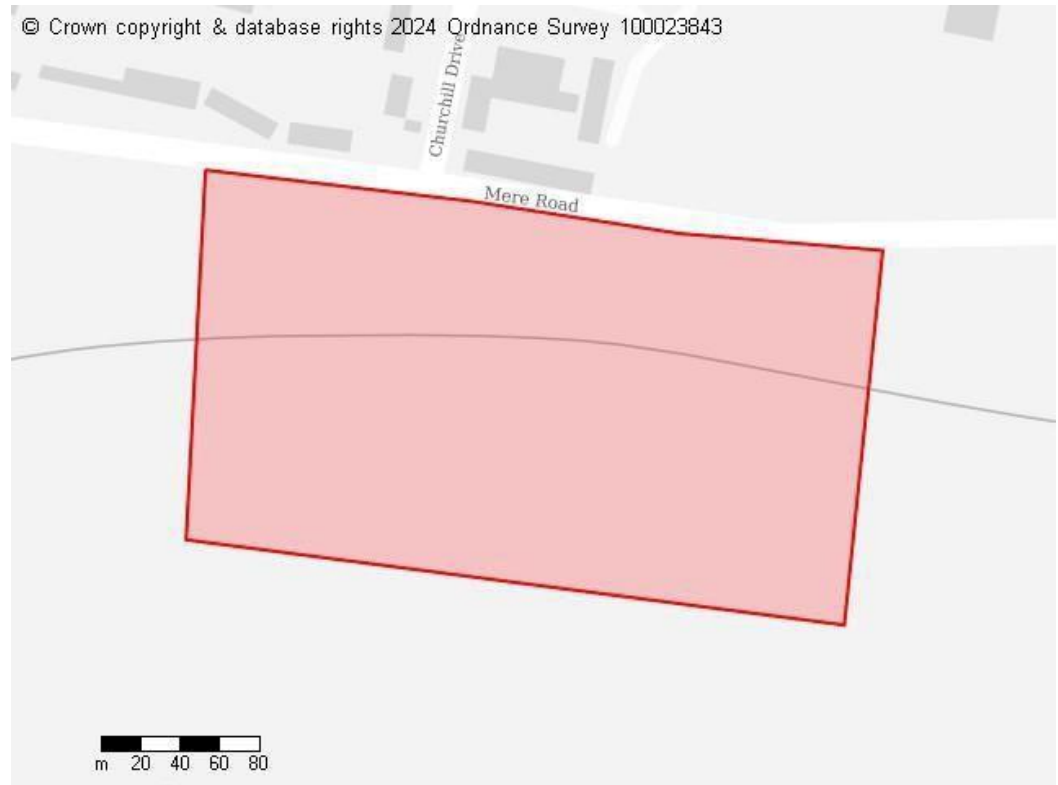
**Estimated capacity (dwgs):** 30

**Estimated capacity (sqm):**

**Capacity Notes:**

**Bruntingthorpe, 24/10241, Land south of Mere Lane, Upper Bruntingthorpe****Site Details**

<b>Site ref:</b>	24/10241
<b>Site name:</b>	Land south of Mere Lane, Upper Bruntingthorpe
<b>Parish:</b>	Kimcote and Walton
<b>Nearest Settlement:</b>	Bruntingthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	6.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural land
<b>Adjacent land uses:</b>	Agricultural, residential and employment land to the north

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is located on the edge of an existing small and isolated settlement in open countryside, and could therefore have significant impact on the character and appearance of the settlement. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The scale of development could have a significant impact on the character of the countryside in this location.
<b>Availability:</b> Available	The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, no developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b> Not currently achievable	Some market, cost or delivery factors identified that could make development economically challenging. Further assessment would be required to determine achievability if the site was considered suitable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	Land is available
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	6.05

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Economic capacity**

<b>Density applied:</b>	N/A
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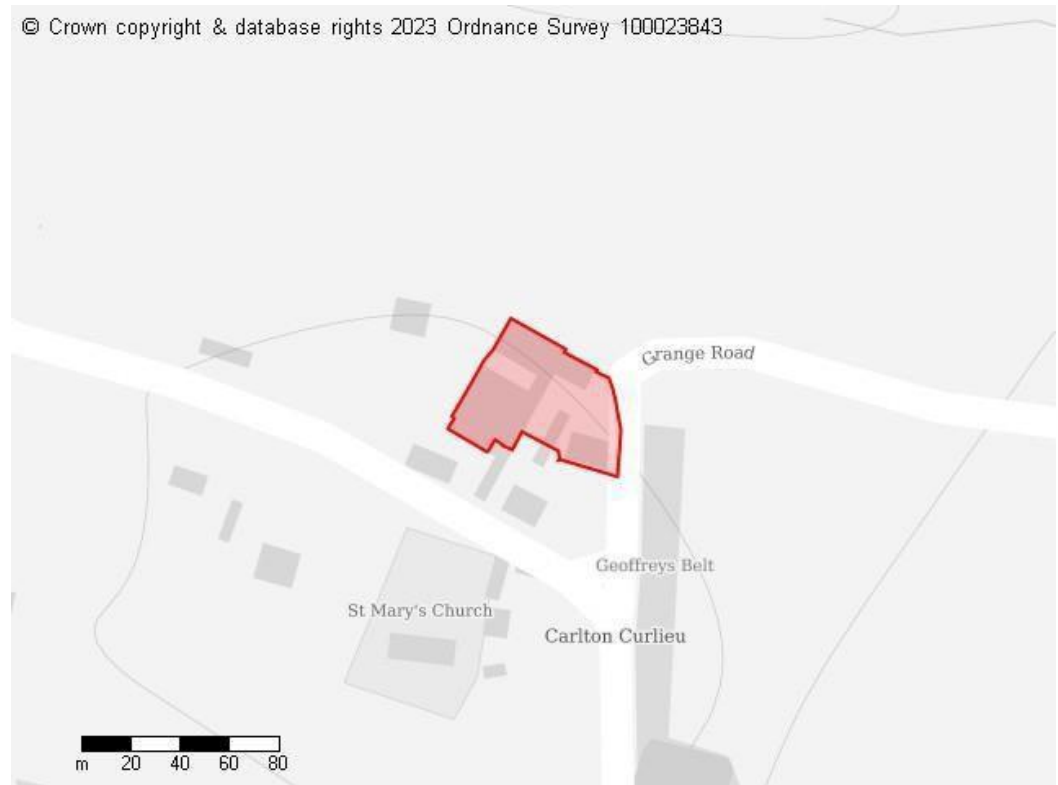
**Estimated capacity (dwgs):** 114

**Estimated capacity (sqm):** N/A

# Carlton Curlieu, 21/8091, Farmyard at Manor Farm

## Site Details

<b>Site ref:</b>	21/8091
<b>Site name:</b>	Farmyard at Manor Farm
<b>Parish:</b>	Carlton Curlieu
<b>Nearest Settlement:</b>	Carlton Curlieu
<b>Site map:</b>	



<b>Site area (ha):</b>	0.26
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing (conversion)
<b>Current use:</b>	Agricultural buildings (pre-Victorian)
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in Carlton Curlieu, a small hamlet which is not a currently identified as sustainable settlement. The submission is for the conversion of traditional farm buildings into five dwellings. While there is an existing access to the farmyard, the capacity of the local highway network would need to be demonstrated as the surrounding roads are single width. The site occupies a sensitive location within the Conservation Area. Adverse impacts on the character and appearance of the character of the Conservation Area and nearby listed buildings would need to be avoided. The site is considered potentially suitable.
<b>Availability:</b>	The site is single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The provision of appropriate access and the extent of required local highway mitigation could impact on the delivery and viability of the site. In addition, any conversion scheme would need to enhance its surroundings and have regard to the sensitivity of the historic environment of Carlton Curlieu. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.26

### Housing capacity

### Economic capacity

Density applied (dph):

Density applied:

**Development ratio:** Not applicable

**Estimated capacity (dwgs):** 5

**Estimated capacity (sqm):**

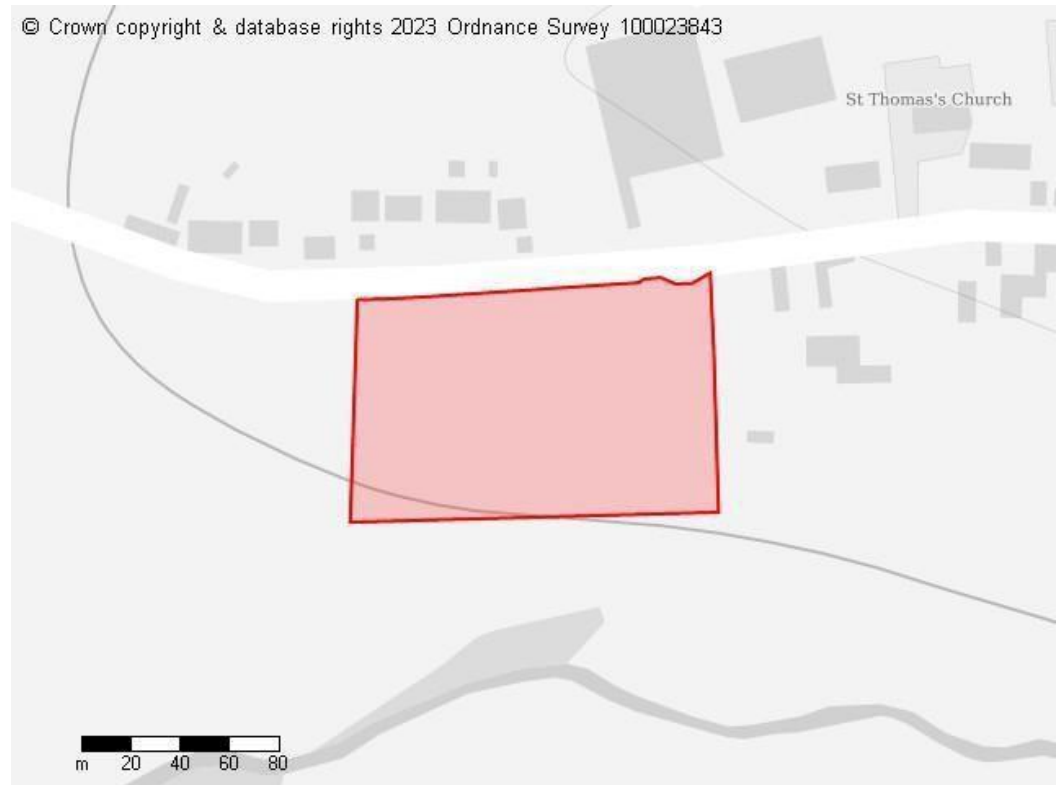
**Capacity Notes:**

As the submission is for a farmyard conversion, it is not appropriate to apply the standard density. The capacity reflects the submitted capacity of five dwellings.

## Catthorpe, 21/8066, Land South of Main Street

### Site Details

<b>Site ref:</b>	21/8066
<b>Site name:</b>	Land South of Main Street
<b>Parish:</b>	Catthorpe
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.35
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Caravan site, soft fruit growing (poly-tunnels)
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to Catthorpe which is not currently identified as a sustainable location for housing development. It adjoins the western edge of the western part of the village and has frontage onto Main Street from which access is proposed. It adjoins the Conservation Area to the north and east and development could impact on its setting. The site is considered potentially suitable.
<b>Availability:</b> Available	The site is in single ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
<b>Achievability:</b> Achievable	Mitigation for potential adverse impacts on the setting of the Conservation Area could impact on the capacity of the site. Therefore, although Catthorpe is not currently identified as a sustainable settlement, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 33

**Estimated capacity (sqm):**

**Capacity Notes:**

## Catthorpe, 21/8068, Land off Lilbourne Lane

### Site Details

<b>Site ref:</b>	21/8068
<b>Site name:</b>	Land off Lilbourne Lane
<b>Parish:</b>	Catthorpe
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.73
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, farm

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to Catthorpe which is not currently identified as a sustainable location for housing development. It occupies a central location between the two parts of the village and has frontage onto Lilbourne Lane from which access is proposed. A public Right of Way crosses the western part of site. It adjoins the Conservation Area to the west and north and development could impact on its setting. The site is high grade agricultural land (grade 2). The site is considered potentially suitable.
<b>Availability:</b> Available	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Achievable	Mitigation for potential adverse impacts on the setting of the Conservation Area could affect the capacity of the site. However, although Catthorpe is not currently identified as a sustainable settlement, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.73

#### Housing capacity

Density applied (dph): 30

#### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 18

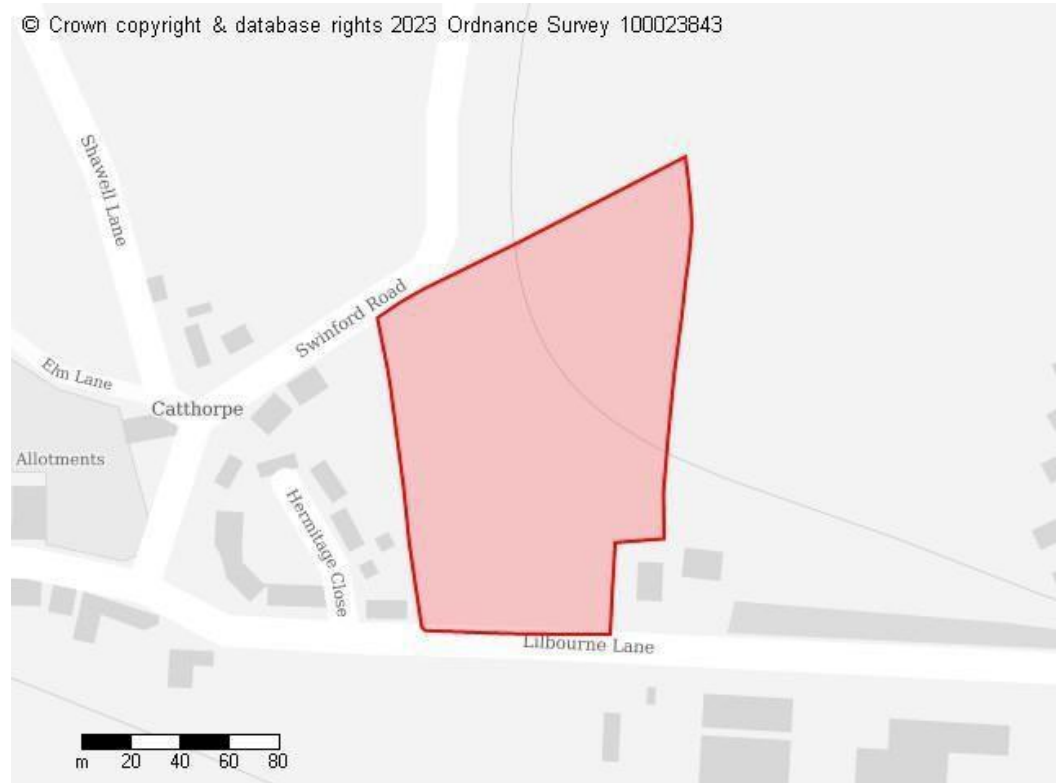
**Estimated capacity (sqm):**

**Capacity Notes:**

# Catthorpe, 21/8070, Land north of Lilbourne Lane

## Site Details

<b>Site ref:</b>	21/8070
<b>Site name:</b>	Land north of Lilbourne Lane
<b>Parish:</b>	Catthorpe
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.72
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Catthorpe which is not currently identified as a sustainable settlement for housing development. Proposed access is via Lilbourne Lane or Swinford Road, onto which the site has frontage. The site is high quality agricultural land (grade 2). An area of potentially contaminating land use adjoins the north-western boundary and would need to be investigated. The site's western boundary adjoins the Conservation Area and development of the site has the potential to impact on its setting. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation for any adverse impacts on the setting of the Conservation Area could impact on the capacity of the site. The size of the site, regardless of capacity, is considered excessive for the scale and services of the village. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.72

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**



Estimated capacity (dwgs): 43

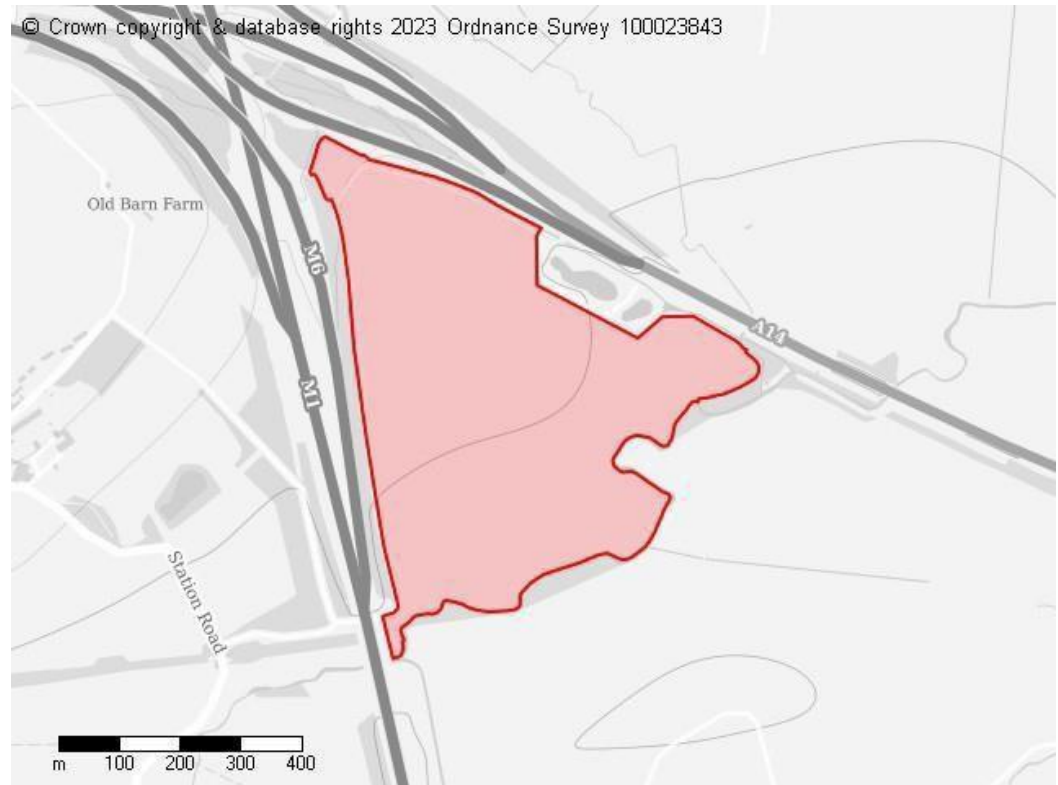
Estimated capacity (sqm):

Capacity Notes:

# Catthorpe, 21/8071, Land adjacent to M1 J19

## Site Details

<b>Site ref:</b>	21/8071
<b>Site name:</b>	Land adjacent to M1 J19
<b>Parish:</b>	Catthorpe, Swinford
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	30.46
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Other
<b>Proposed use(s):</b>	Photovoltaic panels and Peak Power
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, highway

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site lies within a triangle formed by the A14, the M1 and the River Avon which forms the southern edge of the site and the District. It is located between the villages of Catthorpe and Swinford. Proposed access is onto Lilbourne Lane and Swinford Road via existing farm roads but the capacity of the rural road network to accommodate construction and operational traffic would need to be demonstrated as part of the Development Management process. While land within Flood Zone 3b (6ha) has been excluded from site area, further land towards the south is within Flood Zones 2 and 3a. Vegetation and wildlife habitat associated with the River Avon corridor would need to be protected. A public Right of Way follows the River Avon along the site's southern boundary. Potential pollution from the surrounding highway network during the construction and operational phases would need to be assessed. While the site is open countryside, energy infrastructure requires such a location. Pending further details of the development, at this stage, the site is considered potentially suitable providing ecological, highway access and residential amenity issues can be addressed appropriately.
<b>Availability:</b>	The site has two owners who agree on its promotion for development. Part of the site has planning permission for a peak power generation plant (temporary 25 years). Discussions with potential developers are indicated. The site is considered available.
<b>Achievability:</b>	Access to the site would be via the rural highway network, the capacity of which is limited, and could impact on the residential amenity of surrounding villages during both the construction and operational phases. The provision of suitable access could therefore impact on the delivery of the site. The potential impacts on flood risk and local ecology would require mitigation and could reduce the site's capacity. The site is considered potentially achievable at this stage.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	

**Timeframe for development:** Developable in 6-10 years  
**Net developable site area (ha):** 24.46

**Housing capacity**

**Density applied (dph):**  
**Development ratio:** Not applicable

**Economic capacity**

**Density applied:** See 'Capacity Notes' below.

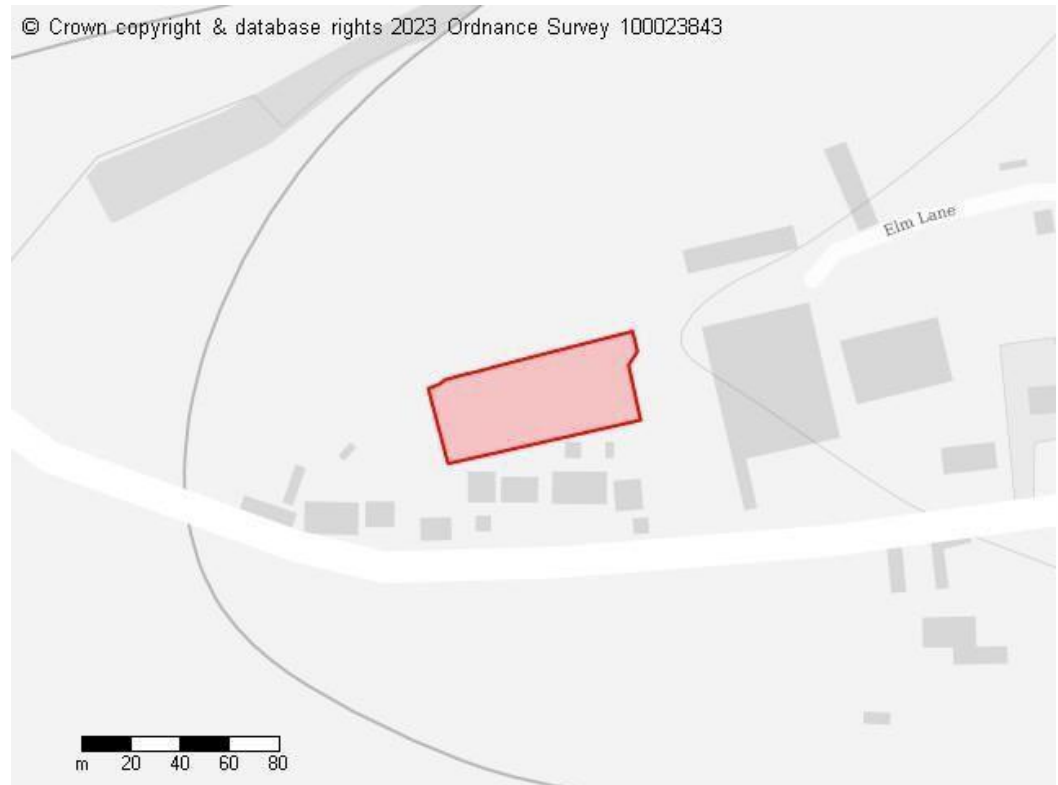
**Estimated capacity (dwgs):****Estimated capacity (sqm):****Capacity Notes:**

At this stage, no details of the proposed development are available other than 'Energy Infrastructure (Photovoltaic Panels and Peak Power)'.

# Catthorpe, 21/8077, Land off Main Street

## Site Details

<b>Site ref:</b>	21/8077
<b>Site name:</b>	Land off Main Street
<b>Parish:</b>	Catthorpe
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.28
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Residential, agriculture, tennis court

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Catthorpe which is not currently identified as a sustainable location for housing development. It is to the rear of recent housing development which has frontage onto Main Street. Proposed access is through this development adjacent to the site's southern boundary. The site is within the Conservation Area and any development would need to take this into account. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially suitable
<b>Achievable:</b>	Potential adverse impacts on the Conservation Area could affect the development capacity of the site. Although Catthorpe is not currently identified as a sustainable settlement, no other viability or delivery factors have been identified. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.28

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

**Estimated capacity (dwgs):** 8

### Economic capacity

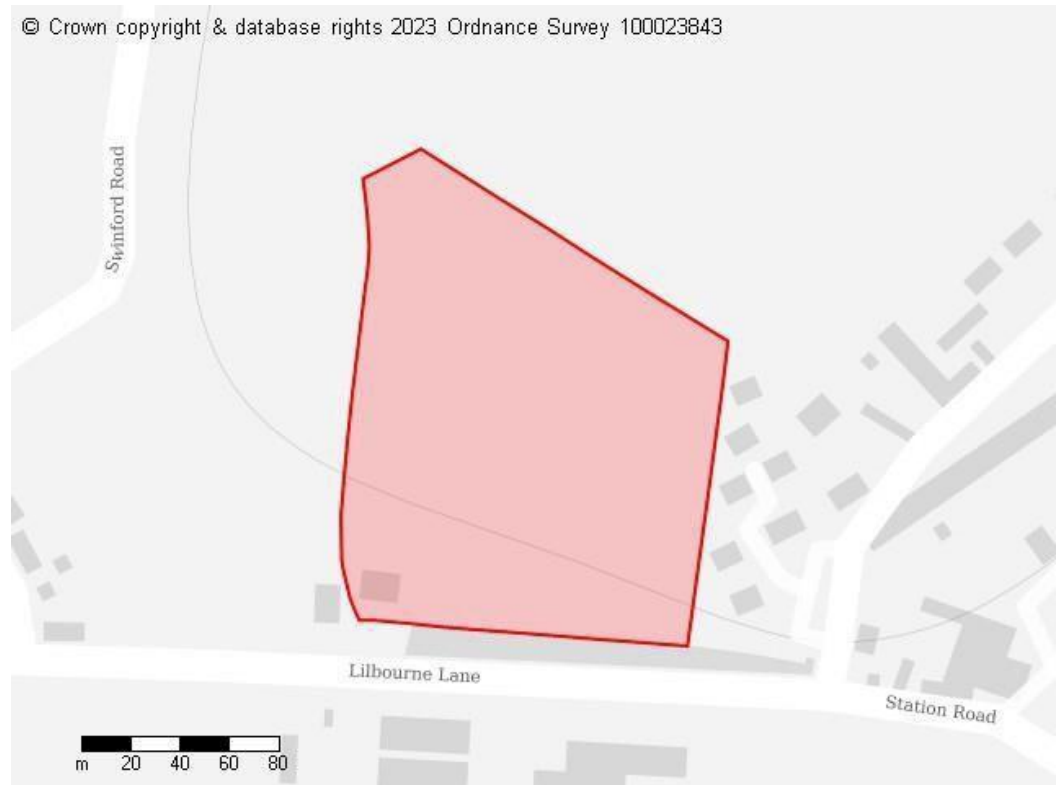
**Density applied:**

**Estimated capacity (sqm):**

# Catthorpe, 21/8078, Land north of Lilbourne Lane (east)

## Site Details

<b>Site ref:</b>	21/8078
<b>Site name:</b>	Land north of Lilbourne Lane (east)
<b>Parish:</b>	Catthorpe
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	2.37
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, paddock
<b>Adjacent land uses:</b>	Agriculture, residential, farm

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is adjacent to Catthorpe which is not currently identified as a sustainable settlement for housing development. It adjoins the western edge of the eastern section of the village. Access would be from Lilbourne Lane onto which the site has frontage. The site is high grade agricultural land (grade 2). The site is considered potentially suitable.
<b>Availability:</b>	Available
	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The size of the site, regardless of capacity, is considered excessive for the scale of the village which is not currently identified as a sustainable settlement location. No other market, cost or delivery factors have been identified to make the site unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.37

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 44

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

116

# Catthorpe, 21/8085, Former Orchard Land on Swinford Road

## Site Details

**Site ref:** 21/8085  
**Site name:** Former Orchard Land on Swinford Road  
**Parish:** Catthorpe  
**Nearest Settlement:** Catthorpe  
**Site map:**



**Site area (ha):** 0.07  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Vacant land  
**Adjacent land uses:** Residential, agriculture

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** Site size (0.07ha) is below minimum threshold (i.e. able to accommodate at least 5 dwellings).  
**Suitability:**  
 Select from list  
**Availability:**  
 Select from list  
**Achievability:**  
 Select from list

## Conclusions

**Deliverable or developable:** None  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:** Not applicable

**Estimated capacity (dwgs):**  
**Capacity Notes:**

### Economic capacity

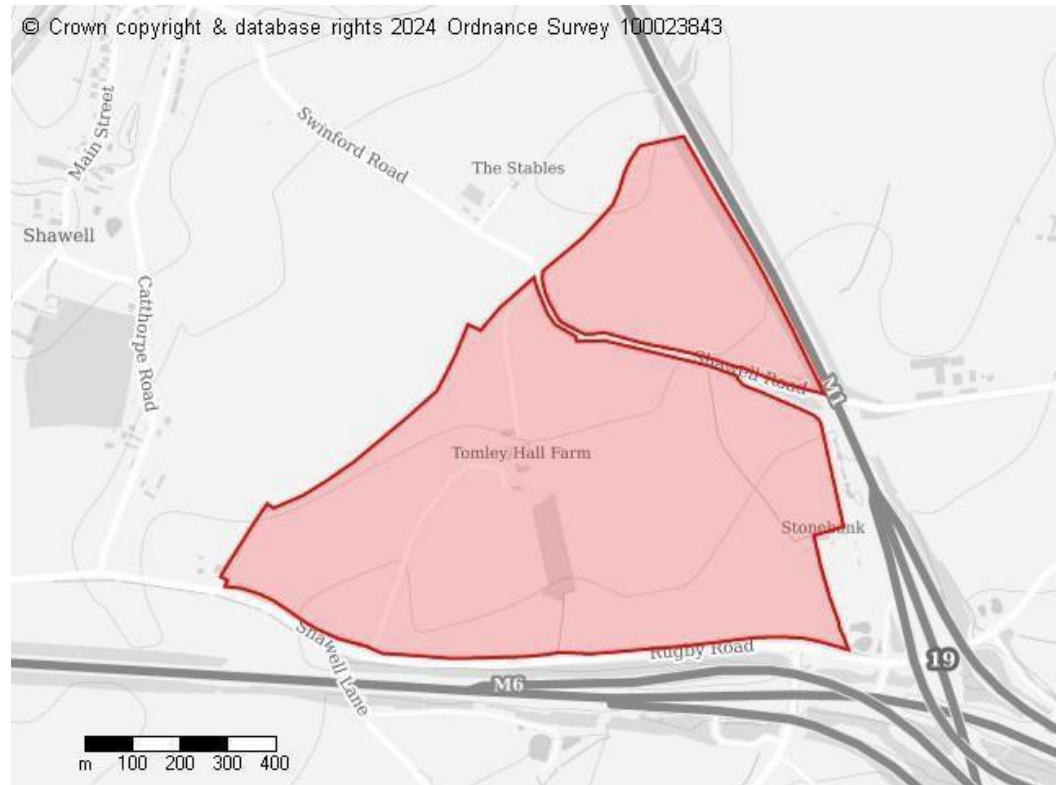
**Density applied:**

**Estimated capacity (sqm):**

# Catthorpe, 24/10536, Land north-west of Catthorpe Interchange

## Site Details

<b>Site ref:</b>	24/10536
<b>Site name:</b>	Land north-west of Catthorpe Interchange
<b>Parish:</b>	Catthorpe, Swinford
<b>Nearest Settlement:</b>	Catthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	76
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Large warehousing (B8 units >9,000sqm)
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Most feasible access is from Shawell Lane to the A5. Suitability of access via Shawell Lane and impact on the SRN requires further investigation. South of site potentially subject to constraints associated with historic landfill site located to the south, however, these should be capable of mitigation.
<b>Availability:</b>	No legal or ownership impediments identified which could prevent development being delivered at some point in the next 10 years. The site is potentially available and there is agreement in place with the landowners for the site to be promoted and delivered. The site is under option to Mountpark Properties. The site is currently in active use as a working farm.
<b>Achievability:</b>	There are no known market, cost or delivery factors at this stage and there is a reasonable prospect that the proposed use will be developed on site at some stage. However, the extent of any infrastructure and utilities improvement required to support development at this location is currently unknown.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	76

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	3,500sqm/Ha
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**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

266,000sqm

**Capacity Notes:**

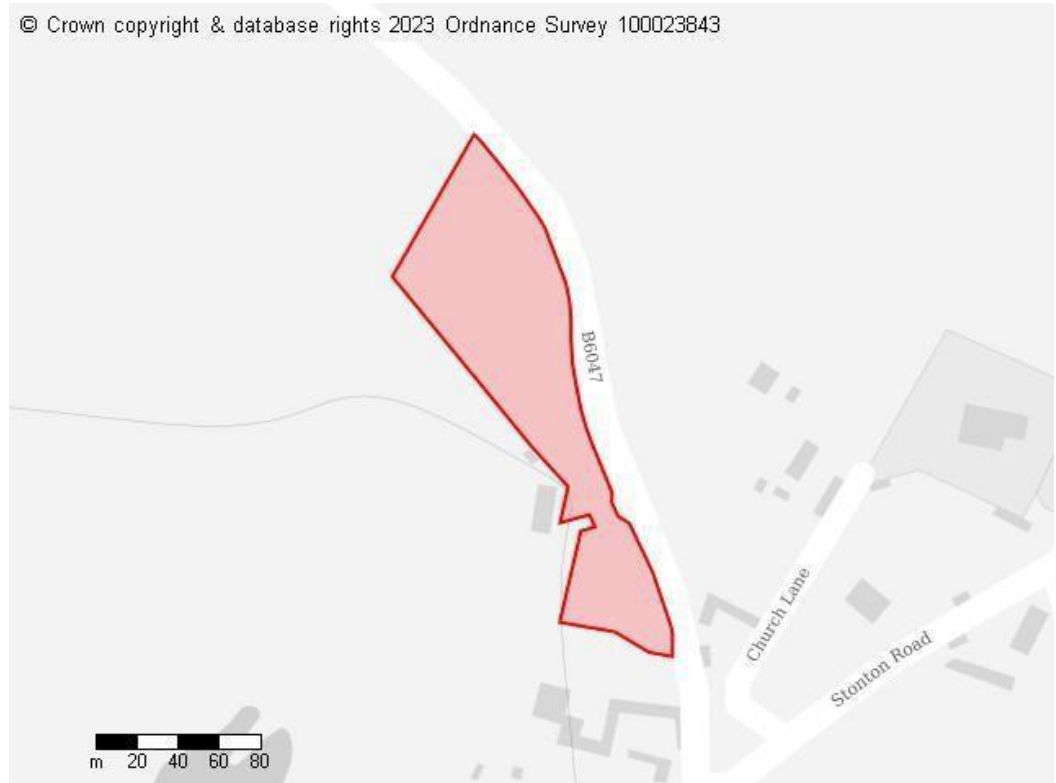
N/A



# Church Langton, 21/8075, Land North of Home Farm, Main Street

## Site Details

<b>Site ref:</b>	21/8075
<b>Site name:</b>	Land North of Home Farm, Main Street
<b>Parish:</b>	West Langton
<b>Nearest Settlement:</b>	Church Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	1.06
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock, garden
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Church Langton, a sustainable rural settlement, and benefits from an existing point of access onto the B6047 Melton Road. Several heritage assets are close to the site, including the Conservation Area and Home Farm, a listed building which adjoins the southern boundary. Other listed buildings are close by including The War Memorial. Langton Hall, a Registered Park and Garden, lies within 100m of the site boundary. The site's elongated shape means that it extends into open countryside and any development has the potential to impact on the wider landscape, as well as heritage assets in the vicinity. The site may be suitable if reduced to achieve a better relationship to the existing village form. At this stage, the site is considered potentially suitable.
<b>Availability:</b>	There are two landowners who in agreement. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation measures to avoid potential adverse impacts on the landscape and the historic environment would be required and could reduce the capacity of the site. However, the site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.06

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 26

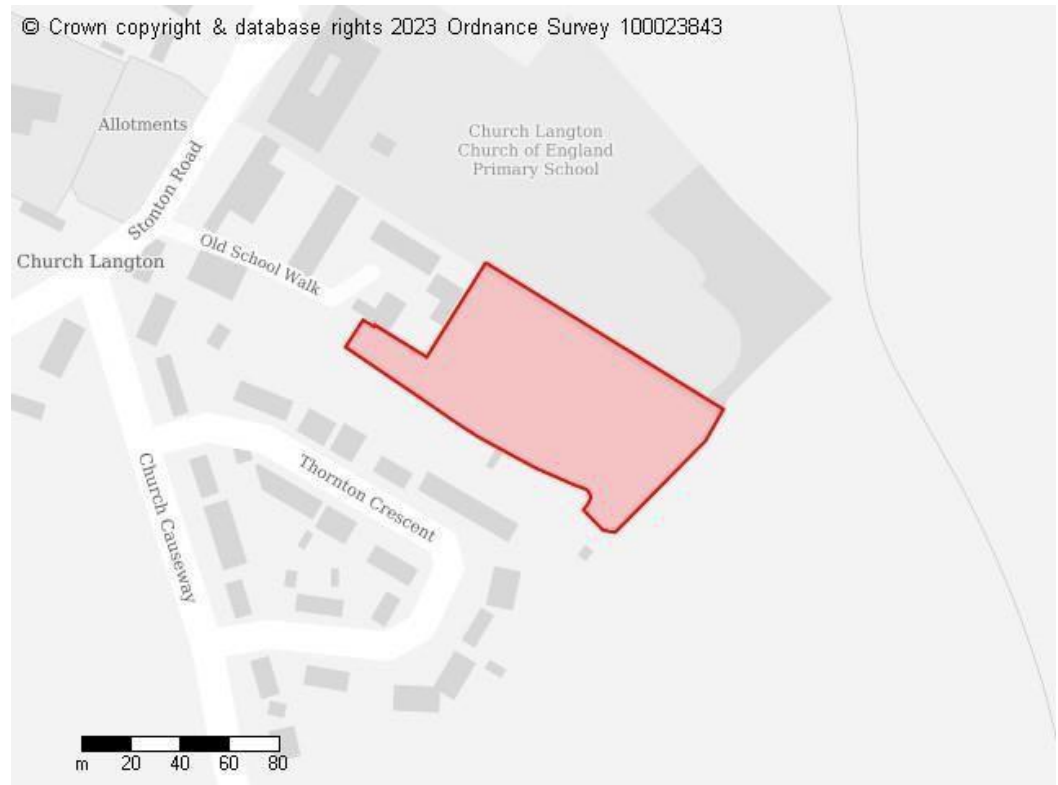
**Estimated capacity (sqm):**

**Capacity Notes:**

## Church Langton, 21/8115, Land rear of the Hanbury Centre, Stonton Road

### Site Details

<b>Site ref:</b>	21/8115
<b>Site name:</b>	Land rear of the Hanbury Centre, Stonton Road
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	Church Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.71
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Church Langton, a sustainable rural settlement. The provision of safe access via Old School Walk would need to be demonstrated further. The setting of the nearby Conservation Area and the several listed buildings on Stonton Road would need to be considered. The site is used for recreation by the local community. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site a designated Open Space, Sport and Recreation site in the Local Plan and therefore it is afforded protection unless it is surplus to requirements, or an appropriate alternative is provided. The site is identified as Local Green Space in the Submission Neighbourhood Plan Review. The provision of an appropriate access could impact on site's viability. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.71

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

#### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 18

Estimated capacity (sqm):

Capacity Notes:

# Church Langton, 21/8128, Land East of Church Causeway

## Site Details

<b>Site ref:</b>	21/8128
<b>Site name:</b>	Land East of Church Causeway
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	Church Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	11.77
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Church Langton, a sustainable rural settlement. Part of the site closest to the village form has outline planning permission for 17 dwellings. The site has access via Church Causeway and Thorpe Langton Road. A public Right of Way crosses the north-east of the site. Development of the site full extent of the site as submitted has the potential to result in the coalescence of Church Langton and East Langton, affect the landscape setting of both villages and impact on the setting of East Langton Conservation Area which adjoins the southern boundary. The submission recognises that the scale of the site is likely to be excessive for the village and suggests 14 dwellings. Therefore, the assessment has been carried out on this basis. As a site for 14 dwellings, the site is considered potentially suitable.

**Availability:**  
Available

The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Potentially achievable

The scale of the site (as submitted) is not commensurate with the size and current role of Church Langton (as recognised in the submission). While the delivery of 14 dwellings would be potentially deliverable, the southern part of the site lies within the designated Area of Separation (Neighbourhood Plan) and a change of policy would be needed for that part of the site to be deliverable. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	11.77

Housing capacity

Economic capacity

**Density applied:****Density applied (dph):****Development ratio:** Not applicable**Estimated capacity (dwgs):** 14**Estimated capacity (sqm):****Capacity Notes:**

The capacity reflects the site submission information. Based on the standard calculation, the site's capacity would be 204 dwellings (taking into account that the site already has planning permission for 17 dwellings) and not appropriate for this location.

# Church Langton, 24/9111, Land north, west and east of The Causeway, Church Causeway, Church Langton

## Site Details

<b>Site ref:</b>	24/9111
<b>Site name:</b>	Land north, west and east of The Causeway, Church Causeway, Church Langton
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	Church Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	3.1
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock use, existing residential dwelling, The Causeway.
<b>Adjacent land uses:</b>	Grazing paddock land and residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located south of the built up boundary of Church Langton and could accommodate small scale development. It is located to the south of the Church Langton Conservation Area, and therefore may have impacts on the setting of the Conservation Area which would require mitigation. It is within the East Langton Neighbourhood Plan Areas of Separation; an area designated for maintaining the separation and character of Church Langton and East Langton villages. Careful design and substantial buffers would be required to maintain an area of separation and retain the character of the villages.
<b>Availability:</b> Available	Landowners are in agreement to promote the site and discussions have taken place with developers. The site has not been actively marketed. The site is considered to be available.
<b>Achievability:</b> Potentially achievable	High quality design required to mitigate impacts on the setting of the Conservation Area. Capacity of the site may be reduced to allow a buffer area to maintain separation between Church Langton and East Langton. Reduced capacity may impact on viability.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.1

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	N/A	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	Not applicable		
<b>Estimated capacity (dwgs):</b>	21	<b>Estimated capacity (sqm):</b>	N/A

**Capacity Notes:**

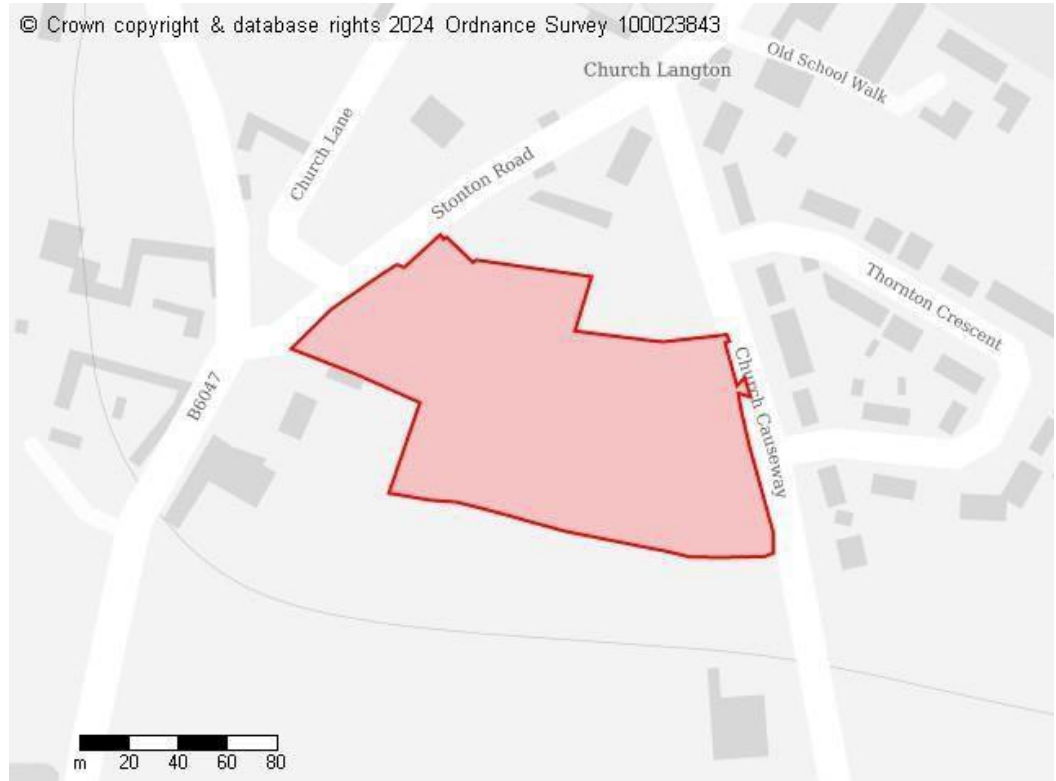
The site promoter has proposed a low density scheme on this sensitive site. This may allow for high quality design and a separation area between the villages. It is concluded that the capacity of the site, for 21 units, as promoted is justified in this case. The standard formula for site capacity would equal 58 dwellings.



# Church Langton, 24/10486, Land to the East of Stonton Road and West of Church Causeway

## Site Details

<b>Site ref:</b>	24/10486
<b>Site name:</b>	Land to the East of Stonton Road and West of Church Causeway
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	Church Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	1.45
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural use, disused tennis court and garden.
<b>Adjacent land uses:</b>	Agricultural, public house and residential.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The Site is located to the South of Church Langton. The provision of safe access from either Stonton Road to the West of the Site or Church Causeway to the East would need to be demonstrated. The Site is located within the Church Langton Conservation Area and within a couple of hundred metres of a number of Listed Buildings and so its setting would need to be considered.
<b>Availability:</b>	Available
	It is understood that the Site is controlled by a sole landowner, that there are no legal/ ownership issues and it is being actively marketed with strong developer interest noted.
<b>Achievability:</b>	Achievable
	Mitigation in respect of setting of heritage assets and Conservation Area may reduce Site capacity.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.45

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

<b>Density applied:</b>	N/A
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**Estimated capacity (dwgs):** 36

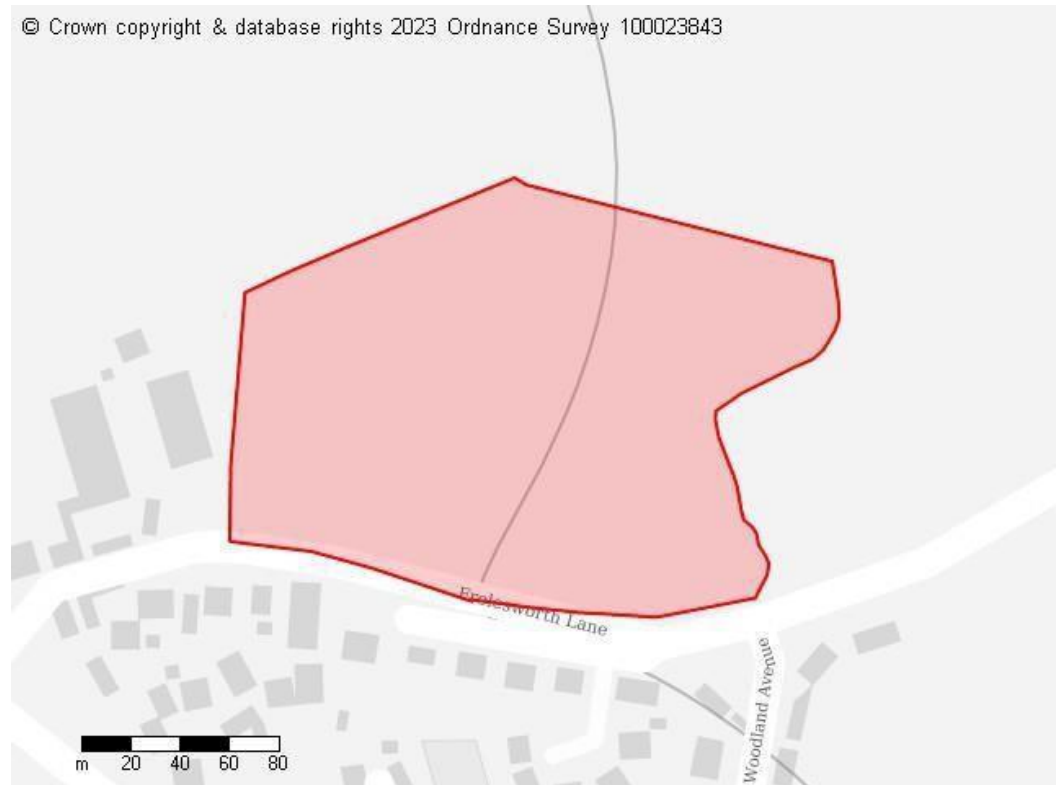
**Estimated capacity (sqm):** N/A

**Capacity Notes:**

# Claybrooke Magna, 21/8030, Land north of Frolesworth Lane

## Site Details

<b>Site ref:</b>	21/8030
<b>Site name:</b>	Land north of Frolesworth Lane
<b>Parish:</b>	Claybrooke Magna
<b>Nearest Settlement:</b>	Claybrooke Magna
<b>Site map:</b>	



<b>Site area (ha):</b>	3.21
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential and commercial business units

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the built-up area of Claybrooke Magna, a sustainable settlement. Further assessment of the impact of noise from the neighbouring commercial uses would be required and may require mitigation. Access is proposed via Frolesworth Lane which may require upgrading to accommodate additional traffic. The site is considered potentially suitable.
<b>Availability:</b>	There are no legal or ownership impediments which could prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Assessment of the impact of neighbouring uses, specifically relating to noise and light, may require mitigation and impact the developable area of the site. Potential highway mitigation may be required given the potential scale of the site. There are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.21

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 60

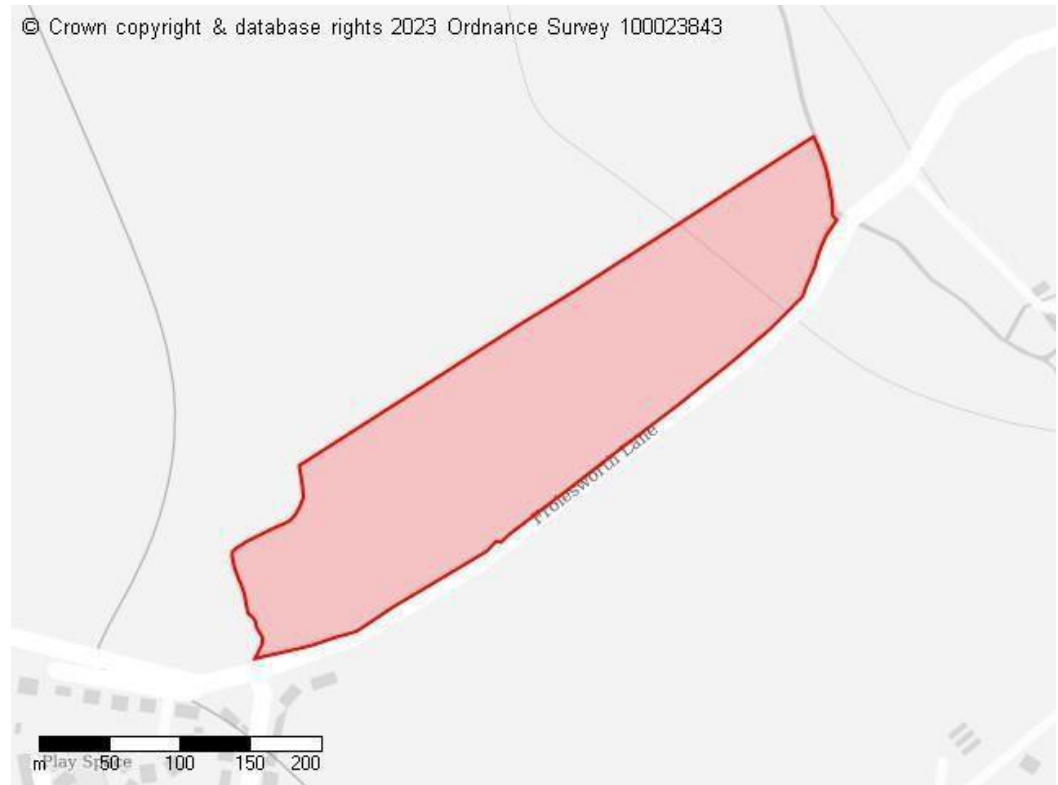
Estimated capacity (sqm):

Capacity Notes:

## Claybrooke Magna, 21/8142, Land north west of Frolesworth Lane

### Site Details

<b>Site ref:</b>	21/8142
<b>Site name:</b>	Land north west of Frolesworth Lane
<b>Parish:</b>	Claybrooke Magna
<b>Nearest Settlement:</b>	Claybrooke Magna
<b>Site map:</b>	



<b>Site area (ha):</b>	5.25
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:** Not currently suitable  
The site is near to but not adjacent to the built-up area of Claybrooke Magna, a sustainable rural settlement. The eastern extent of the site would be remote from the services and facilities in the village and represent an incursion into open countryside. The site has frontage onto Frolesworth Lane but some upgrading is likely to be needed. The eastern edge of the site is within Flood Zone 2 and 3. The current scale of the site is excessive given the size of the village. The site is therefore considered not currently suitable.

**Availability:** Available  
There are no legal or ownership impediments which could prevent development being delivered. The site is considered available.

**Achievability:** Potentially achievable  
The site's connection with the existing village form is poor. Development of the adjoining SHELAA site (21/8030) would improve its relationship but the full extent of this linear site is unlikely to be deliverable. Extensive mitigation for flood risk and landscape would impact on its capacity. In addition, Frolesworth Lane would need to be upgraded to accommodate additional development traffic along with footpath provision. Consequently, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	5.25

Housing capacity

Economic capacity

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 98  
**Capacity Notes:**

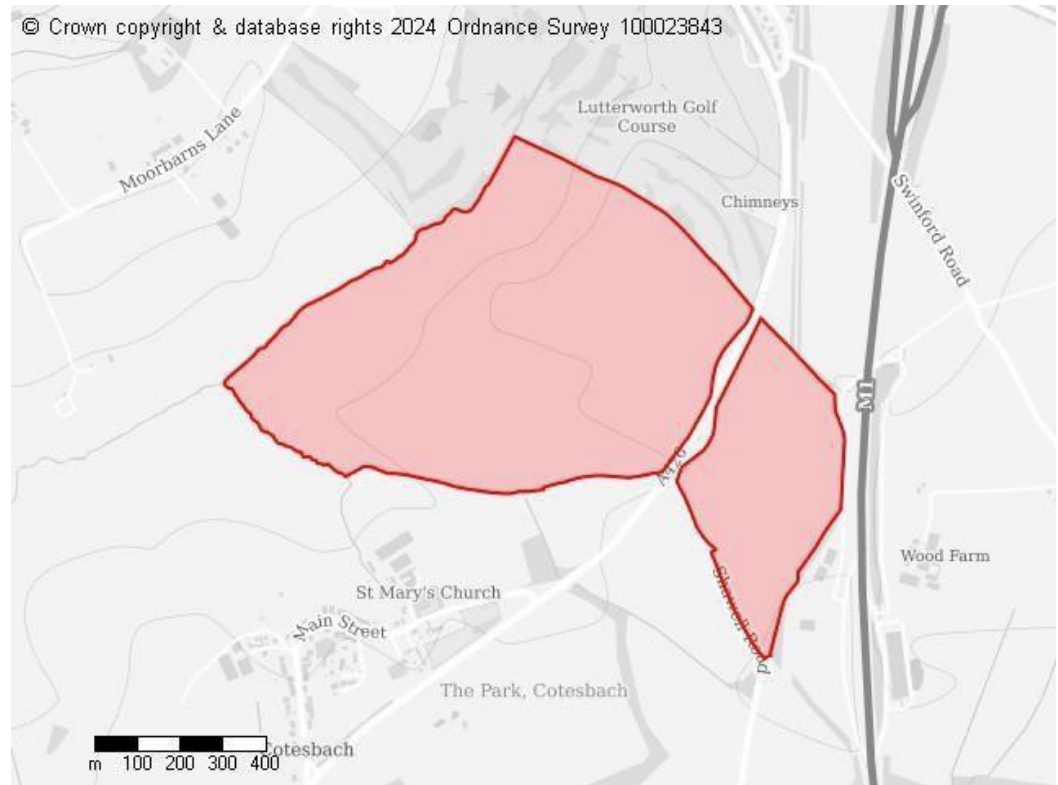
**Density applied:**

**Estimated capacity (sqm):**

## Cotesbach , 24/10522, Land Off Rugby Road

### Site Details

<b>Site ref:</b>	24/10522
<b>Site name:</b>	Land Off Rugby Road
<b>Parish:</b>	Cotesbach, Misterton with Walcote
<b>Nearest Settlement:</b>	Cotesbach
<b>Site map:</b>	



<b>Site area (ha):</b>	77.4
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Large warehousing (B8 units >9,000sqm)
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Golf course and agricultural

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site well located for B8 uses in close proximity to the Strategic Road Network. Site potentially suitable. Potential issues with proposed new access on to the A426 and accommodating sustainable modes of travel. Access issues could be addressed with comprehensive masterplanning if the site is brought forward with 10433. Parts of site subject to constraints, however, these should be capable of mitigation.
<b>Availability:</b>	The site has a single landowner. Discussions with potential developers have taken place, but the site is not currently under option. There are no existing uses to be relocated or demolished on the site.
<b>Achievability:</b>	There are no known market, cost or delivery factors at this stage and there is a reasonable prospect that the proposed use will be developed on site at some stage. However, the extent of any infrastructure and utilities improvement required to support development at this location is currently unknown.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	70.6

#### Housing capacity

<b>Density applied (dph):</b>	N/A
<b>Development ratio:</b>	Not applicable

#### Economic capacity

<b>Density applied:</b>	3,500sqm/Ha
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<b>Estimated capacity (dwgs):</b>	N/A	<b>Estimated capacity (sqm):</b>	247,100sqm
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**Capacity Notes:**

The site promoter has provided a lower estimated capacity (162,000 sqm) of future floorspace than the estimate generated by the methodology. The standard method for calculating capacity has been used.



## Cranoë, 21/8125, South of Langton Road

### Site Details

<b>Site ref:</b>	21/8125
<b>Site name:</b>	South of Langton Road
<b>Parish:</b>	Cranoë
<b>Nearest Settlement:</b>	Cranoë
<b>Site map:</b>	



<b>Site area (ha):</b>	0.37
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Cranoë which is not currently identified as a sustainable settlement. The site would be accessed via Welham Lane or Langton Road. The setting of the listed building (The Old School House) opposite the site would need to be respected. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership and no discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Cranoë is not currently a sustainable location for housing (including self-build plots and affordable housing provision as suggested in the submission) and the development of the site could have an impact on the rural highway network which would need to be mitigated. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.37

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%
<b>Estimated capacity (dwgs):</b>	11

#### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Dunton Bassett, 21/8083, Land off Lutterworth Road

## Site Details

<b>Site ref:</b>	21/8083
<b>Site name:</b>	Land off Lutterworth Road
<b>Parish:</b>	Dunton Bassett
<b>Nearest Settlement:</b>	Dunton Bassett
<b>Site map:</b>	



<b>Site area (ha):</b>	1.12
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Dwelling, residential garden
<b>Adjacent land uses:</b>	Residential, agriculture, A426

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to Dunton Bassett, a sustainable rural settlement. It is separated from the main village form by the A426. Access to the site is proposed via the A426. However, the Highway Authority would seek to resist development of this scale taking access from the A426 in this location. The eastern part of the site has some tree/vegetation cover and could be of environmental/habitat value. While the site is within a Mineral Consultation Area, this is unlikely to affect its suitability. Due to lack of appropriate access, the site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership. Housing developers have shown interest in the site. The demolition of the existing bungalow would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	Given that the Highway Authority would seek to resist development of this scale taking access from the A426, the site is unlikely to be deliverable. The provision of an alternative access would need to be investigated and would have viability implications. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.12

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 28

**Estimated capacity (sqm):**

**Capacity Notes:**

## Dunton Bassett, 21/8188, Land at Leire Lane

### Site Details

<b>Site ref:</b>	21/8188
<b>Site name:</b>	Land at Leire Lane
<b>Parish:</b>	Dunton Bassett
<b>Nearest Settlement:</b>	Dunton Bassett
<b>Site map:</b>	



<b>Site area (ha):</b>	0.57
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
Potentially suitable

The site is adjacent to south-western edge of Dunton Bassett, a sustainable rural settlement. It would extend the village to the wooded area (a designated open space, sport and recreation site) on Leire Lane. Access would be taken from Leire Lane onto which the site has frontage. Part of the site is grade 2 agricultural land and further analysis would be needed. The former quarry/historic landfill site to the west is a potentially contaminating land use requiring investigation. The site is also within a Mineral Consultation Area. Given the site is on rising ground, potential landscape impacts may require mitigation. The site is considered potentially suitable.

**Availability:**  
Available

The site is in single ownership. Discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Achievable

Mitigation relating to any potential contamination from the adjacent quarry/historic landfill and landscape impacts may be required and could impact on the capacity of the site. However, such mitigation is unlikely to make the site economically unviable. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.57

#### Housing capacity

**Density applied (dph):** 30

#### Economic capacity

**Density applied:**

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

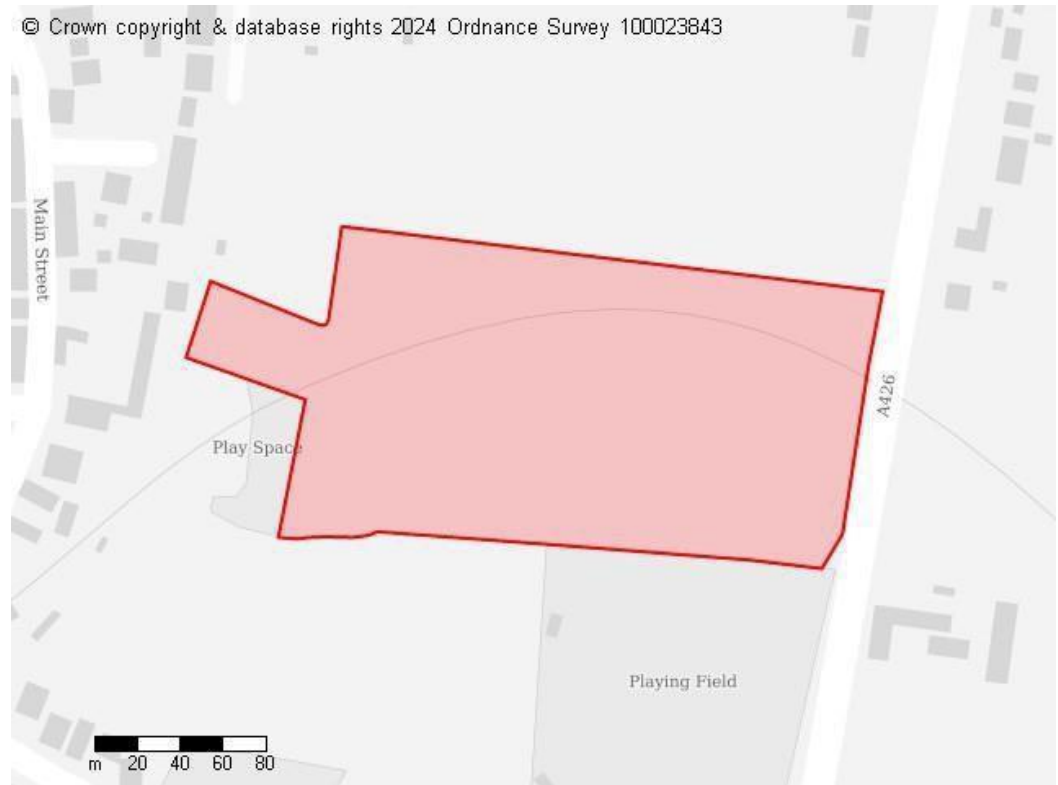
**Estimated capacity (dwgs):** 14

**Estimated capacity (sqm):**

**Capacity Notes:**

**Dunton Bassett, 24/10081, Land to the west of Lutterworth Road, Dunton Bassett****Site Details**

<b>Site ref:</b>	24/10081
<b>Site name:</b>	Land to the west of Lutterworth Road, Dunton Bassett
<b>Parish:</b>	Dunton Bassett
<b>Nearest Settlement:</b>	Dunton Bassett
<b>Site map:</b>	



<b>Site area (ha):</b>	3.6
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, public open space, parking for cricket club
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Cricket pitch adjacent to the south of the site, open agricultural fields east and south of the site, agricultural field and residential beyond to the north, and residential and a children's play area to the west.

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, however this is a small village. The village has some services and facilities, and is close to the larger village of Broughton Astley. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
Potentially suitable	
<b>Availability:</b>	The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.
Available	
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.
Achievable	

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	N/A
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	3.6

**Housing capacity****Economic capacity**

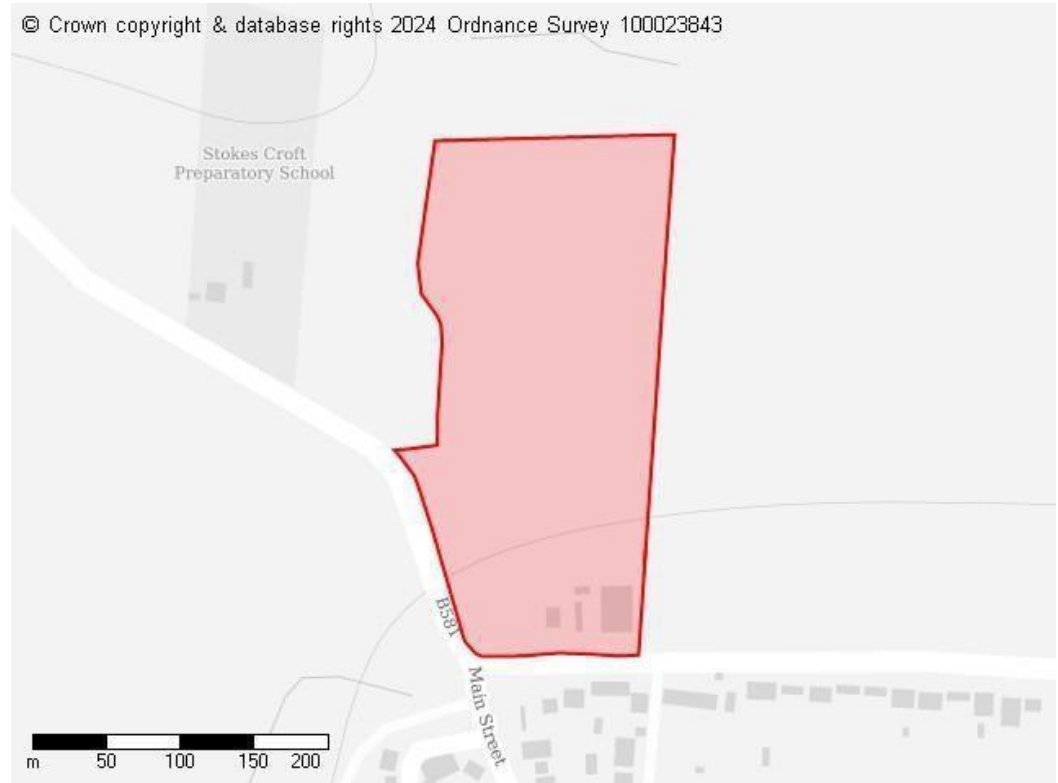
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%	

**Estimated capacity (dwgs):** 68

**Estimated capacity (sqm):**

**Dunton Bassett, 24/10304, Ellwells Farm, Coopers Lane****Site Details**

<b>Site ref:</b>	24/10304
<b>Site name:</b>	Ellwells Farm, Coopers Lane
<b>Parish:</b>	Dunton Bassett
<b>Nearest Settlement:</b>	Dunton Bassett
<b>Site map:</b>	



<b>Site area (ha):</b>	5.23
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Residential, agricultural
<b>Adjacent land uses:</b>	Residential, agricultural

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Most significant concern is the location of the site in the open countryside, away from existing built up areas, the need for new infrastructure to support the development of the site, the potential impacts of the site on the character and appearance of the surrounding area and the potential impacts to the natural and heritage designations on the site.
<b>Availability:</b>	Number of landowners unclear in submission response. Existing development to be demolished if needed.
<b>Achievability:</b>	Some viability and deliverability issues identified. The extent of any infrastructure and utilities improvement required to support development at this location is currently unknown.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	5.23

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%
<b>Estimated capacity (dwgs):</b>	See Capacity Notes

**Economic capacity**

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	



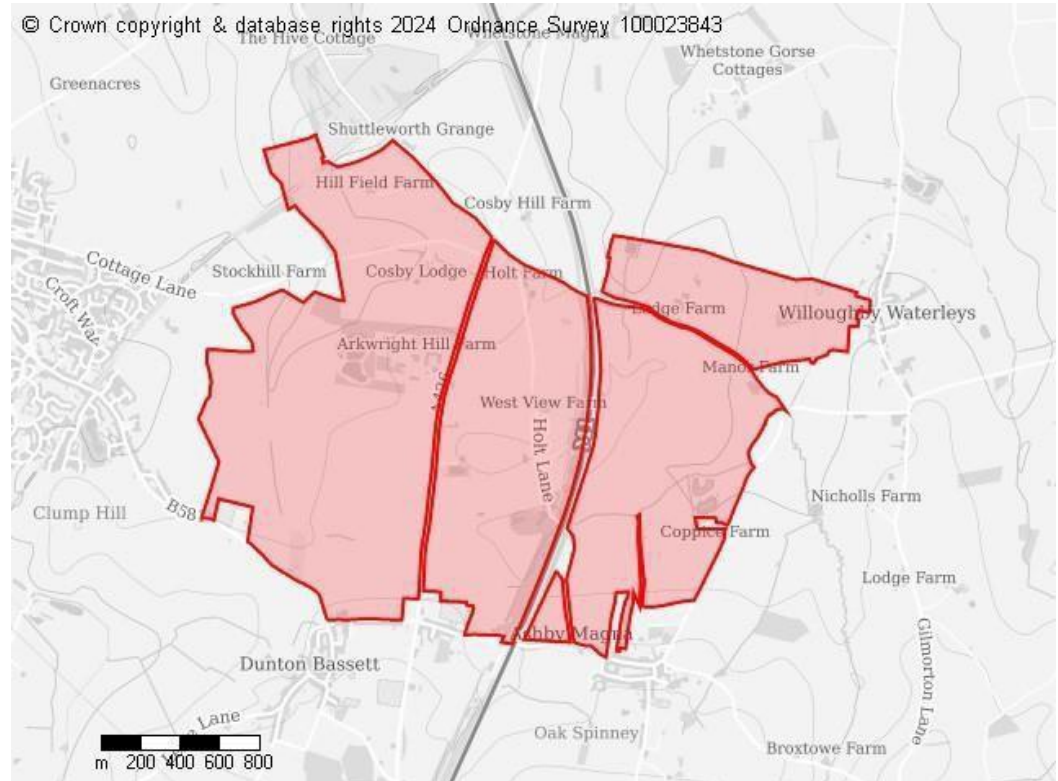
**Capacity Notes:**

Site sits within the larger site of 24/10498. The site has a capacity of 98 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Dunton Bassett, 24/10498, Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna

## Site Details

<b>Site ref:</b>	24/10498
<b>Site name:</b>	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna
<b>Parish:</b>	Ashby Magna, Dunton Bassett, Parish in neighbouring district/borough
<b>Nearest Settlement:</b>	Dunton Bassett
<b>Site map:</b>	



<b>Site area (ha):</b>	495.61Ha
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	New settlement / garden village (Mixed Development)
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility, Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), Large warehousing (B8 units >9,000sqm)
<b>Current use:</b>	Agriculture, woodland, industrial estate, farmsteads, highways
<b>Adjacent land uses:</b>	Farmland, settlements (Dunton Bassett, Ashby Magna, Broughton Astley, Willoughby Waterleys) roads (M1, A426)

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Located within North West of the District with approximately 60Ha of the site within Blaby District and in close proximity to the proposed Whetstone Pastures Garden Village. HSE Gas Buffer extends into North West of the site within Blaby District. The site is in an inappropriate location for development and the scale of development could have a significant detrimental impact on the character of the countryside in this location and may lead to coalescence of existing settlements. Physical constraints include potentially contaminated land uses and historic landfill primarily adjacent to West of M1, Mineral Consultation Areas, the presence of high voltage cables and a network of Public Rights of Way. Environmental constraints include several Local Wildlife Sites, Neighbourhood Development Plan heritage and environmental designations in the West of the site and Willoughby Waterleys Conservation Area adjoining the site in the East. Site is dependent on new strategic infrastructure, including a new Junction 20A to the M1 motorway. It is understood that any new junction in this area would need to be justified and funded primarily through its ability to open up strategic development opportunities. It is doubtful whether this Site would be of sufficient scale to justify a new junction or provide the required level of funding to deliver this. The Highways Authority also has significant wider local capacity and highway safety concerns.
<b>Availability:</b>	The site is in multiple ownership. A Consortium established and formed of landowners, those who have land under option/promotion agreement or are in advanced discussions with landowners.
<b>Achievability:</b>	There is a lack of certainty in respect of the viability and deliverability of the strategic infrastructure required to support the Site's development. The Highways Authority identifies that any new Motorway junction on the M1 in this area would need to be justified and funded primarily through its ability to open up strategic development opportunities. It is doubtful whether this Site would be of sufficient scale to justify a new junction or provide the required level of funding to deliver this. The Highways Authority also has significant wider local capacity and highway safety concerns.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	478.47Ha

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	> 35 Ha = 50%
<b>Estimated capacity (dwgs):</b>	5677

### Economic capacity

<b>Density applied:</b>	Assumption 3900sqm/Ha (as an average between industrial/ non-strategic and strategic B8).
<b>Estimated capacity (sqm):</b>	331,500 Sq m

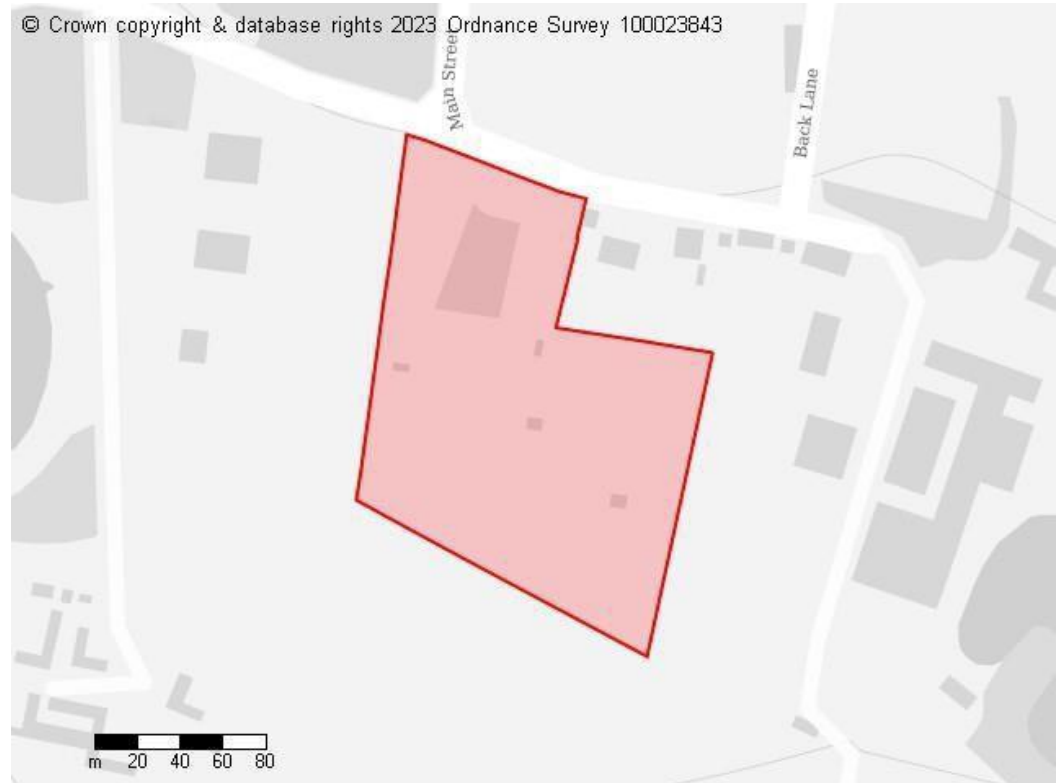
**Capacity Notes:**

This site forms a larger site which also includes 24/10304 and 21/8192.

## East Langton, 21/8160, Land south of Back Lane

### Site Details

<b>Site ref:</b>	21/8160
<b>Site name:</b>	Land south of Back Lane
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	East Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	2.31
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Predominantly agriculture, residential

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:  
Suitability:**  
Not currently suitable

The site is close to East Langton, a sustainable rural settlement. However, it is separated from the main form of the village and forms part of the rural setting of the village. Access would be from Back Lane and its suitability for the scale of development would need to be demonstrated. The full extent of the site unlikely to be appropriate in scale both in terms of impact on the landscape and village services and facilities. However, a smaller part of the site (0.57ha with capacity for 14 dwellings) was submitted as a separate site (21/8161). The site borders the East Langton Conservation Area to the north and east, and development could impact on its setting. A Right of Way crosses the site north-south, linking the village to open countryside, and would need to be retained. Given these constraints, the site is considered not currently suitable.

**Availability:**  
Available

The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Potentially achievable

The site's separation from the main village form and the need for potential mitigation for adverse impacts on the setting Conservation Area, the semi-rural character of Back Lane, and the rural highway network could affect the capacity and deliverability of the site. While the scale of the site is not commensurate with the size of settlement, a smaller site within the boundary was also submitted with a capacity of 14 dwellings (site 21/8161 has been excluded to avoid double counting capacity). The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	2.31

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 43

**Capacity Notes:**

This site forms a larger site which also includes 21/8161.

**Economic capacity**

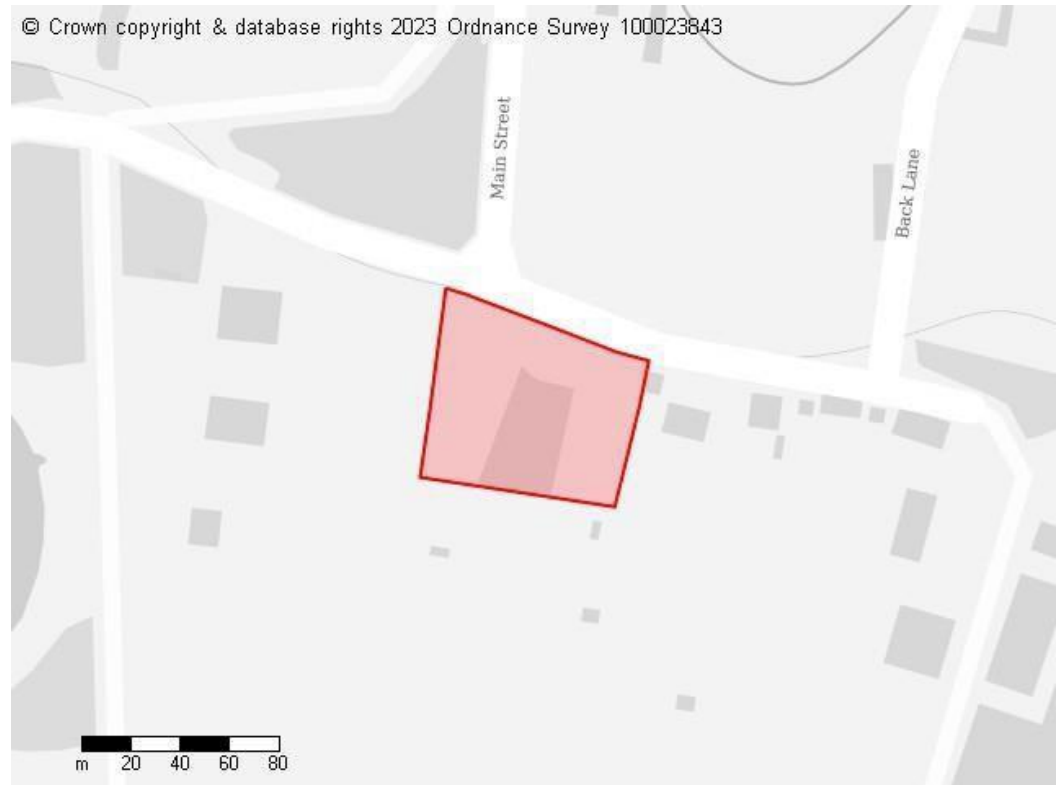
**Density applied:**

**Estimated capacity (sqm):**

## East Langton, 21/8161, Land fronting Back Lane

### Site Details

<b>Site ref:</b>	21/8161
<b>Site name:</b>	Land fronting Back Lane
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	East Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.56
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in East Langton, an unsustainable countryside location with limited access to services and public transport, producing the need to rely upon private transport. The site is separated from the main built form of the village and is located in a semi-rural area and could have potential adverse impact to this character. The site is adjacent to the East Langton Conservation Area to the north and east and could cause potential impact to its setting and character.
<b>Availability:</b>	The site is in single ownership. No developer involvement is indicated.
<b>Achievability:</b>	Mitigation associated with the East Langton Conservation Area and semi-rural character of the area could impact the viability of the site. Planning application on the site refused for potential impact to the Conservation Area and countryside character.
Not currently suitable	

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.56

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

#### Economic capacity

**Density applied:**

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**Estimated capacity (dwgs):**

See Capacity Notes

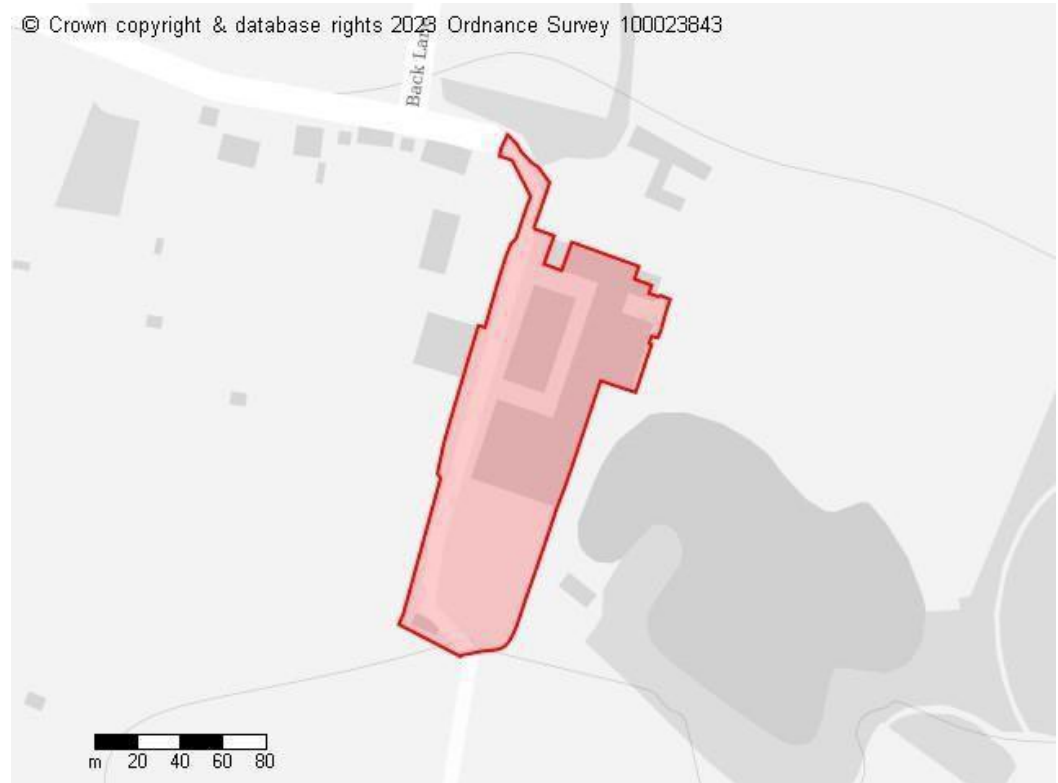
**Estimated capacity (sqm):****Capacity Notes:**

Site sits within the larger site of 21/8160. The site has a capacity of 14 dwellings. The capacity of this site is not reported above, to avoid double counting.

## East Langton, 21/8214, Astley Grange Farm

### Site Details

<b>Site ref:</b>	21/8214
<b>Site name:</b>	Astley Grange Farm
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	East Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	1.20
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Office/Industrial)
<b>Current use:</b>	Economic
<b>Adjacent land uses:</b>	Agriculture, fishing lake, housing

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is close to East Langton, a sustainable rural settlement. However, it is separated from the main form of the village, is isolated and not well related to the district's economic or population centres and has poor accessibility by sustainable modes of transport. The site's developable area has been adjusted to reflect the proposed extension part only and the capacity has been calculated accordingly. Access is proposed through an existing development of business units, off Back Lane which borders the East Langton Conservation Area (CA). As Back Lane is a narrow country lane, its appropriateness to serve development of the proposed scale would need to be demonstrated to the satisfaction of the Highway Authority and the impact of any access improvements on the setting of the CA would need to be considered. Mitigation for heritage and landscape impacts may be required. The site is considered not currently suitable for economic uses.

**Availability:**  
 Available

The site is in single ownership and is identified as being available for development within 5 years. It is not subject to developer interest, has not been marketed and is not under option. The site is considered available.

**Achievability:**  
 Not currently achievable

The site is poorly related to the main road network, is isolated from population and economic centres and is not accessible by sustainable modes of transport which could limit its market attractiveness for economic uses. Improving highway access to an appropriate standard could impact viability. Market and delivery factors indicate that the site is not currently achievable for economic uses.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.30



**Housing capacity****Economic capacity****Density applied (dph):****Density applied:**

3,850sqm/ha

**Development ratio:**

Not applicable

**Estimated capacity (dwgs):****Estimated capacity (sqm):**

1,155

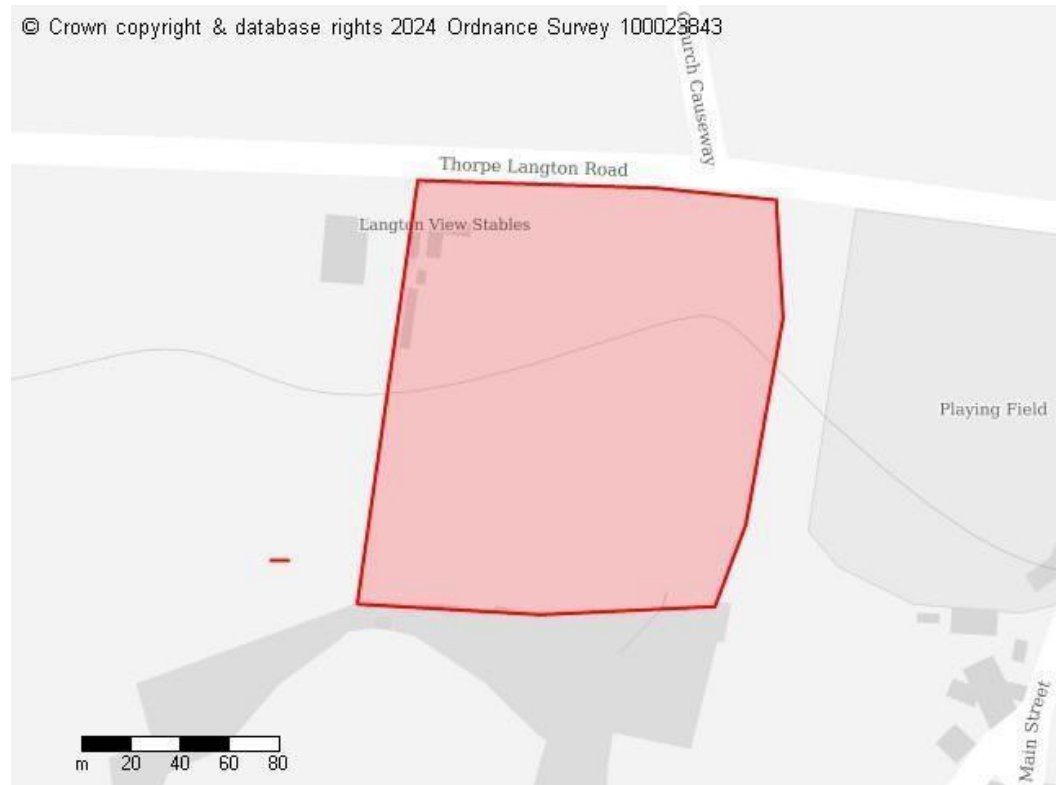
**Capacity Notes:**

Site area reduced to 0.3Ha to reflect the undeveloped portion of the site only. Capacity calculation applies average density for Office/Industrial uses.

# East Langton, 24/10274, Langton View Stables, Thorpe Langton Road

## Site Details

<b>Site ref:</b>	24/10274
<b>Site name:</b>	Langton View Stables, Thorpe Langton Road
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	East Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	2.59
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, including self-build and custom housebuilding
<b>Current use:</b>	Livery stables and paddocks.
<b>Adjacent land uses:</b>	Equestrian, agriculture, cricket ground.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is in an unsustainable location and does not form part of, or adjoin, the built form of East Langton as the nearest settlement. It is adjacent to Thorpe Langton Road but that aside is framed on all four sides by greenfield sites, including East Langton Cricket Ground. The eastern and south eastern boundaries of the Site adjoin the East Langton Conservation Area. There is concern on the potential impacts of the development of this Site on the character and appearance of the surrounding area.
<b>Availability:</b> Available	Landowners are in agreement to promote the site and discussions have taken place with developers. The site has not been actively marketed.
<b>Achievability:</b> Potentially achievable	High quality design may be required to mitigate impacts on the character and appearance of the surrounding area reflecting its countryside location and environmental and heritage significance of the Site's surroundings. This may include a reduced dwelling capacity.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.59

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

<b>Density applied:</b>	N/A
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**Estimated capacity (dwgs):** 49

**Estimated capacity (sqm):** N/A

**Capacity Notes:**  
N/A

# East Langton, 24/12199, Land east of Back Lane, East Langton

## Site Details

<b>Site ref:</b>	24/12199
<b>Site name:</b>	Land east of Back Lane, East Langton
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	East Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.3
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural land
<b>Adjacent land uses:</b>	Residential, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing urban area, and is a Neighbourhood Plan allocation. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan. Not known if a developer is currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.3

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%
<b>Estimated capacity (dwgs):</b>	6

### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

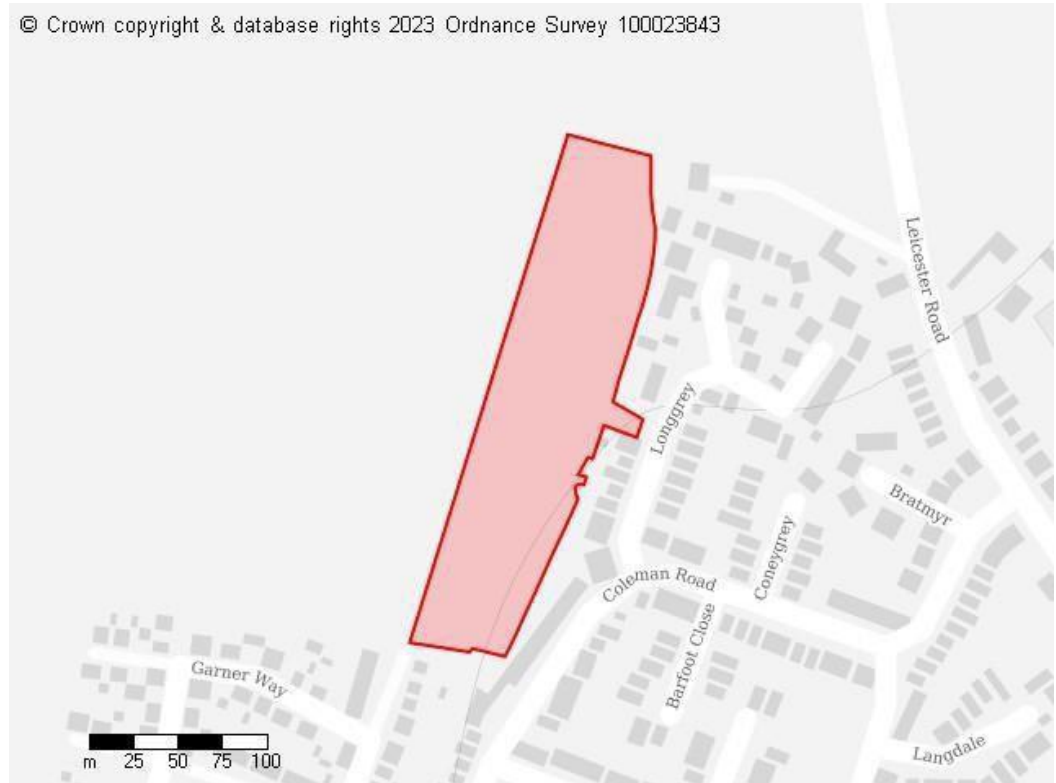
**Capacity Notes:**

The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 6 dwellings for the site is used for the site capacity.

# Fleckney, 21/8055, Land to the West of the Longgreys

## Site Details

<b>Site ref:</b>	21/8055
<b>Site name:</b>	Land to the West of the Longgreys
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	1.91
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Fleckney, a sustainable settlement, and is well-related to the existing built-form. The northern part of the site lies within an HSE gas pipeline consultation zone (red constraint). However, the submitter has demonstrated that, such is the site's distance from the pipeline, its presence will not impact on the developable area or site suitability. Consequently, no reduction in the site area has been necessary. Access is proposed via Longgreys (from reserved access rights). The capacity of the access would need to be demonstrated to the satisfaction of the Highway Authority. The site is considered suitable.
<b>Availability:</b>	There is landowner agreement, and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The capacity of the proposed access may impact on the overall capacity of the site. However, no market, cost or delivery factors issues have been identified to prevent the site coming forward for development. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.91

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 47

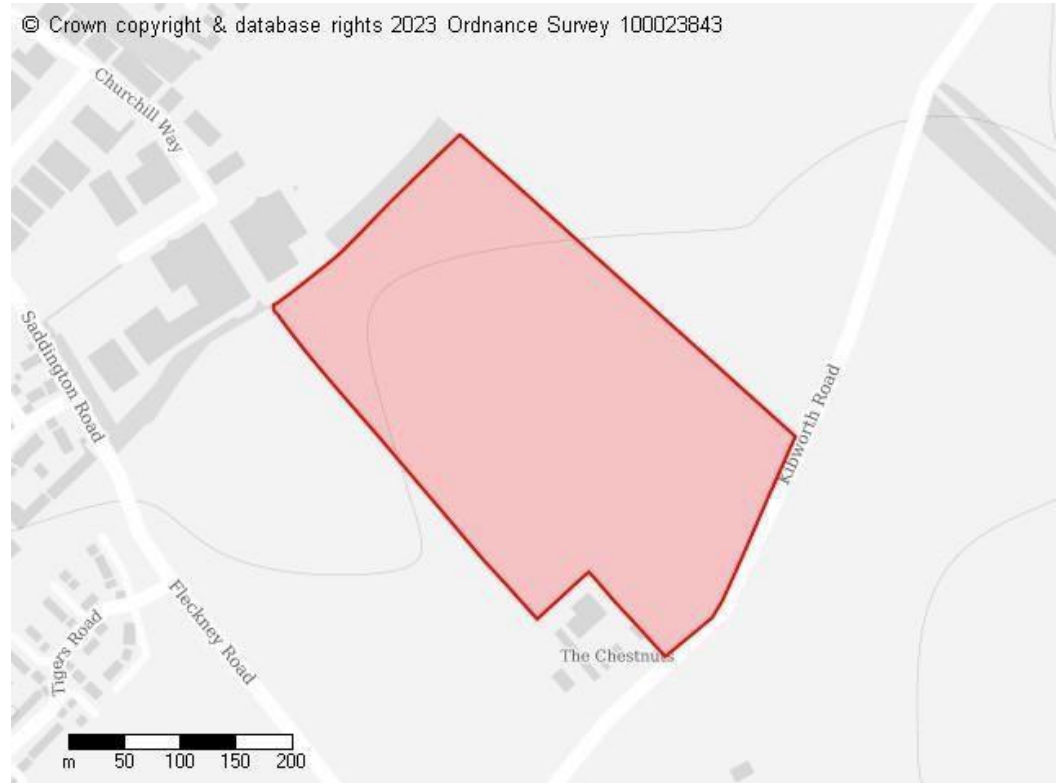
**Estimated capacity (sqm):**

**Capacity Notes:**

# Fleckney, 21/8076, Land lying north-west of Kibworth Road

## Site Details

<b>Site ref:</b>	21/8076
<b>Site name:</b>	Land lying north-west of Kibworth Road
<b>Parish:</b>	Saddington
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	10.60
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, employment/industrial

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	While the site is adjacent to Fleckney, a sustainable settlement, it has minimal connection with the village. It adjoins the south-eastern edge of the village at the industrial estate and the Local Plan employment allocation but extends into open countryside. Taken in isolation, it does not relate well to the existing built form and, while the site has access onto Kibworth Road, this road does not link directly to Fleckney. An overhead powerline crosses the site and a Public Right of Way follows the north-western boundary. The site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent the development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	As a standalone site, an appropriate access which connects directly into the village is not proposed. While the submission refers to previous discussions regarding potential access from Fleckney Road over contiguous land to the west (site 21/8166), this adjoining site is located within the Saddington Neighbourhood Plan Area of Separation and clarity is not provided. The site is therefore considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	10.60

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:



**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 199

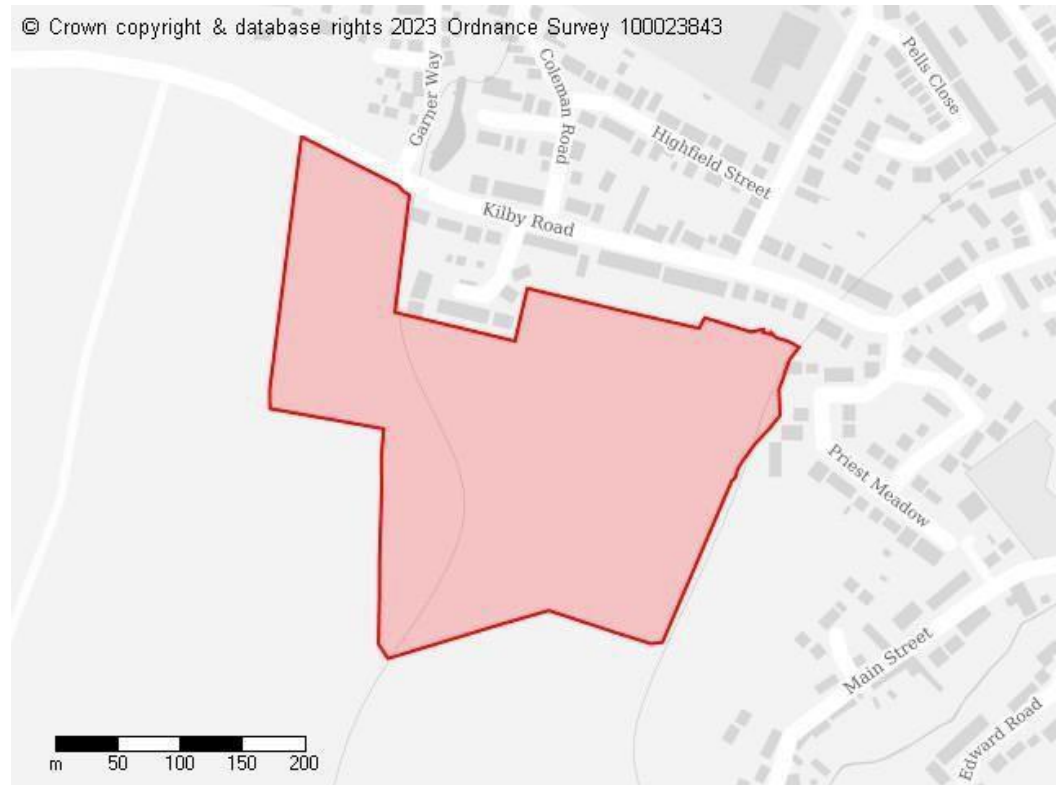
**Estimated capacity (sqm):**

**Capacity Notes:**

## Fleckney, 21/8086, Land south of Kilby Road (east)

### Site Details

<b>Site ref:</b>	21/8086
<b>Site name:</b>	Land south of Kilby Road (east)
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	8.83
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to Fleckney, a sustainable settlement. Primary access is proposed from Kilby Road and the capacity of the local highway network would need to be demonstrated. Several Public Rights of Way are within the site and would need to be retained. There are visible remains of Ridge and Furrow on the site which are identified in the Neighbourhood Plan. The site is considered potentially suitable.
<b>Availability:</b> Available	The site is in single ownership and a promotion agreement is in place. There have been no discussions with developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Given the scale of the site, the provision of suitable access from Kilby Road and mitigation required for impact on local highway network could impact on the capacity and viability of the site. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	8.83

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 166

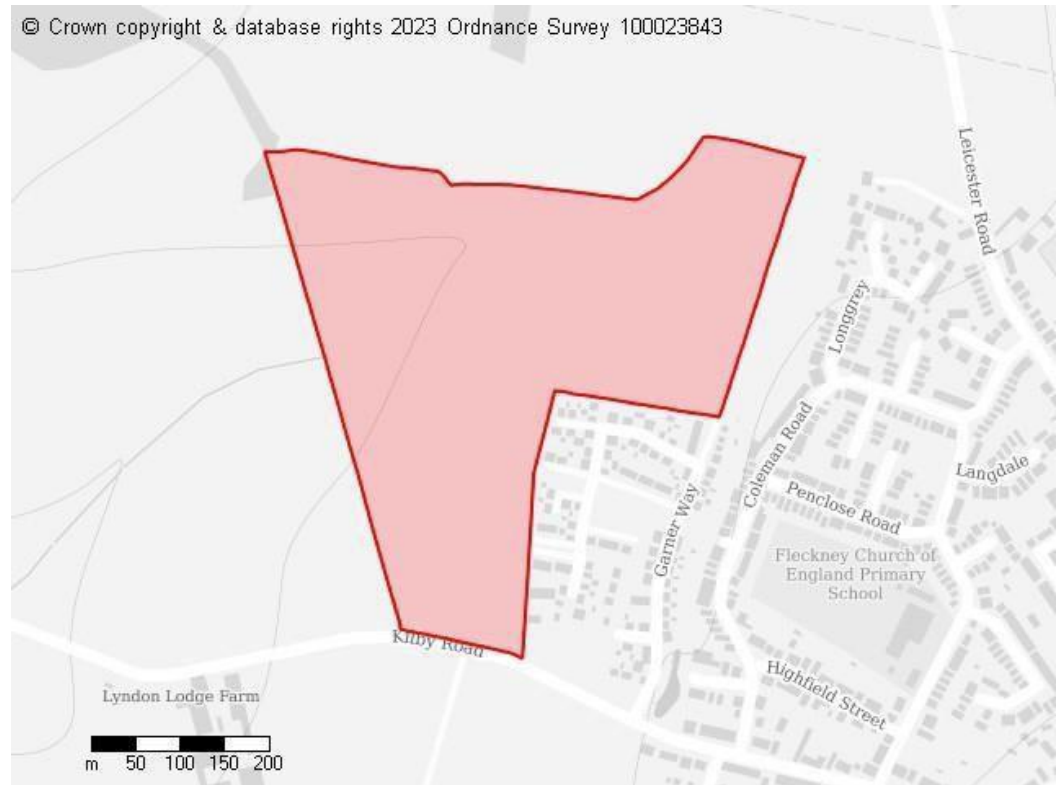
Estimated capacity (sqm):

Capacity Notes:

# Fleckney, 21/8087, Land North of Kilby Road

## Site Details

<b>Site ref:</b>	21/8087
<b>Site name:</b>	Land North of Kilby Road
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	17.75
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**

**Suitability:**

Potentially suitable

The site is adjacent to Fleckney, a sustainable settlement. It adjoins a housing site currently under construction (Land north of Kilby Road). The northern half of the site lies within HSE gas pipeline consultation buffer zone (red constraint). However, evidence submitted indicates that, given the distance from the gas pipeline, the site's development would not be impacted. Access is proposed from Kilby Road to the south and the Highway Authority has indicated that significant mitigation may be required. The capacity of the local highway network would need to be demonstrated and potential impacts on the village centre considered. A Public Right of Way crosses the site and would need to be retained. The site is considered potentially suitable.

**Availability:**

Available

There is landowner agreement regarding the site, and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

Regarding access via Kilby Road, significant highway mitigation is likely to be required to overcome potential highway impacts and this could impact on the site's viability. The submitter has indicated that a smaller part of the site (i.e. the area most closely associated with the existing Garner Way development) could be deliverable within a shorter timeframe. However, the site as submitted is considered potentially achievable.

## Conclusions

**Deliverable or developable:** Developable

**Reason if not currently developable:**

**Timeframe for development:** Developable in 6-10 years, Developable in 11-15 years

**Net developable site area (ha):** 17.75

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Density applied:**

**Estimated capacity (dwgs):** 333

**Estimated capacity (sqm):**

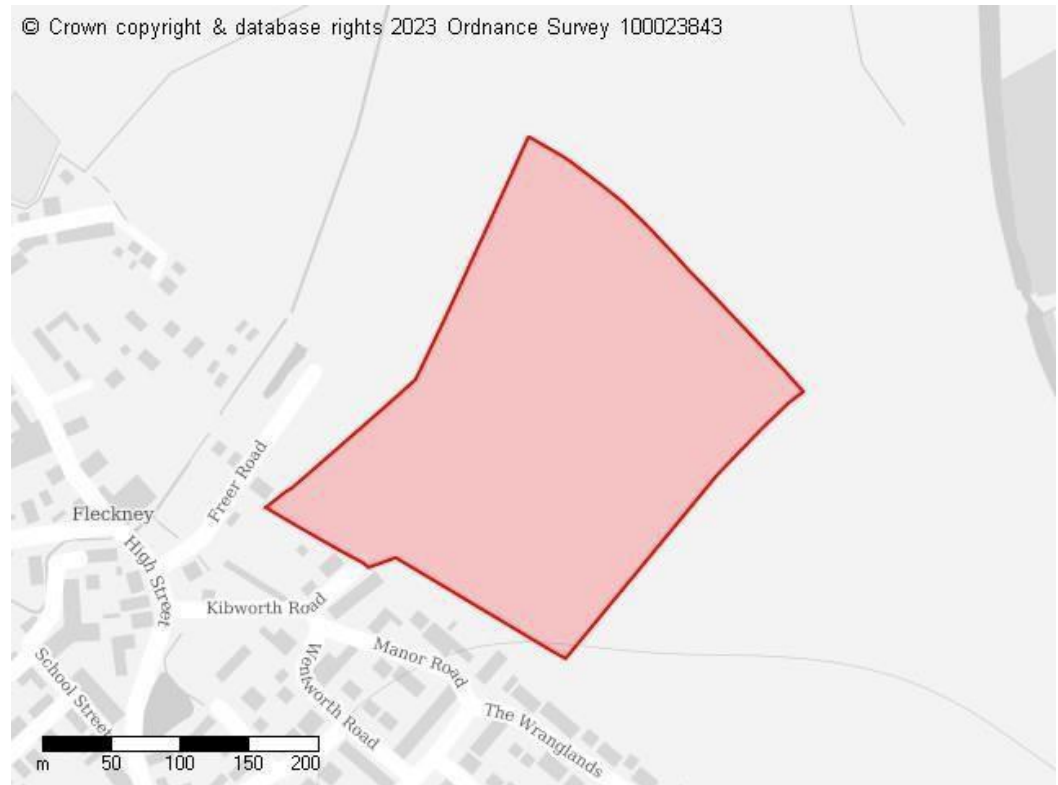
**Capacity Notes:**

This site includes the smaller site, 24/10042.

# Fleckney, 21/8088, Land to the east of Fleckney Meadows

## Site Details

<b>Site ref:</b>	21/8088
<b>Site name:</b>	Land to the east of Fleckney Meadows
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	6.89
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Fleckney, a sustainable settlement. Proposed access is via the adjoining Fleckney Meadows (Freer Road) development. Potential impacts on the local highway network would need to be investigated. A Public Right of Way (leading to the canal) and an overhead power line cross the site. The site extends into open countryside, beyond the existing built form, to within 160m of the canal. Whilst an indicative layout shows the north-eastern part of the site as open space, the setting of the canal, a Conservation Area and a SSSI, could be adversely impacted. The Neighbourhood Plan identifies the site as a Feature of Local Heritage Interest (ridge and furrow). The site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership and discussions with potential developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

Whilst an appropriate access would seem to be available, the capacity of the wider local highway network would need investigation. Mitigation for potential adverse impacts on the local landscape and the Grand Union Canal Conservation Area/SSSI could impact on the capacity and viability of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.89

Housing capacity

Economic capacity

**Density applied (dph):****Development ratio:**

Not applicable

**Density applied:****Estimated capacity (dwgs):**

110

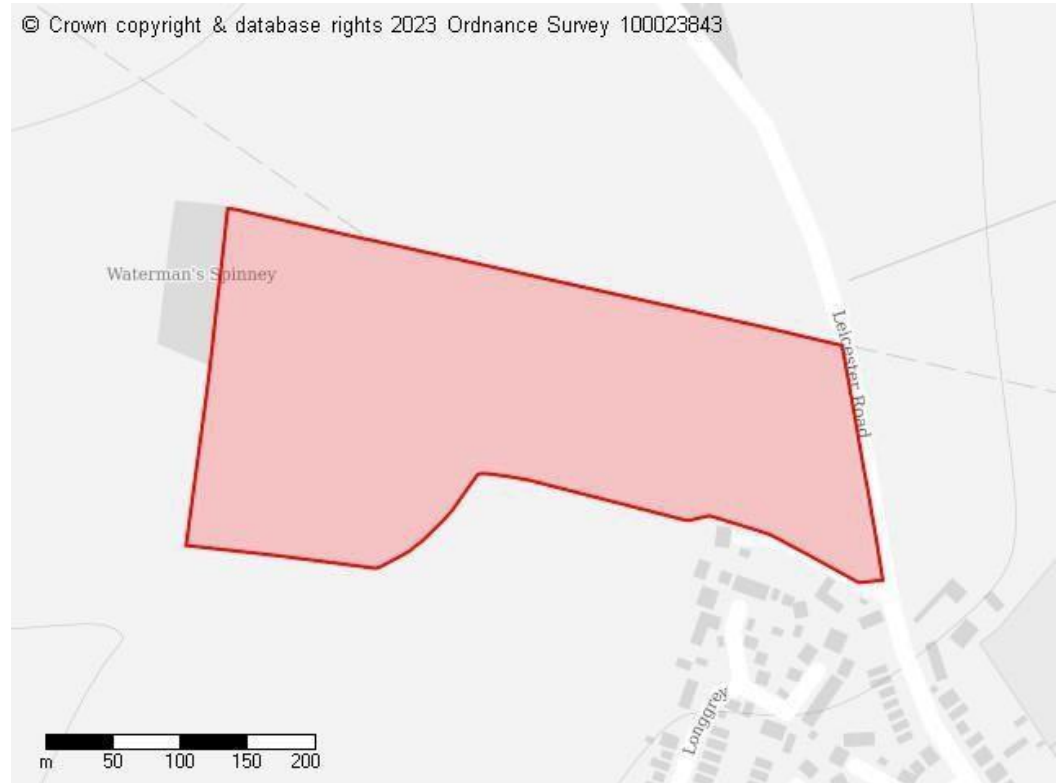
**Estimated capacity (sqm):****Capacity Notes:**

The capacity figure is as submitted by the site promoter and reflects the indicative layout provided. Capacity based on the standard calculation is 129 dwellings.

# Fleckney, 21/8101, Land west of Leicester Road

## Site Details

<b>Site ref:</b>	21/8101
<b>Site name:</b>	Land west of Leicester Road
<b>Parish:</b>	Wistow and Newton Harcourt
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	9.00
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Predominantly agriculture, residential

## Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**  
Potentially suitable

The site is adjacent to the northern edge of Fleckney, a sustainable settlement. Its current connection to the built form is limited and, without SHELAA sites adjacent to the south coming forward, would extend development significantly westwards into open countryside. The site lies within an HSE high pressure gas pipeline consultation area (red constraint). However, the submitter has demonstrated that an appropriate buffer can be accommodated within any development. The site area has been reduced by 0.7ha to allow for an appropriate buffer for the gas pipeline. Site access would be via Leicester Road on to which the site has frontage. Appropriate access would need to be demonstrated to the satisfaction of the Highway Authority, including potential impacts on the local highway network and links to the village centre. The site is considered potentially suitable.

**Availability:**  
Available

The site is in single ownership and under option to a developer. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Potentially achievable

Whilst an appropriate access would seem to be achievable, the impacts on and the capacity of the wider highway network would need to be investigated. Mitigation may be required. The potential isolation of the western extent of the site in landscape terms would need to be addressed and could impact on site capacity. Given its location on the northern edge of Fleckney, connectivity to the village centre would also need to be addressed. However, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	8.30



**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 156  
**Capacity Notes:**

**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

# Fleckney, 21/8166, Land to the east of Fleckney Road

## Site Details

<b>Site ref:</b>	21/8166
<b>Site name:</b>	Land to the east of Fleckney Road
<b>Parish:</b>	Saddington
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	7.13
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Industrial units, residential, agriculture

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Fleckney, a sustainable settlement. It is opposite a housing site currently under construction and next to industrial units. However, the scale of the site extends well beyond the existing built-up area and would have potential impacts on the wider landscape, reducing the separation between Fleckney and Saddington. It is a relatively flat site with access onto Fleckney Road. The capacity of the local highway network and any cumulative impacts would need to be considered. It is crossed by an overhead powerline. The site is considered potentially suitable.

**Availability:**  
Available

The site is in single ownership and being promoted on behalf of the landowner. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Potentially achievable

As the site is currently within the Area of Separation as designated in the Saddington Neighbourhood Plan, a change to policy would be required for the site to be achievable. Potential highway mitigation in relation to the local rural highway network and the village itself could impact on the viability of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	7.13

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 134

**Estimated capacity (sqm):**

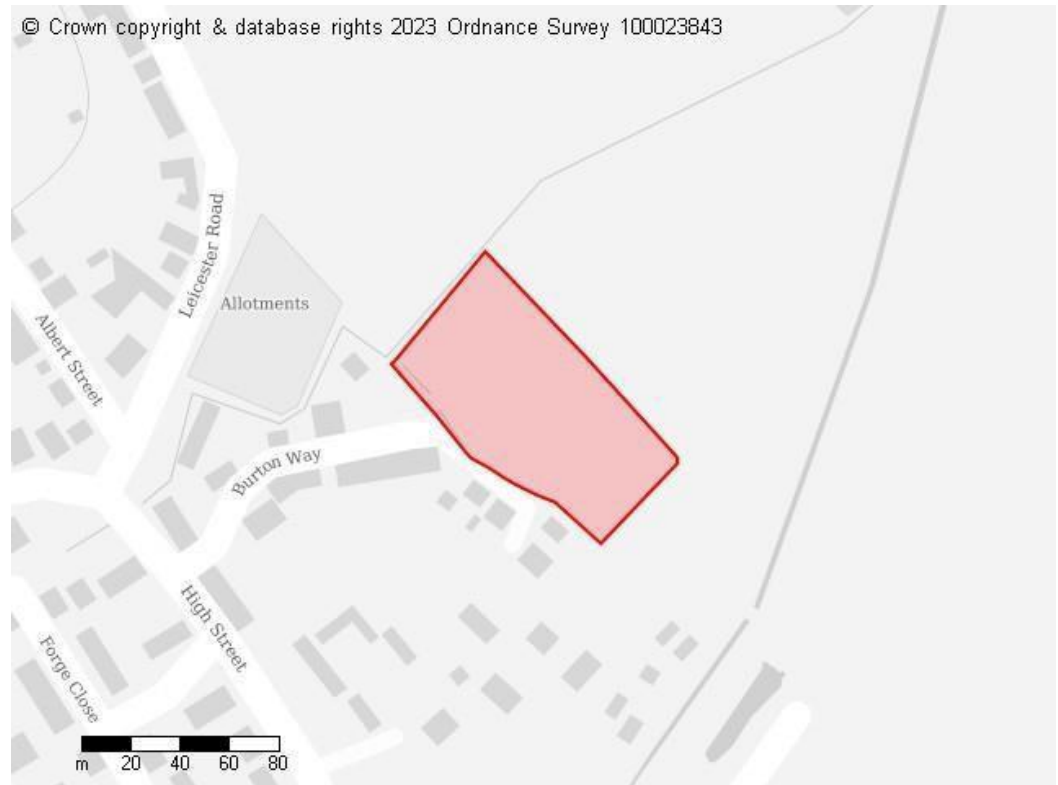
**Capacity Notes:**

Site capacity is reported in the section above, but not for 24/10140, to avoid double counting.

# Fleckney, 21/8174, Land Off Burton Way

## Site Details

<b>Site ref:</b>	21/8174
<b>Site name:</b>	Land Off Burton Way
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	0.64
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Hard standing (previous compound), scrubland
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to Fleckney, a sustainable settlement. Access is proposed via Burton Way. The site is considered suitable.
<b>Availability:</b> Available	The site is in single ownership and there have discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Achievable	While appropriate access would need to be demonstrated, no viability or delivery factors have been identified. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.64

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 16

**Capacity Notes:**

### Economic capacity

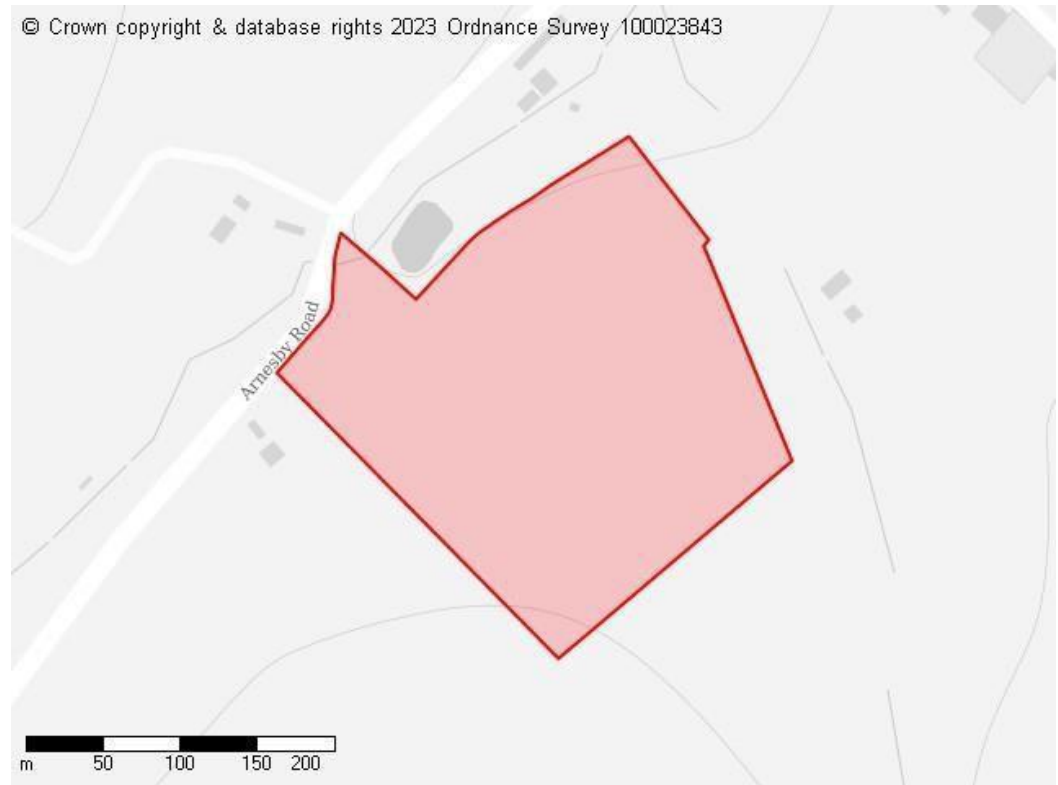
**Density applied:**

**Estimated capacity (sqm):**

# Fleckney, 21/8205, Land south of Bird Cage Cottage, Arnesby Road

## Site Details

<b>Site ref:</b>	21/8205
<b>Site name:</b>	Land south of Bird Cage Cottage, Arnesby Road
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	6.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential commitment, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to a housing commitment on the western edge of Fleckney, a sustainable settlement. Only once the adjacent site is built will this site be well-related to the built-up area. The site has frontage on to Arnesby Road. No details relating to the proposed access are provided. Access onto Arnesby Road and the capacity of the local highway network will need investigation. The site is considered potentially suitable.
Potentially suitable	
<b>Availability:</b>	There are two landowners and discussions with potential developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
<b>Achievability:</b>	The site is isolated from the village until the adjoining housing commitment is delivered. Clarity around access arrangements and the capacity of the local highway network is required. As a result, the site is considered potentially achievable.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.05

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 113

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

172

# Fleckney, 21/8212, Land east of Fleckney Road

## Site Details

<b>Site ref:</b>	21/8212
<b>Site name:</b>	Land east of Fleckney Road
<b>Parish:</b>	Saddington
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	7.13
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Employment
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Industrial units, residential, agriculture

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is adjacent to Fleckney, a sustainable settlement. While the site is opposite a housing site currently under construction and next to industrial units, it would extend into open countryside towards Saddington, and is situated in the current Area of Separation (Saddington Neighbourhood Plan). It is a relatively flat site with access onto Fleckney Road. The capacity of the local highway network to support an employment site of this size, particularly large B8 uses, and the potential impacts on the village centre, would need further investigation. The submission does not specify the mix of uses sought but they would need to be compatible with the amenity of occupants of nearby residential development. The site is considered not currently suitable for employment.

**Availability:**  
 Available

The site is in single ownership. No marketing or discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Not currently achievable

As the site is currently within the Area of Separation as designated in the Saddington Neighbourhood Plan, a change to policy would be required for the site to be achievable. Impact of employment uses on the rural road network and Fleckney village centre could be considerable, therefore substantial highway mitigation may be needed, depending on the mix uses (details of which have not been indicated at this stage). Therefore, given the lack of detail, the site is considered not currently achievable for employment.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	7.13

Housing capacity

Economic capacity

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**Density applied:**

3,800sqm/ha

**Density applied (dph):****Development ratio:**

Not applicable

**Estimated capacity (dwgs):****Estimated capacity (sqm):**

27,094

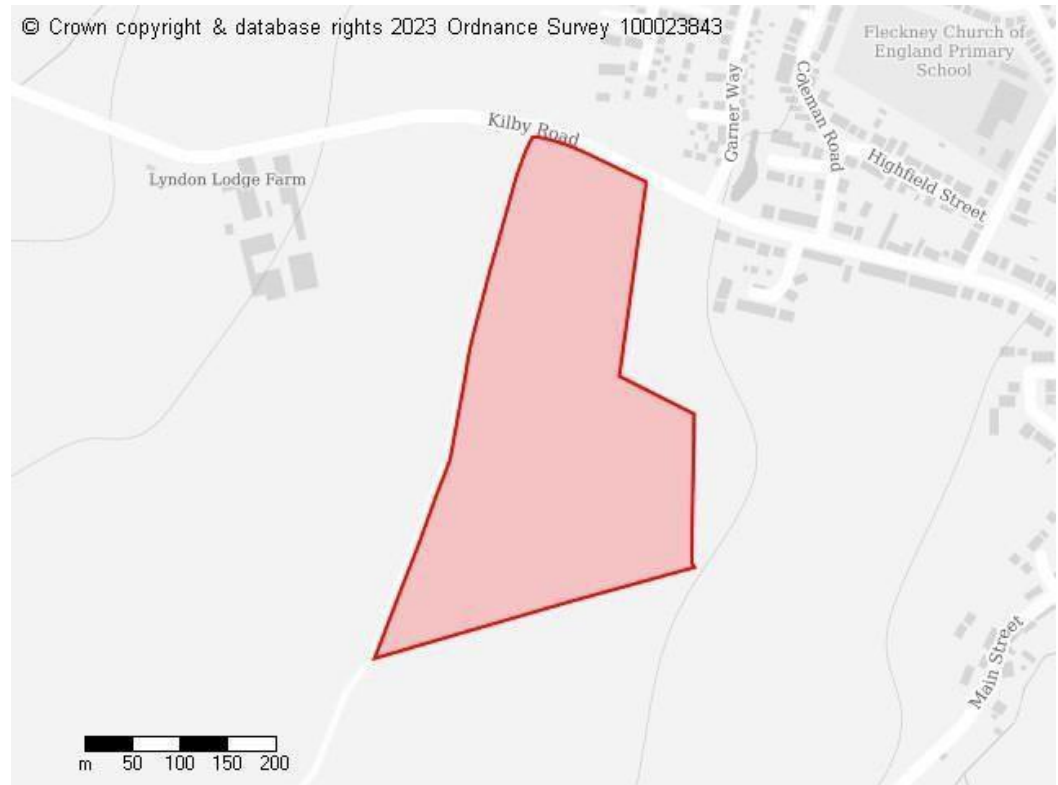
**Capacity Notes:**

Average density applied of 3,800sqm/ha based on equal split between classes (office/industrial/non-strategic B8/strategic B8).

## Fleckney, 21/8216, Land South of Kilby Road (west)

### Site Details

<b>Site ref:</b>	21/8216
<b>Site name:</b>	Land South of Kilby Road (west)
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	9.80
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of Fleckney, a sustainable settlement, and is adjacent by virtue of it being opposite a site under construction on western edge of Fleckney to north of Kilby Road. It is separated from the main village to the south of Kilby Road by SHELAA site 21/8086. Development of the site in isolation would extend the built form into open countryside, potentially requiring mitigation. An improved connection to the existing settlement and demonstration of suitable access arrangements, including potential local highway mitigation, would be required for the site to be considered suitable. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership and there is an agreement with a developer in place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Taken in isolation, the full extent of the site does not relate well to the current built form of the village and may require landscape mitigation. The adjacent site to the east would need to be developed to improve the site's connection to the village form. Access onto Kilby Road could lead to impacts on the local highway network requiring mitigation, potentially impacting on viability. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	9.80

#### Housing capacity

Density applied (dph): 30

#### Economic capacity

Density applied:



**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 184

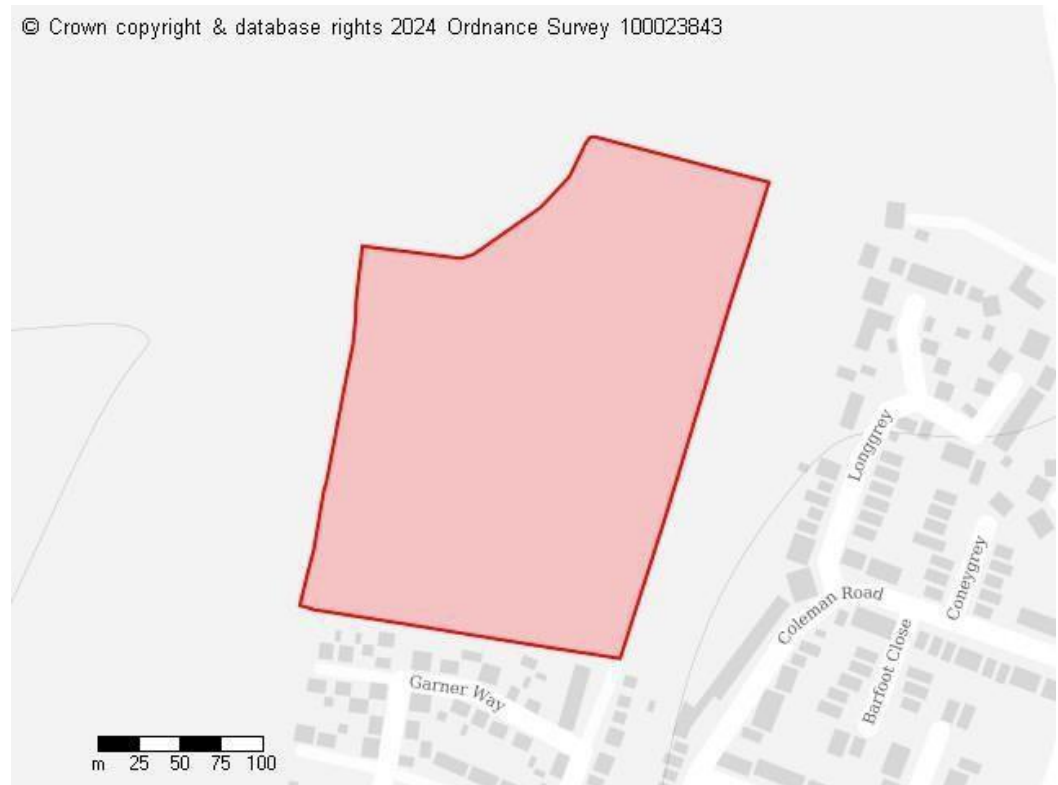
**Estimated capacity (sqm):**

**Capacity Notes:**

# Fleckney, 24/10042, Land North of Fleckney Fields

## Site Details

<b>Site ref:</b>	24/10042
<b>Site name:</b>	Land North of Fleckney Fields
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	5.49
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The Site is located adjacent to Fleckney and outside of the made Neighbourhood Plan's Limits to Development Area. A majority of the Site lies within HSE gas pipeline consultation buffer zone (red constraint). However, evidence submitted indicates that, given the distance from the gas pipeline, the Site's development would not be impacted. Vehicular access is proposed via the David Wilson Homes Fleckney Fields site to the South. It would need to be demonstrated that there is capacity for this and clarity is sought on the status of the site which runs between the settlement edge and the site (Longgreay) in concluding suitability of Site.
<b>Availability:</b>	Site has a sole landowner, and is actively marketed and under option to developer.
<b>Achievability:</b>	Vehicular access is proposed via the David Wilson Homes Fleckney Fields site to the South. It would need to be demonstrated that there is capacity for this and clarity is sought on the status of the site which runs between the settlement edge and the site (Longgreay).

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	5.49

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

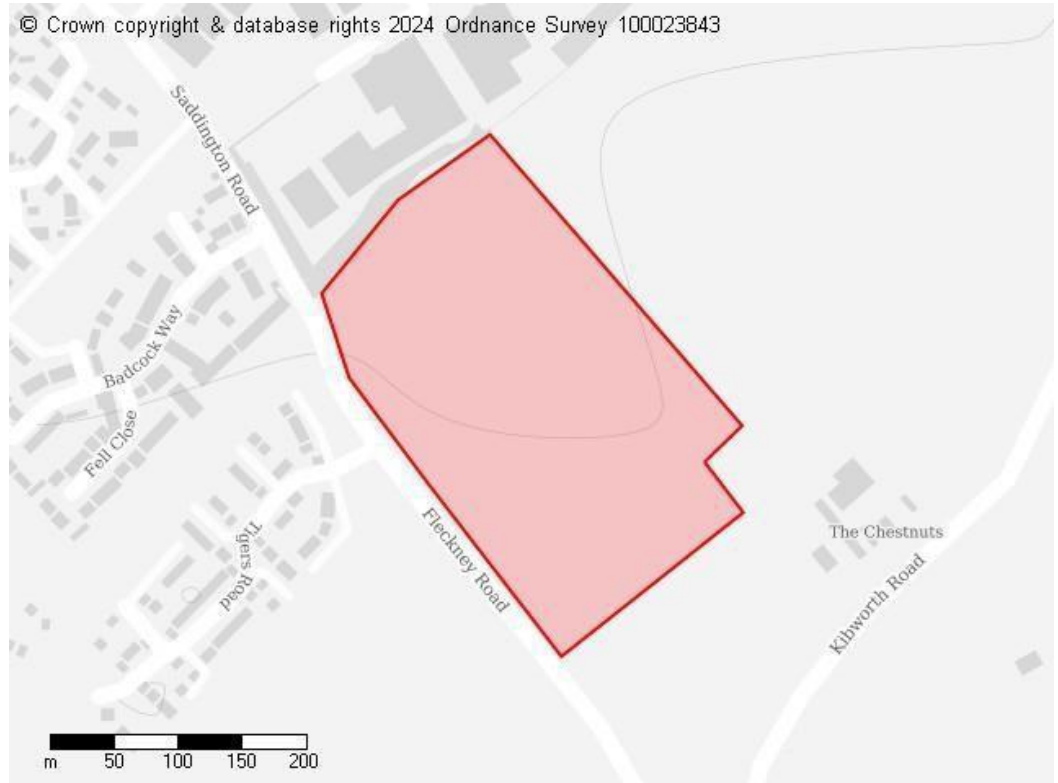
**Capacity Notes:**

This site has capacity of 103 and forms part of the larger site, 21/8087. Capacity has not been reported above, to avoid double counting with the larger site.

# Fleckney, 24/10140, Land off Fleckney Road, Fleckney

## Site Details

**Site ref:** 24/10140  
**Site name:** Land off Fleckney Road, Fleckney  
**Parish:** Saddington  
**Nearest Settlement:** Fleckney  
**Site map:**



**Site area (ha):** 6.98  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing, Affordable housing only  
**Current use:** Agricultural Land  
**Adjacent land uses:** Industrial and residential uses

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** Although the site size differs by 0.16 Ha, this site is considered to be a duplicate of 21/8166.  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

### Economic capacity

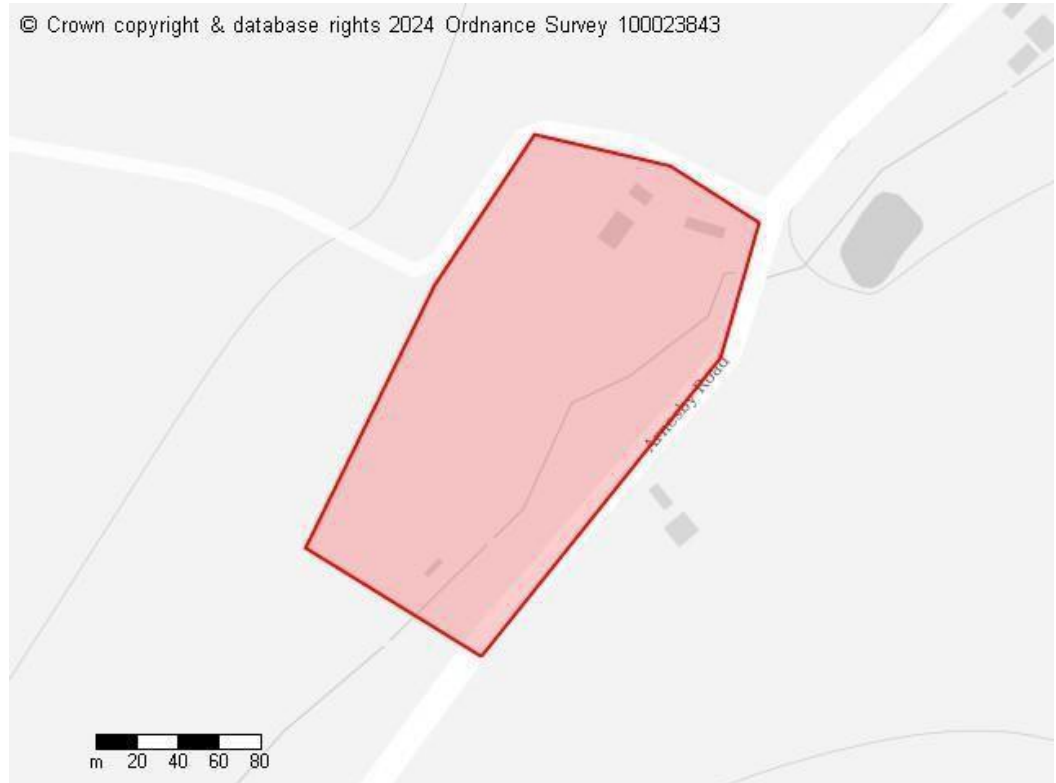
**Density applied:**

**Estimated capacity (sqm):**

# Fleckney, 24/10207, The Grange, Arnesby Road

## Site Details

<b>Site ref:</b>	24/10207
<b>Site name:</b>	The Grange, Arnesby Road
<b>Parish:</b>	Fleckney
<b>Nearest Settlement:</b>	Fleckney
<b>Site map:</b>	



<b>Site area (ha):</b>	2.94
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing (including self/custom build) and potential football development academy
<b>Current use:</b>	Residential
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The most significant concern is the Site's unsustainable location and disconnect from the settlement of Fleckney (although it is reflected that current housing allocation F1 is extending the settlement's built form along Arnesby Road). There is concern on the potential impacts of the Site on the character and appearance of the surrounding area. Also, highway access is believed to be onto a National Speed Limit stretch of Arnesby Road with no pavement provision and no opportunities for sustainable modes of travel.
<b>Availability:</b> Potentially available	Submission indicates there are either one or two landowners. The Site is not being actively marketed and is not under option to a developer and it is not known if the Site has been discussed with any developers.
<b>Achievability:</b> Potentially achievable	The extent of any infrastructure and utilities improvement required to support development at this location is currently unknown, as is any mitigation required in respect of Fleckney Brook. It is not clear whether there have been advanced discussions with potential developers.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	2.94

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

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**Estimated capacity (dwgs):** 36

**Estimated capacity (sqm):**

**Capacity Notes:**

For the purposes of calculating housing density an assumption was made that 50% of the site would be for housing and 50% for the football academy.

# Fleckney, 24/12230, Land off Malborough Drive

## Site Details

**Site ref:** 24/12230  
**Site name:** Land off Malborough Drive  
**Parish:** Fleckney  
**Nearest Settlement:** Fleckney  
**Site map:**



**Site area (ha):** 1.39  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Employment  
**Proposed use(s):** Employment - Office, Non-strategic warehousing  
**Current use:** Greenfield and informal walking area.  
**Adjacent land uses:** Network Rail Nightingale House to the east, offices and business units to the south west. Housings to the north west.

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:**  
**Suitability:** Potentially suitable  
 The site is allocated as Land off Malborough Drive Business Allocation (F3) (BE1) in the Local Plan. Part of the allocation, land to the east of this site, has been built out with the Network Rail building, Nightingale House. Phase two received planning permission on 9/9/22 (21/02061/REM). Given the grant of planning permission on the site, it is considered to be suitable.  
**Availability:** Available  
 The site has planning permission for a mix of employment uses (21/02061/REM), therefore considered available.  
**Achievability:** Achievable  
 Site has reserved matters planning consent (21/02061/REM), therefore considered to be achievable.

## Conclusions

**Deliverable or developable:** Deliverable  
**Reason if not currently developable:**  
**Timeframe for development:** Deliverable within 5 years  
**Net developable site area (ha):** 1.39

### Housing capacity

**Density applied (dph):**  
**Development ratio:** Not applicable

### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

**Capacity Notes:**

Reserved matters planning permission for a mix of: 1,920sqm Non Strategic B8; 1,450sqm Industrial B2 and; 740sqm Office uses. Therefore, these floorspace figures have been taken as the site capacity in this case.



# Foxton, 21/8065, Land off North Lane

## Site Details

**Site ref:** 21/8065  
**Site name:** Land off North Lane  
**Parish:** Foxton  
**Nearest Settlement:** Foxton  
**Site map:**



**Site area (ha):** 0.09  
**Brownfield / Greenfield:** PDL  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Hardstanding bounded by trees. Used for car parking  
**Adjacent land uses:** Residential and agriculture

### Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** Site size (0.09ha) is below the minimum threshold (i.e. able to accommodate at least 5 dwellings).  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

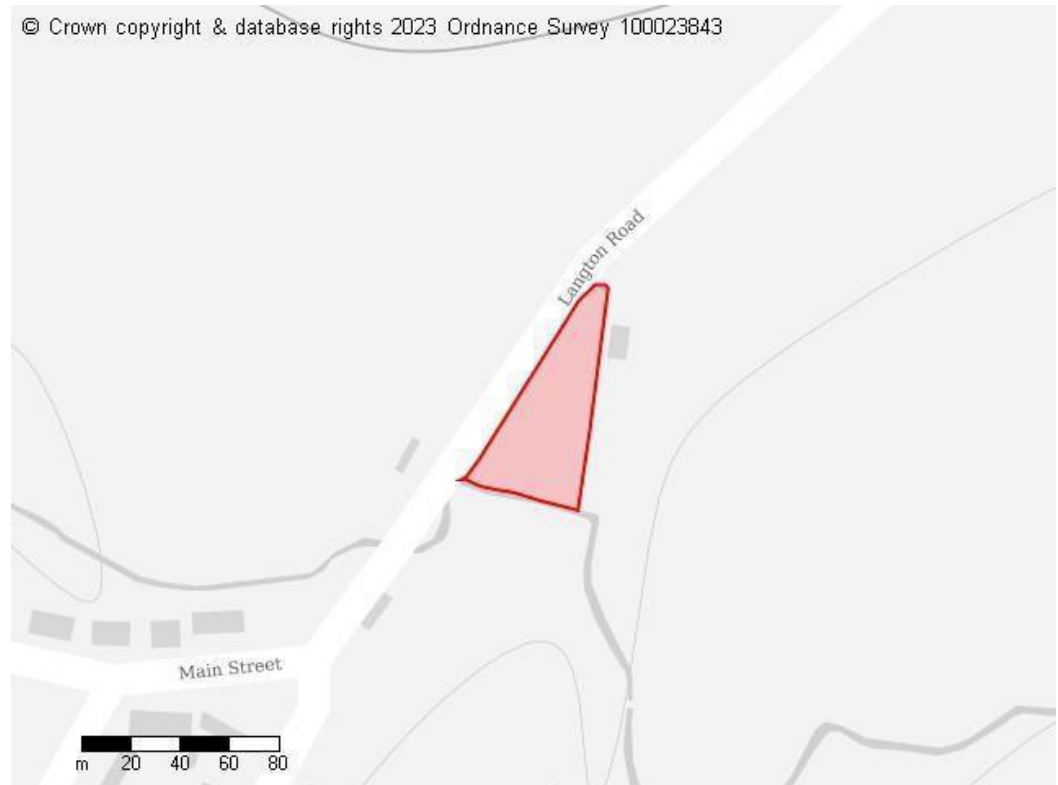
**Density applied:**

**Estimated capacity (sqm):**

## Foxton, 21/8072, The Market Garden, Langton Road

### Site Details

<b>Site ref:</b>	21/8072
<b>Site name:</b>	The Market Garden, Langton Road
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Foxton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.25
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Former nursery (garden centre).
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is near to the settlement of Foxton, a sustainable rural settlement. However, it is not adjacent or well related to the built-up area of the village, nor is it served by a safe walking route to access the village's services and facilities. The southern edge of the site is within flood zone 2, 3a and 3b and this would limit the developable area of the site (0.03ha in flood zone 3b has been excluded from site area). Given that the area between the site and the village is flood zone 3b, the site is likely to remain separated from the built form. The site is considered not currently suitable.
<b>Availability:</b>	There are no legal or ownership impediments that would prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Addressing flood risk and poor relationship with existing village would need to be considered and could impact on the site's capacity and viability. Therefore, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.22

Housing capacity

Economic capacity

Estimated capacity (dwgs): 7

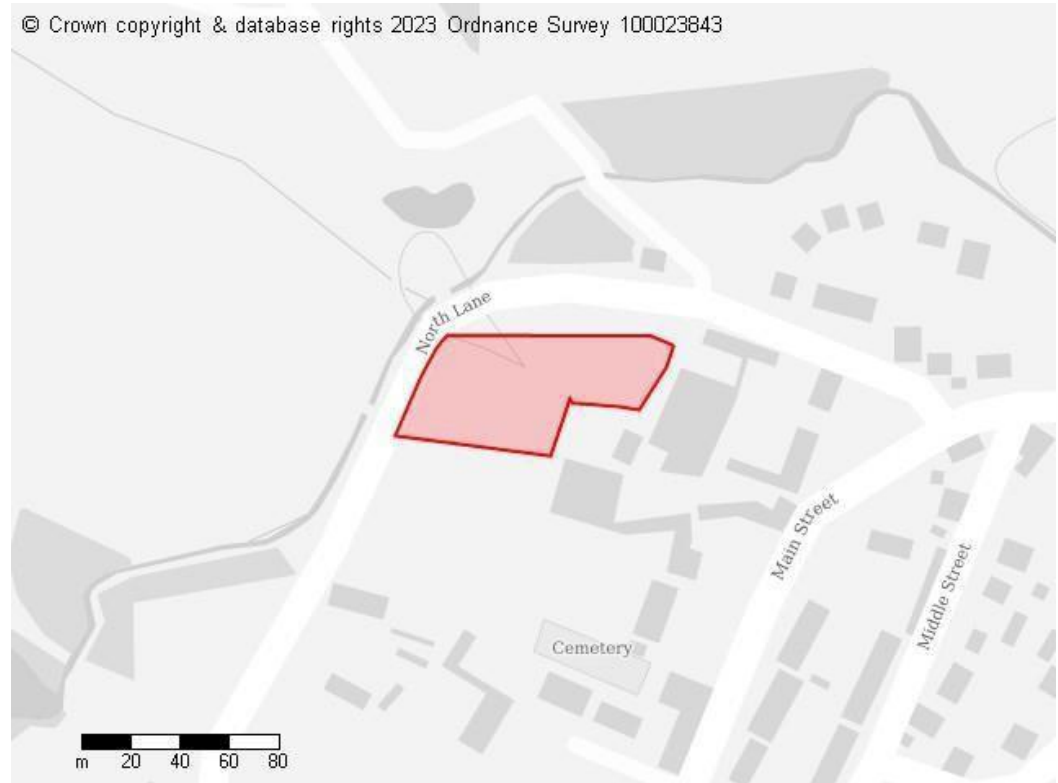
Estimated capacity (sqm):

Capacity Notes:

## Foxton, 21/8112, Land off North Lane

### Site Details

<b>Site ref:</b>	21/8112
<b>Site name:</b>	Land off North Lane
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Foxton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.38
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Part paddock, part previously used as wildlife rescue facility
<b>Adjacent land uses:</b>	Residential and commercial

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located adjacent to the built-up area of Foxton, a sustainable rural settlement. Part of the site is previously developed land. The site is within the Foxton Conservation Area, the character and appearance of which could be adversely impacted by development. Further investigation would be required to determine the impact of the existing commercial use on any would be occupiers of the site. Access is proposed via North Lane and its suitability would need to be demonstrated. The site is considered potentially suitable.
<b>Availability:</b>	Further investigation into whether both landowners agree in promoting the site for development is needed. The site is considered potentially available.
<b>Achievability:</b>	Mitigation for potential impact on the Conservation Area could affect site capacity. Some highway mitigation may also be required. However, there are no market, cost or delivery factors that could make development economically unviable. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.38

Housing capacity

Economic capacity

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**Estimated capacity (dwgs):**

See Capacity Notes

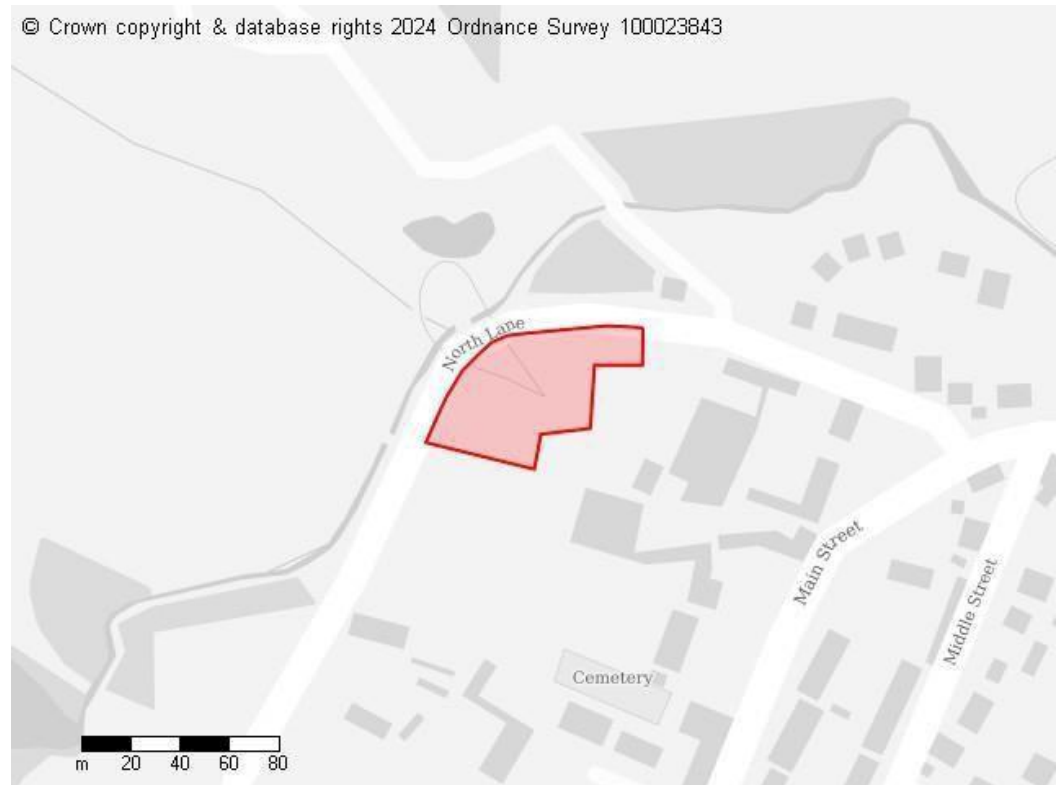
**Estimated capacity (sqm):****Capacity Notes:**

This, with a capacity of 11 dwellings, falls under the larger site of 24/8986. The capacity is not reported here, to prevent double counting.

## Foxton, 24/8986, Land off North Lane, Foxton

### Site Details

<b>Site ref:</b>	24/8986
<b>Site name:</b>	Land off North Lane, Foxton
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Foxton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.31
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Part car park, part paddock and part was previously used as an animal sanctuary.
<b>Adjacent land uses:</b>	Residential/agricultural

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is located adjacent to the built-up area of Foxton, a sustainable village with easy access to higher order services in nearby Market Harborough. Therefore the site is in an appropriate location for small scale development. Part of the site is previously developed land and an existing commercial use. The site submission explains that existing uses would be demolished. Further investigation would be required to determine whether any part of the commercial use would be retained on the site and therefore the impact of the use on any future occupiers of the site. The site is within the Foxton Conservation Area, the character and appearance of which could be adversely impacted by development. Access is proposed via North Lane, therefore Highway Authority comments would be required to further understand the level of constraint. The site is within an area of 1 in 1000 years surface water flooding and it is located directly adjacent to Flood Zone 3b. Further investigation into flood risk on the site would be required to further understand the level of constraint. Although the site is in an appropriate location for development, there are numerous constraints on the site which would require significant mitigation. Therefore, the site is considered to be potentially suitable.

**Availability:**  
 Available

The site is owned by two landowners who are in agreement to promote the site. The owners have not discussed the site with developers. The site would require demolition of existing outbuildings. Given that the Call for Sites submission states that the two owners of the site are in agreement to promote the site and have expressed an interest to sell/develop the site, it is considered that the site is available.

**Achievability:**  
 Potentially achievable

Mitigation for potential impact on the Conservation Area could affect viability in relation to achieving high-quality design, in keeping with the Conservation Area. Some highway and flood risk mitigation may also be required. Demolition of existing outbuildings may have cost implications. However, the site is in a good location to meet demand for the edge of village location, there are no market, cost or delivery factors that would make development economically unviable within the next 6-10 years. The site is considered potentially achievable.

### Conclusions

**Deliverable or developable:** Developable

**Reason if not currently developable:**

**Timeframe for development:** Developable in 6-10 years

**Net developable site area (ha):** 0.31

**Housing capacity**

**Density applied (dph):** 30

**Development ratio:** <0.4 Ha = 100%

**Estimated capacity (dwgs):** 9

**Economic capacity**

**Density applied:** N/A

**Estimated capacity (sqm):** N/A

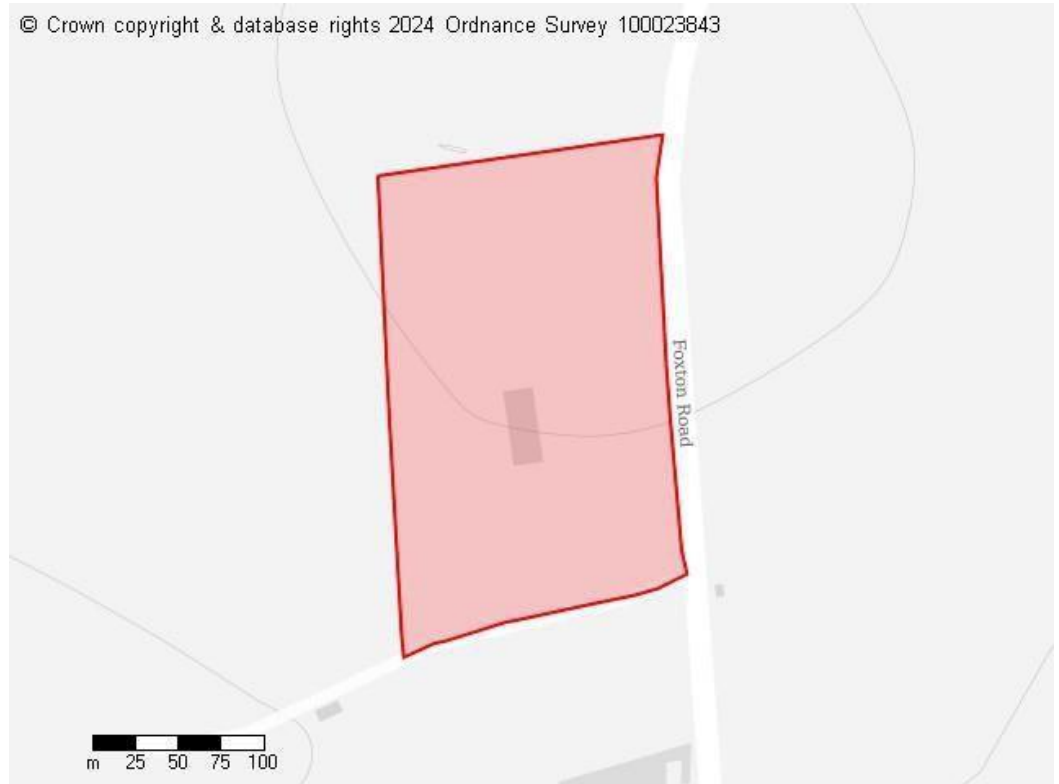
**Capacity Notes:**

The site is a combination of 21/8112 and 21/8065.

# Foxton, 24/9719, The Cattle Market, Foxton Road, Lubenham, Market Harborough, Leicestershire, LE16 7RY

## Site Details

<b>Site ref:</b>	24/9719
<b>Site name:</b>	The Cattle Market, Foxton Road, Lubenham, Market Harborough, Leicestershire, LE16 7RY
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Foxton
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	4.16
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Employment
<b>Current use:</b>	Livestock Market and associated buildings. Open fields.
<b>Adjacent land uses:</b>	Agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located on an existing livestock market site, and is a mix of previously developed land and greenfield. The site is located between the settlements of Lubenham and Foxton and has an existing access from Foxton Road. The site is not well related to existing services and the potential to access the site by sustainable transport modes would need further investigation. The site is located on potentially contaminated land which also requires further investigation. As a site in a countryside location adjacent to the Foxton Area of Separation, the site would require appropriate screening and design to mitigate landscape impacts. Given the lack of detail regarding the uses on the site at this time, and therefore the type of impact the site may have, it is currently considered potentially suitable.
<b>Availability:</b> Potentially available	There is more than one landowner but they are all in agreement. The site hasn't been actively marketed and there have been no discussions with developers at this time. The site is therefore potentially available, subject to further details regarding uses on the site and developer interest.
<b>Achievability:</b> Potentially achievable	Dependent on the size and type of the employment provision, the site may be required to make contributions towards sustainable transport measures for local employees to access the site. Land remediation where contamination is identified could impact on viability. The site is therefore potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	None. The site is available immediately.
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	4.16



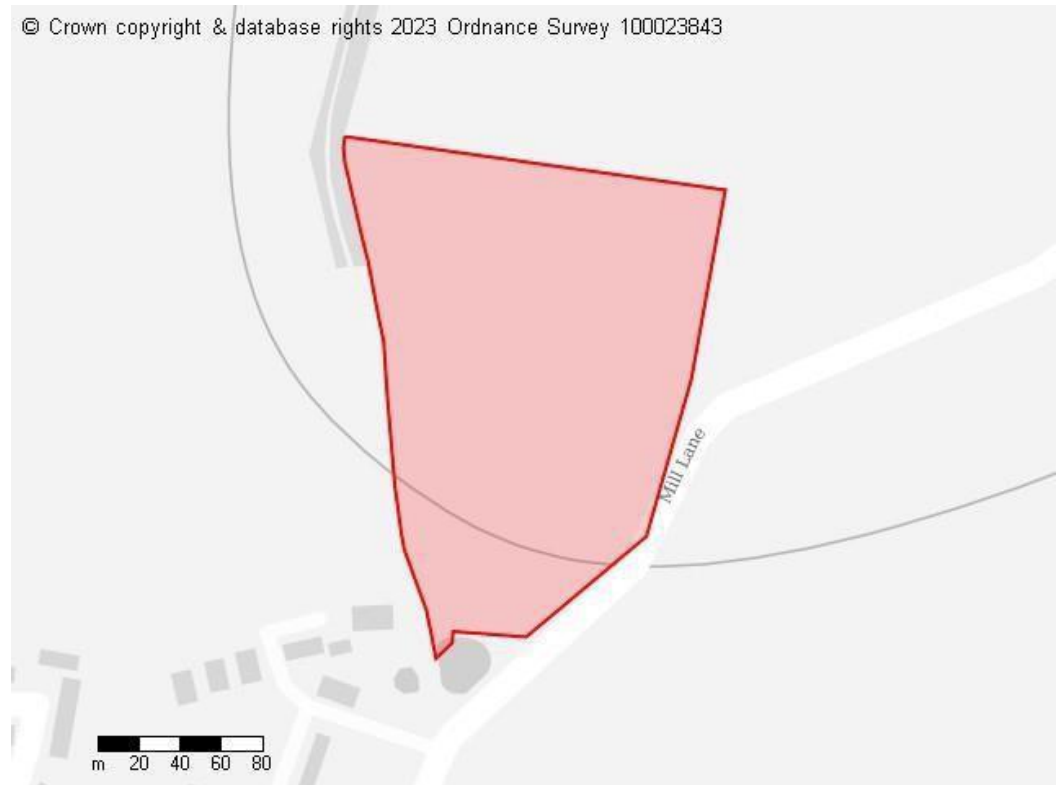
<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>		<b>Density applied:</b>	3700
<b>Development ratio:</b>	Not applicable	<b>Estimated capacity (sqm):</b>	15,392
<b>Estimated capacity (dwgs):</b>			

**Capacity Notes:**

The promoter has not provided details of the type or floorspace for each employment use, therefore an average capacity ratio has been used in this case to calculate an estimated employment floorspace.

**Gilmorton, 21/8080, Land north of Mill Lane****Site Details**

<b>Site ref:</b>	21/8080
<b>Site name:</b>	Land north of Mill Lane
<b>Parish:</b>	Gilmorton
<b>Nearest Settlement:</b>	Gilmorton
<b>Site map:</b>	



<b>Site area (ha):</b>	3.11
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, employment
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Gilmorton, a sustainable rural settlement. It lies to the north-east of the village and has access onto Mill Lane. The site is not well related to the settlement. It extends well into open countryside with only the southern part having a slight connection to the existing village form. It is Grade 2 agricultural land, and a Right of Way crosses the northern part of the site. Whilst the housing-employment split is not specified, development of this scale has the potential to impact on the rural highway network. Given these factors, the site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The potential loss of high grade agricultural requires further investigation. The full extent of the site is unlikely to be appropriate for the village and would adversely impact on the wider landscape. Information about the scale and mix of employment uses is needed as this could add to potential adverse impacts on the local rural highway network and impact on delivery. Therefore, the site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.11

**Housing capacity**

Density applied (dph): 30

**Economic capacity**

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 58

**Estimated capacity (sqm):**

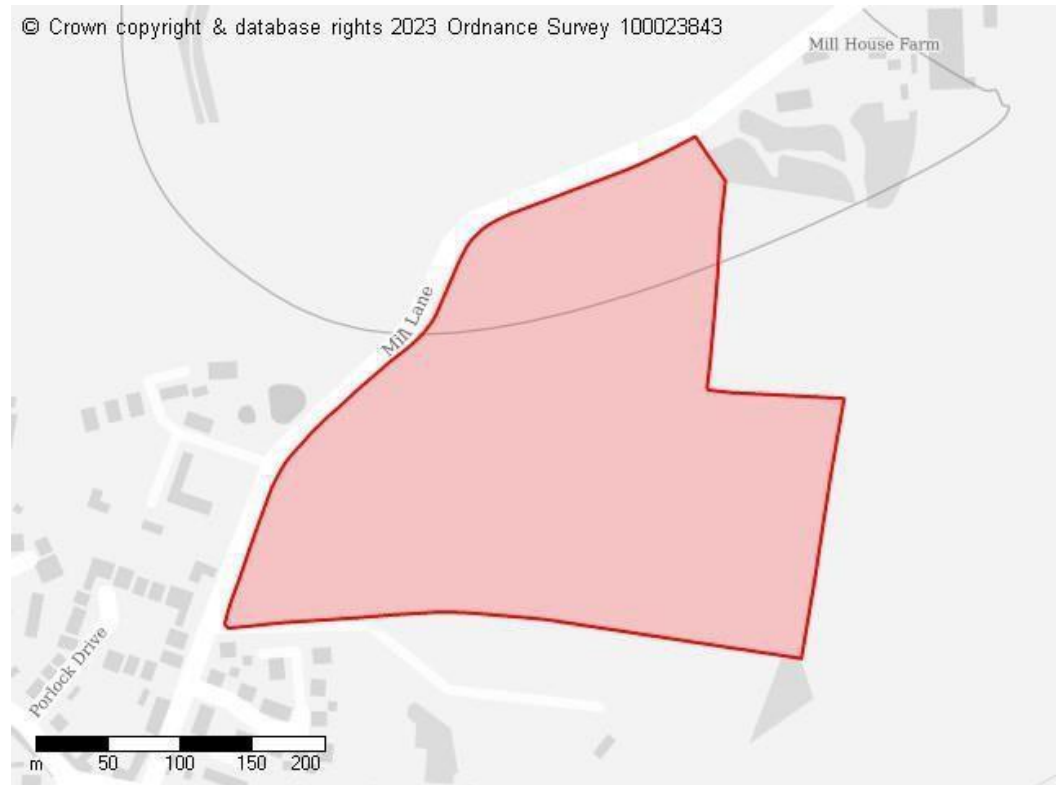
**Capacity Notes:**

Due to the lack of information about the scale and mix of employment uses in the submission, site capacity has been calculated for housing only at this stage.

## Gilmorton, 21/8146, Land south of Mill Lane

### Site Details

<b>Site ref:</b>	21/8146
<b>Site name:</b>	Land south of Mill Lane
<b>Parish:</b>	Gilmorton
<b>Nearest Settlement:</b>	Gilmorton
<b>Site map:</b>	



<b>Site area (ha):</b>	8.78
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing and employment
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is adjacent to Gilmorton, a sustainable rural settlement. It adjoins the north-eastern edge of the village, extending 0.5km into open countryside to Jubilee Wood (a Neighbourhood Plan Local Green Space) on Mill Lane. The site is large for the size and service level of the settlement and a reduction may be appropriate. The site has frontage onto the highway for access purposes although its suitability for the scale of site proposed and for suggested employment uses would need to be demonstrated. The northern half of the site is within an historic landfill consultation area requiring investigation. The site is Grade 2 agricultural land. Clarity on the proposed mix of housing and employment within the proposed mixed-use development is required. The site is considered potentially suitable.

**Availability:**  
 Available

The site is in single ownership and no discussions with developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Potentially achievable

Historic landfill in the vicinity and loss of high-grade agricultural land would need to be investigated. The scale of the site is unlikely to be achievable and potential adverse impacts on the wider landscape would require mitigation. Information about the scale and mix of employment uses is needed as this could lead to adverse impacts on the local rural highway network and impact on delivery. Therefore, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	8.78

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Density applied:**

**Estimated capacity (dwgs):** 165

**Estimated capacity (sqm):**

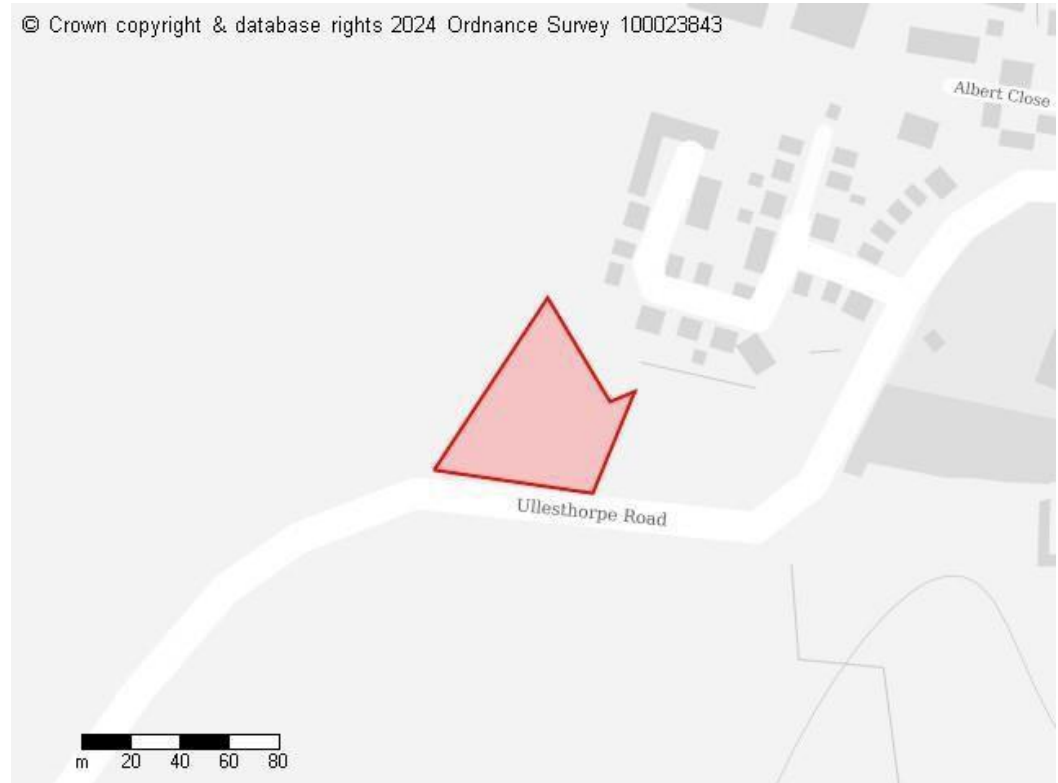
**Capacity Notes:**

Due to the lack of information about the scale and mix of employment uses in the submission, site capacity has been calculated for housing only at this stage.

# Gilmorton, 24/10295, Land off Ullesthorpe Road

## Site Details

<b>Site ref:</b>	24/10295
<b>Site name:</b>	Land off Ullesthorpe Road
<b>Parish:</b>	Gilmorton
<b>Nearest Settlement:</b>	Gilmorton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.32
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, school playing field and agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	Scheduled Monuments
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The Site is located adjacent to the settlement of Gilmorton and to a recent residential development. Access is proposed via Chandler Drive to the North East integrating the Site into the recent development of 41 dwellings. Consideration is required as to access and traversing a Public Right of Way, as well as any necessary mitigation reflecting Scheduled Monument c. 100m to the East of the Site.
<b>Availability:</b>	Site is considered in sole ownership, although not discussed with developers or under Option.
<b>Achievability:</b>	Access is proposed via Chandler Drive to the North East integrating the Site into the recent development of 41 dwellings. Consideration is required as to access and traversing a Public Right of Way, as well as any necessary mitigation reflecting Scheduled Monument c. 100m to the East of the Site.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.32

	Housing capacity		Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	<0.4 Ha = 100%		

**Estimated capacity (dwgs):** 10

**Estimated capacity (sqm):** N/A

## Gilmorton, 24/10513, Land off Lutterworth Road

### Site Details

<b>Site ref:</b>	24/10513
<b>Site name:</b>	Land off Lutterworth Road
<b>Parish:</b>	Gilmorton
<b>Nearest Settlement:</b>	Gilmorton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.96
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Open space
<b>Adjacent land uses:</b>	Residential, allotments, recreation and agricultural use

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located adjacent to the settlement of Gilmorton and to a recent residential development. The provision of safe access from Lutterworth Road would need to be demonstrated.
<b>Availability:</b>	The Site has a single landowner. The submission outlines that the Site is not being actively marketed or discussed with developers, although submission is made by local housebuilder Jelson Homes.
<b>Achievability:</b>	Site potentially achievable subject to further investigation of access arrangements.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.96

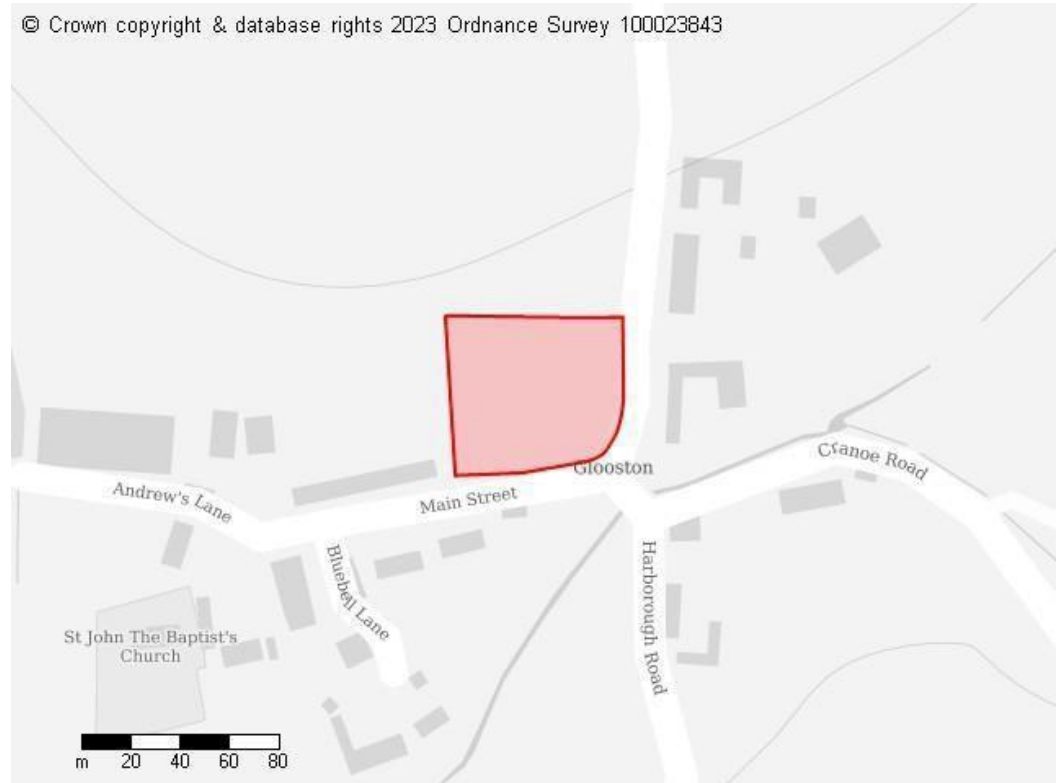
Housing capacity		Economic capacity	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	24	<b>Estimated capacity (sqm):</b>	N/A
<b>Capacity Notes:</b>			



# Glooston, 21/8127, Land off Main Street

## Site Details

<b>Site ref:</b>	21/8127
<b>Site name:</b>	Land off Main Street
<b>Parish:</b>	Glooston
<b>Nearest Settlement:</b>	Glooston
<b>Site map:</b>	



<b>Site area (ha):</b>	0.42
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site is adjacent to Glooston which is not currently identified as a sustainable settlement. The site would be accessed off Main Street. The setting of nearby listed buildings (including Ivy House Farm which is directly opposite and several along Main Street) would need to be respected. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership and no discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Glooston is not currently a sustainable location for housing (including self-build plots and affordable housing provision as suggested in the submission). The development of the site could have an impact on the rural highway network which would need to be mitigated. Potential adverse impacts on nearby listed buildings could impact on the site's capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.42

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 10

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**  
200

# Great Bowden, 21/8029, Land west of Langton Road

## Site Details

<b>Site ref:</b>	21/8029
<b>Site name:</b>	Land west of Langton Road
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	0.88
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, railway line and agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. The Great Bowden Neighbourhood Plan designates part of the site as a wildlife corridor. The site is adjacent to the Great Bowden Conservation Area and close to the grade 2 listed building, 29 Manor Road. Any harm arising from the development and affecting the setting of the conservation area or listed building would require appropriate mitigation. The adjacent railway line is a potentially contaminating land use and would need to be investigated. Therefore, the site is considered potentially suitable for development.
<b>Availability:</b>	The site is in single ownership. No discussion with potential developers is indicated. No ownership or legal issues have been identified to prevent development being delivered. Therefore, the site is considered available.
<b>Achievability:</b>	Mitigation relating to potential adverse impacts on the setting of the Conservation Area and nearby listed buildings could impact on the capacity of the site. Similarly, the adjacent potentially contaminating land use (railway line) requires investigation and could also impact on site capacity. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.88

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 22

**Estimated capacity (sqm):**

**Capacity Notes:**

# Great Bowden, 21/8052, Land off Bankfield Drive

## Site Details

<b>Site ref:</b>	21/8052
<b>Site name:</b>	Land off Bankfield Drive
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	2.00
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:** Potentially suitable  
The site is located adjacent to both Market Harborough and Great Bowden and is a sustainable location for development. Development of this site would result in the physical and visual coalescence of Market Harborough and Great Bowden. The western and southern boundary of the site are adjacent to the railway line and an employment area respectively (both potentially contaminating land uses) and assessment of the impact of noise, smell and light on would be occupiers would be required. The Great Bowden Neighbourhood Plan identifies ridge and furrow on the site. The site is considered potentially suitable.

**Availability:** Available  
Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:** Potentially achievable  
The site currently lies in a designated Area of Separation and a change to the boundary would be needed for the site to be considered achievable. Mitigation for adjacent potentially contaminating land uses could impact on the site's capacity. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.00

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**

203

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 50

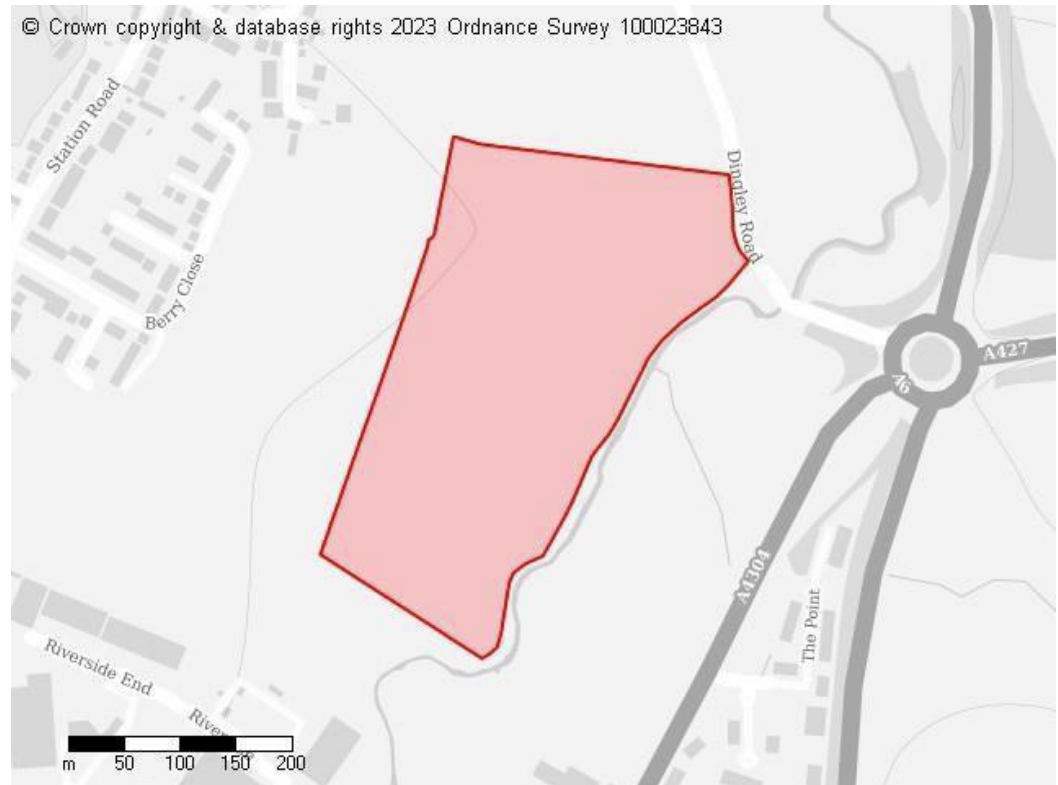
**Estimated capacity (sqm):**

**Capacity Notes:**

## Great Bowden, 21/8053, Land off Dingley Road

## Site Details

<b>Site ref:</b>	21/8053
<b>Site name:</b>	Land off Dingley Road
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	9.38
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Employment, retail, education or health facility
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is close to the sustainable settlement of Market Harborough. However, it is not adjacent to the existing built-up area. While there is highway frontage onto Dingley Road, the submission acknowledges that access via Dingley Road would not be an appropriate for the scale of development proposed and therefore third-party land would be required to achieve an alternative access point. A small part of the site is in Flood Zone 2. The site lies fully within a Mineral Consultation Area. Much of the site is a historic landfill site and further investigation into any potential contamination of the land would be required. The site is considered potentially suitable.
<b>Availability:</b> Potentially available	No legal or ownership issues have been identified to prevent development being delivered. However, suitable access is dependent on land in third-party ownership. Therefore, the site is considered only potentially available.
<b>Achievability:</b> Not currently achievable	Acquisition of third-party land would be required to create an access that includes a bridge over the river Welland. Historic landfill and flood risk across the site would require further investigation. The site currently lies in a designated Area of Separation and a change to the boundary would be needed. While mixed use is indicated in the submission, there is a lack of detail as to the proposed uses for the site. Given these factors, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	9.38

Housing capacity

Economic capacity

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**Density applied (dph):****Density applied:**

3,900sqm/ha

**Development ratio:**

Not applicable

**Estimated capacity (dwgs):****Estimated capacity (sqm):**

36,582

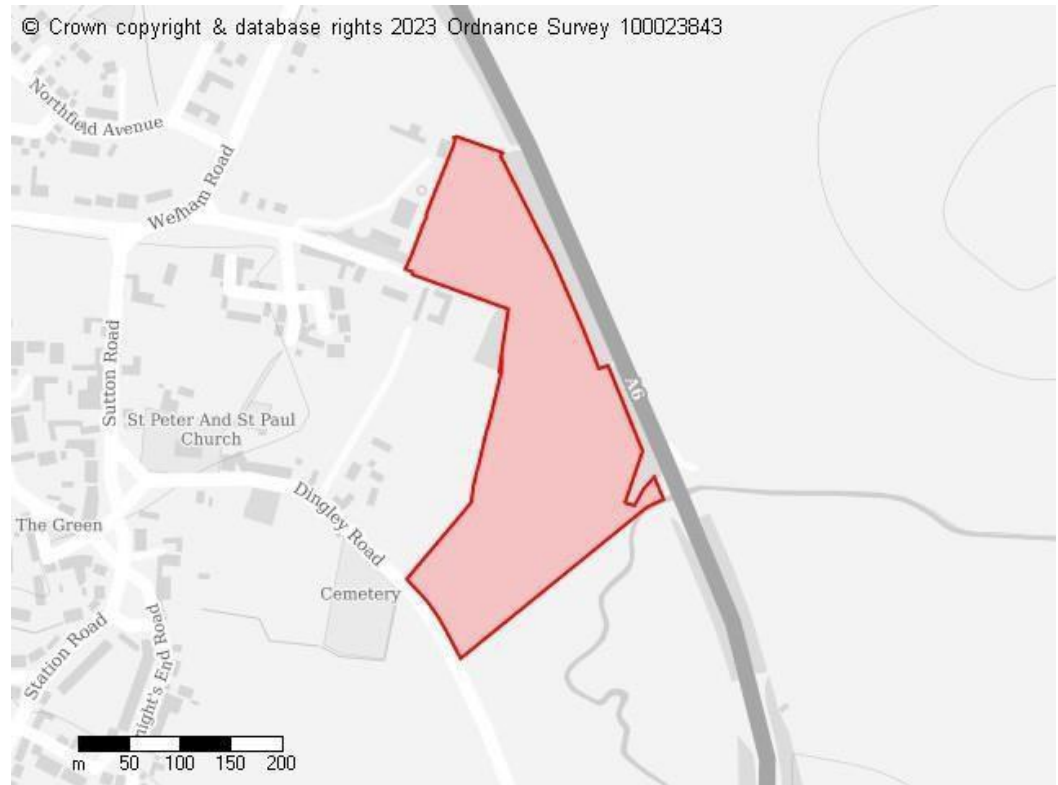
**Capacity Notes:**

In the absence of any detail on the split of proposed uses within the proposed mixed-use area, the site is assessed for economic use only at this stage. The capacity calculation assumes an equal split across between office, industrial and non-strategic warehouse uses.

# Great Bowden, 21/8054, Land off Dingley Road and Nether Green

## Site Details

<b>Site ref:</b>	21/8054
<b>Site name:</b>	Land off Dingley Road and Nether Green
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	5.69
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	A6, residential, agriculture

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is adjacent to the built-up area of Great Bowden, a sustainable settlement, and within easy reach of higher order services located in nearby Market Harborough. While the site has potential access points, the capacity and appropriateness of these would need to be demonstrated. The south-eastern part of the site is within flood zones 2 and 3a and would need further investigation. The Great Bowden Neighbourhood Plan designates a wildlife corridor at the southern edge of the site and designates the site as being mostly ridge and furrow. Potential impacts on natural or heritage assets, including the setting of the adjacent Great Bowden Conservation Area and grade 2 listed building (The Grange), would need to be considered. Fernie Hunt kennels are adjacent to the northern part of the site and an assessment of noise would be required to determine any potential impact on would-be occupiers. The site is therefore considered potentially suitable.

**Availability:**  
 Available

The site has two landowners and discussion with potential developers is not indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Potentially achievable

Potential mitigation relating to site access(es) and any impacts on the highway network could affect site viability. As the site is adjacent to the Fenice Hunt Kennels, a noise assessment would be required to determine its potential impacts on would-be occupiers. Flood risk across the site would also further investigation. These factors could affect the developable area and site capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	5.69



**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 107  
**Capacity Notes:**

**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

## Great Bowden, 21/8114, Land off Welham Lane

## Site Details

<b>Site ref:</b>	21/8114
<b>Site name:</b>	Land off Welham Lane
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	2.19
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and A6 to the east

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to the built-up area of Great Bowden, a sustainable rural settlement. The capacity of Welham Lane as an access would need to be demonstrated. The Great Bowden Neighbourhood Plan designates the site as being mostly ridge and furrow and the site is adjacent to the Great Bowden Conservation Area. Potential impacts on the setting of the Conservation Area would need to be considered. The site is next door to Fernie Hunt kennels and therefore would need a noise assessment to determine whether development would be acceptable and any required mitigation for the amenity of new residents. The site is considered potentially suitable for development.
<b>Availability:</b> Available	There are three landowners and there is agreement on the promotion of the land for development. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent the site being developed in the next 5 years. The site is considered available.
<b>Achievability:</b> Potentially achievable	As the site is adjacent to the Fernie Hunt Kennels, a noise assessment would be required and this could affect the developable area. Highway mitigation may be required and potential impacts on the setting of the Conservation Area could reduce site capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.19

Housing capacity

Economic capacity

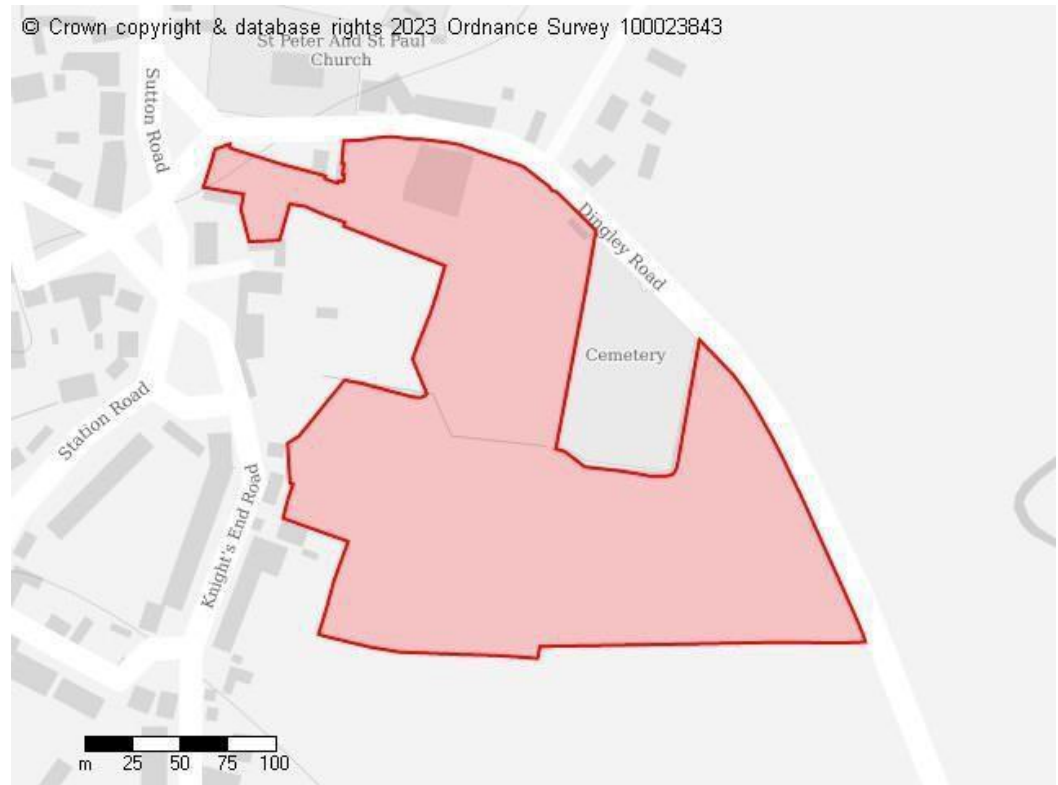
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	41	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

## Great Bowden, 21/8126, Land south of Dingley Road

## Site Details

<b>Site ref:</b>	21/8126
<b>Site name:</b>	Land south of Dingley Road
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	4.45
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, cemetery, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. The site is subject to environmental and heritage constraints. The Great Bowden Neighbourhood Plan (NP) identifies to the north of the site part of a wildlife corridor and two sites of environmental significance are within the site boundary. The north-western section of the site is part of the Great Bowden Conservation Area and there are multiple listed buildings to the north and west of the site, the setting of which would need to be considered in any development of the site. The site is also adjacent to the cemetery, a designated Local Heritage Asset (NP) and a potentially contaminating land use which would need to be investigated. Appropriate access via Dingley Road would need to be demonstrated. The site is considered potentially suitable.

**Availability:**

Available

The site is in the control of a developer. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Site capacity could be impacted by the sensitivity of the historic environment in this location and the suitability of access via Dingley Road, both of which are likely to require mitigation. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	4.45

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

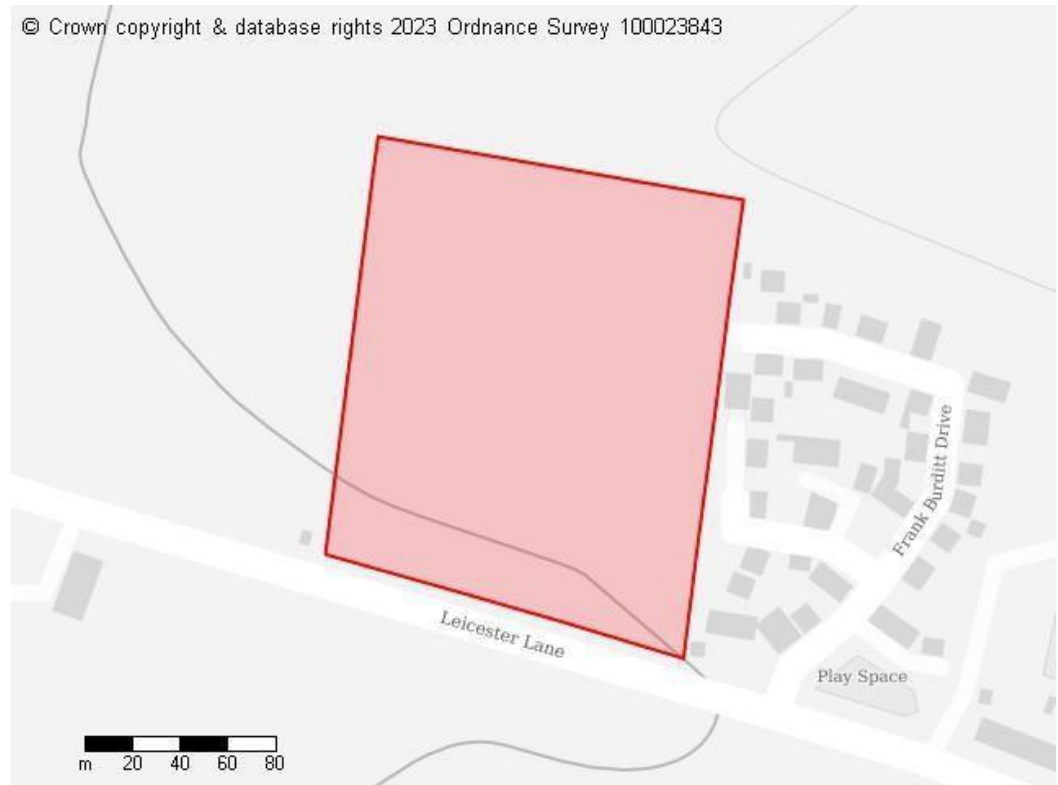
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 83  
**Capacity Notes:**

## Great Bowden, 21/8141, Land north of Leicester Lane

## Site Details

<b>Site ref:</b>	21/8141
<b>Site name:</b>	Land north of Leicester Lane
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	2.71
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement, but would extend the village westwards towards the Grand Union Canal and Great Bowden Hall, potentially impacting the setting of the village. The Great Bowden Neighbourhood Plan designates the adjacent Leicester Lane verge land as important open space and part of the site as ridge and furrow. Access via Leicester Lane could adversely impact the designated important open space. A right of way runs along the eastern boundary. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The provision of an acceptable access over designated important open space could impact on the delivery of the site. Mitigation for potential adverse impacts on the landscape setting of the village and nearby heritage assets could affect site capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.71

## Housing capacity

## Economic capacity

<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
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**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 51

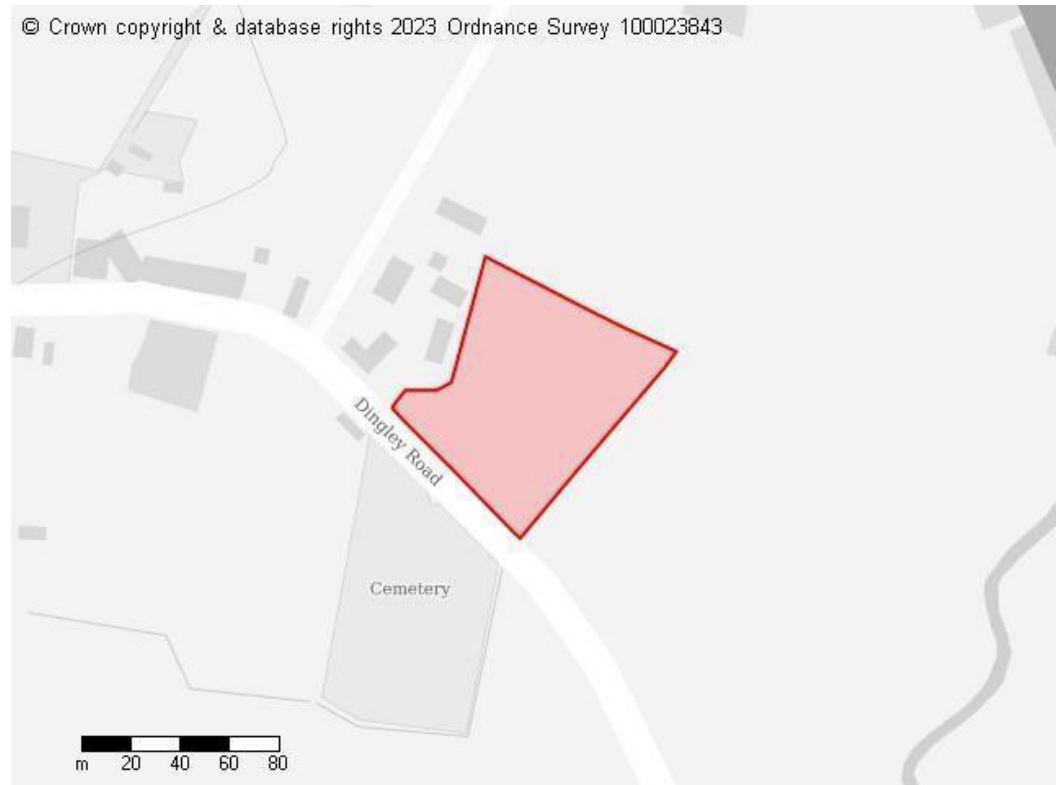
**Estimated capacity (sqm):**

**Capacity Notes:**

# Great Bowden, 21/8151, Land north of Dingley Road

## Site Details

<b>Site ref:</b>	21/8151
<b>Site name:</b>	Land north of Dingley Road
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	0.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. Access is proposed via Dingley Road and would need to be demonstrated. The Great Bowden Neighbourhood Plan (NP) designates the site as being mostly ridge and furrow and the site is close to the Great Bowden Conservation Area. The Cemetery, opposite the site, is a NP designated Local Heritage Asset. Potential adverse impacts on the setting of these heritage assets would need to be considered. The site is considered suitable.
<b>Availability:</b> Available	The site has three landowners. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	The extent of any mitigation measures relating to access via Dingley Road could impact on site viability. No other market, cost or delivery factors have been identified to make development economically unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.62

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**



**Estimated capacity (dwgs):**

See Capacity Notes

**Estimated capacity (sqm):**

**Capacity Notes:**

Site capacity of 15 not reported above, to avoid double counting with site 24/9425.

## Great Bowden, 21/8172, Land south of Main Street

## Site Details

<b>Site ref:</b>	21/8172
<b>Site name:</b>	Land south of Main Street
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	0.84
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture and railway line

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Access is proposed via Main Street. Development of this site would result in some reduction in the physical and visual separation between Market Harborough and Great Bowden. Much of the site is within the Great Bowden conservation area. The setting of two Grade 2 listed buildings and a Neighbourhood Plan designated Local Heritage Asset could be impacted. Potential harm to these heritage assets or their setting would need to be considered. The right of way crossing the western part of the site would need to be retained. The railway line (a potentially contaminating land use) lies adjacent to the eastern boundary. The site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership and discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

The site currently forms part of the designated Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Mitigation relating to the Conservation Area, other nearby heritage assets, the public right of way and the railway line could reduce the site's capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.84

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Density applied:**

**Estimated capacity (dwgs):** 21

**Estimated capacity (sqm):**

**Capacity Notes:**

# Great Bowden, 21/8173, Land to the rear of the former Top Yard Farm, off Burnmill Road

## Site Details

<b>Site ref:</b>	21/8173
<b>Site name:</b>	Land to the rear of the former Top Yard Farm, off Burnmill Road
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	1.65
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Two potential accesses onto Burnmill Road are suggested and would need to be discussed with the Highway Authority. Development of this site would result in some reduction in the physical and visual separation between Market Harborough and Great Bowden. A small part of the site is within the Great Bowden conservation area and within the setting of a Grade 2 listed building and a Neighbourhood Plan Local Heritage Asset. Potential harm to these heritage assets due to development would need to be assessed. The site is considered potentially suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Appropriate consideration and mitigation for heritage impacts could result in a reduction in capacity. Highway mitigation measures could also be required. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.65

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 41

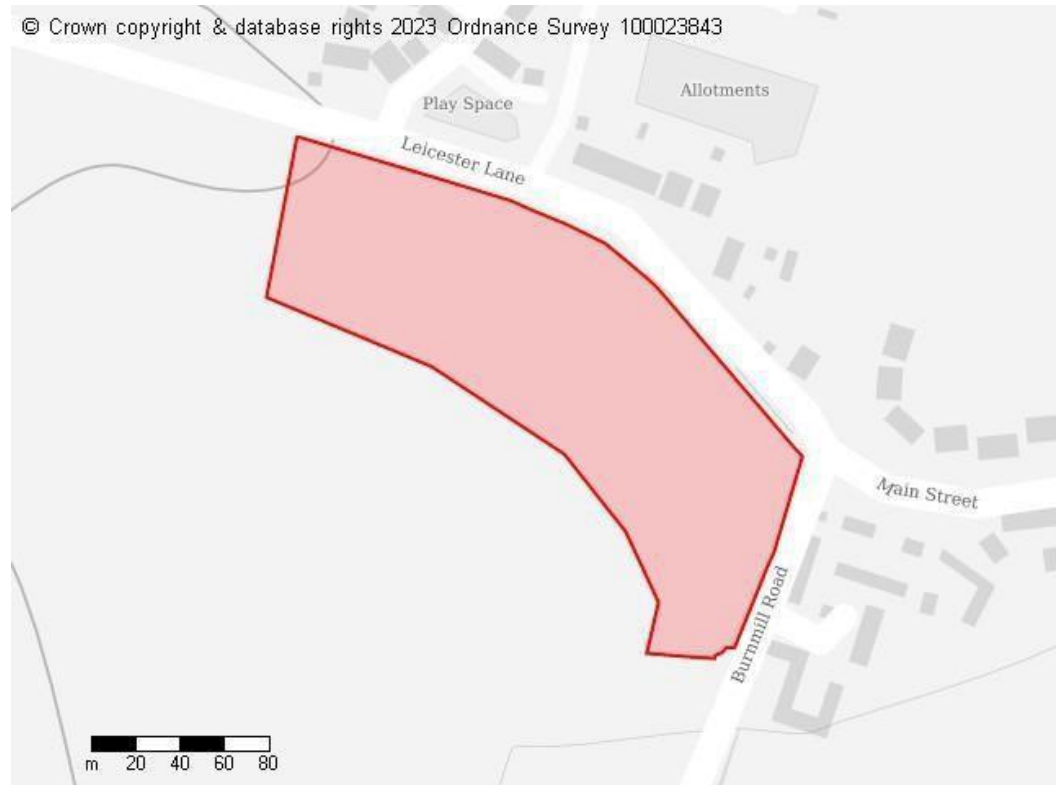
**Estimated capacity (sqm):**

**Capacity Notes:**

## Great Bowden, 21/8175, Land off Leicester Lane

## Site Details

<b>Site ref:</b>	21/8175
<b>Site name:</b>	Land off Leicester Lane
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	2.21
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the existing built-up area of Great Bowden, a sustainable settlement. Access is proposed via either Burnmill Road or Main Street. Development of this site would reduce the physical and visual separation between Market Harborough and Great Bowden. A right of way crosses the western edge of the site and would need to be retained. The site is adjacent to the Great Bowden conservation area and within the setting of two grade 2 listed buildings and several Neighbourhood Plan local heritage assets. The impacts of development on these heritage assets would need to be considered. The site is therefore considered potentially suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site currently forms part of the Great Bowden/Market Harborough Area of Separation and a change to the boundary would be needed. Appropriate access would need to be agreed with the Highway Authority and may require mitigation measures. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.21

## Housing capacity

## Economic capacity

<b>Density applied (dph):</b>	30	<b>Density applied:</b>
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**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 41

**Estimated capacity (sqm):**

**Capacity Notes:**

## Great Bowden, 21/8258, Land off Bankfield Drive

### Site Details

**Site ref:** 21/8258  
**Site name:** Land off Bankfield Drive  
**Parish:** Great Bowden  
**Nearest Settlement:** Great Bowden  
**Site map:**



**Site area (ha):** 2.00  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Agriculture  
**Adjacent land uses:** Residential

### Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** The site is a duplicate of site 21/8052 which has been assessed and is included in the SHELAA. The site has been excluded to prevent duplication and double counting of its capacity.  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

**Density applied:**

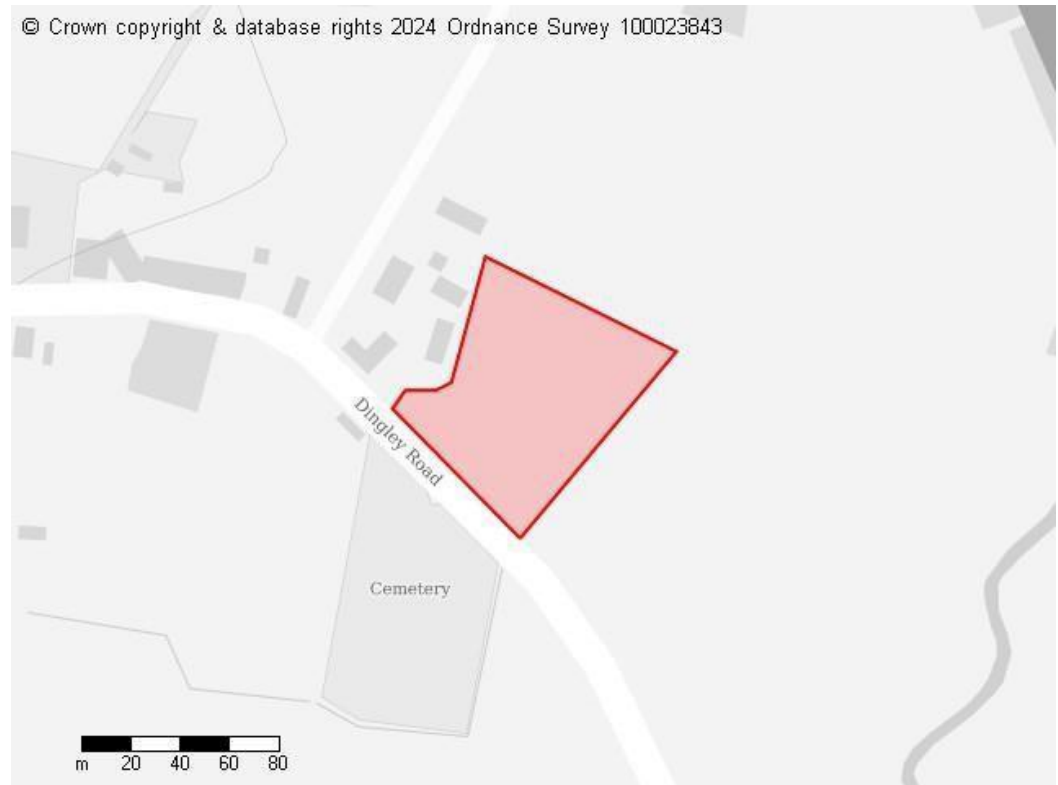
**Estimated capacity (sqm):**



# Great Bowden, 24/9425, Land North of Dingley Road

## Site Details

<b>Site ref:</b>	24/9425
<b>Site name:</b>	Land North of Dingley Road
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	0.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to the built-up area of Great Bowden, a sustainable settlement. Access is proposed via Dingley Road via a new access that has been implemented. The Great Bowden Neighbourhood Plan (NP) designates the site as being mostly ridge and furrow and the site is close to the Great Bowden Conservation Area. The Cemetery, opposite the site, is a NP designated Local Heritage Asset. Potential adverse impacts on the setting of these heritage assets would need to be considered. Site within Mineral Consultation Area.
<b>Availability:</b> Available	The Site has three landowners, all of which are in agreement. The Site is not being actively marketed, although there has been discussion with developers.
<b>Achievability:</b> Achievable	No market, cost or delivery factors have been identified to make development economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.62

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 14

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**  
224

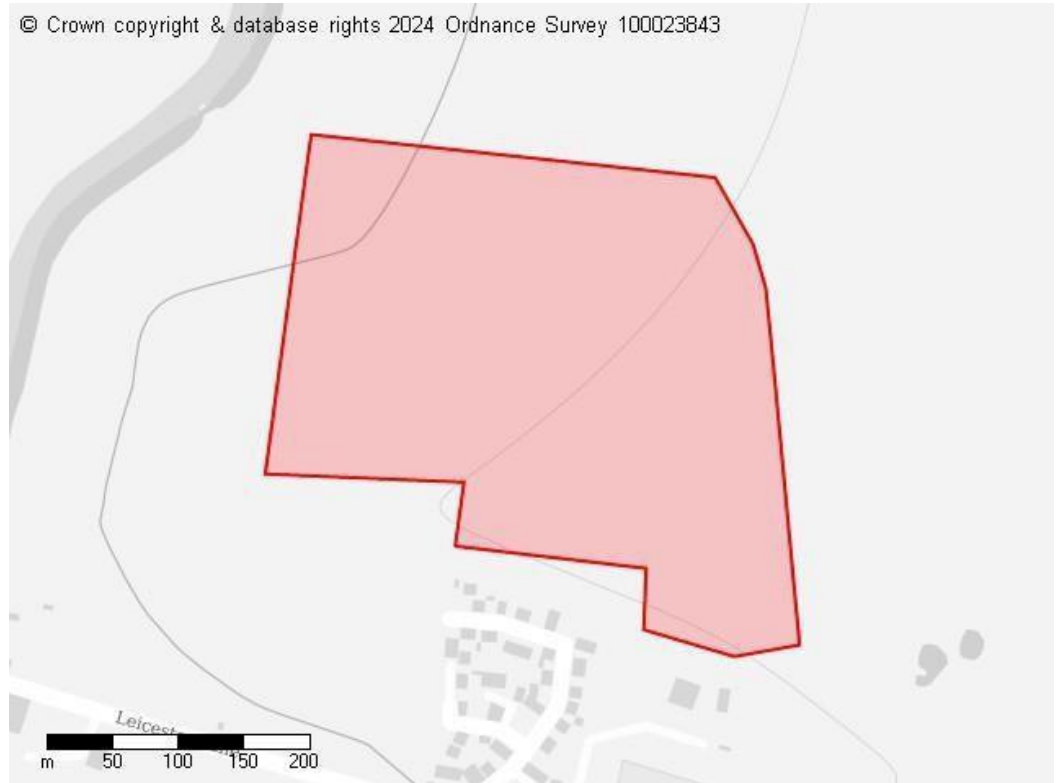
**Capacity Notes:**

Capacity in submission as 14 dwellings in total (with form specifying 10 general housing and 4 affordable housing). This is an update on the assessment of 21/8151.

## Great Bowden, 24/10487, Land off Leicester Lane

## Site Details

<b>Site ref:</b>	24/10487
<b>Site name:</b>	Land off Leicester Lane
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	11.2
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agriculture to the North, East and West and residential to the South.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Great Bowden, a sustainable settlement. Recent ribbon development has extended the built-up area of the village Westwards along Leicester Lane, although this site proposes to extend development further to the North of Leicester Lane into current agricultural land with potential impacts on the character and appearance of the surrounding area, including in relation to the adjacent Grand Union Canal Conservation Area. The Great Bowden Neighbourhood Plan designates the Northern part of the Site NDP Ridge and Furrow and Public Rights of Way traverse the Site. The site may be accessed via Walnut Drive or Frank Burditt Drive or to west of site depending on land availability, and would require further detail.
<b>Availability:</b>	Site is in sole ownership controlled by a local housebuilder that plans to deliver the Site.
<b>Achievability:</b>	As per Suitability conclusion, more information on site access and capacity is required. Consideration required in respect of possible mitigation associated with the minor area of Potentially Contaminated Land Uses to South East extent of Site, the Site's Public Rights of Way and neighbouring heritage assets.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	11.2

## Housing capacity

## Economic capacity

<b>Density applied (dph):</b>	30	<b>Density applied:</b>
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**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 210

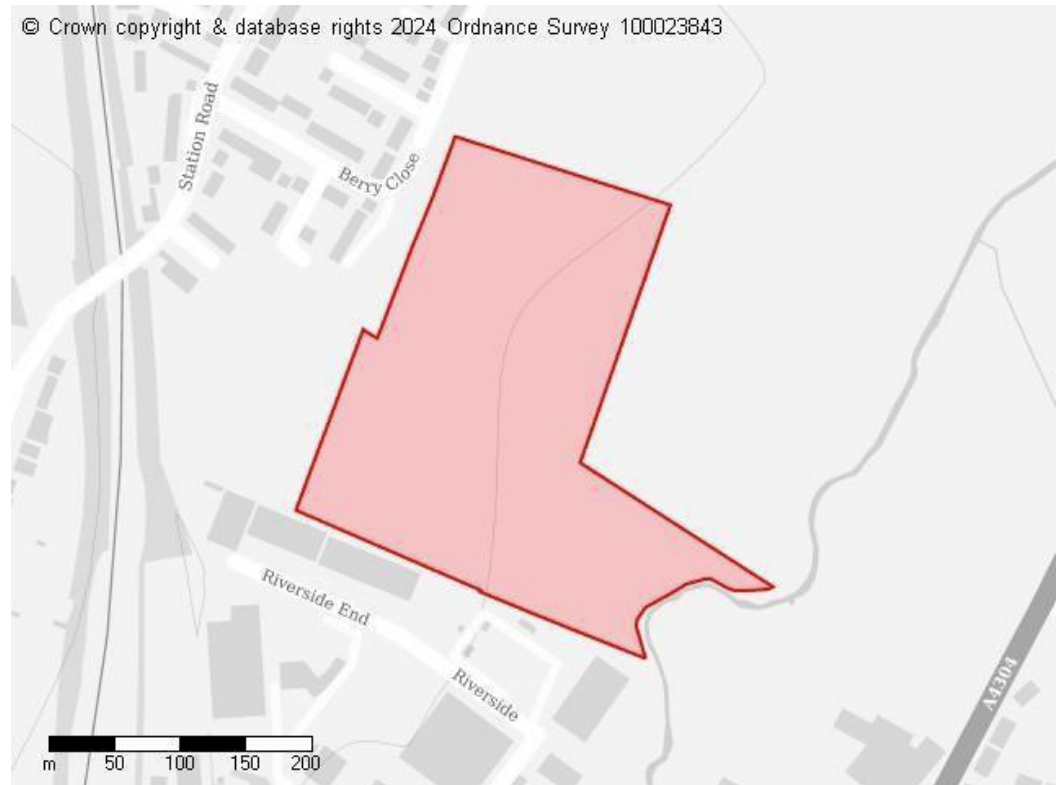
**Estimated capacity (sqm):**

**Capacity Notes:**

# Great Bowden, 24/10711, Land to the North of Riverside Industrial Estate

## Site Details

<b>Site ref:</b>	24/10711
<b>Site name:</b>	Land to the North of Riverside Industrial Estate
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Great Bowden
<b>Site map:</b>	



<b>Site area (ha):</b>	6.78
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, Industrial (Class E(g)(iii)/B2), Retail
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Industrial and Residential - adjacent to the Riverside Industrial Estate.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Far north-eastern tip of Site within Historic Landfill Zone and a majority of Site is within a Mineral Consultation Area. The Site is adjacent to the Great Bowden Neighbourhood Plan Limits to Development and designated as an Area of Separation in the Local Plan/ Neighbourhood Plan. Development of the Site would lead to the coalescence of the settlements of Great Bowden and Market Harborough, albeit reflecting that the submission refers to establishing a green corridor between the Site's industrial and residential uses. Highways advice is sought in respect of adequacy of access from Berry Close for residential uses and Riverside Industrial Estate for employment uses with the latter assumed to involve third party land. Great Bowden Neighbourhood Plan Ridge and Furrow designation covers a majority of the Site.
<b>Availability:</b>	The Site has a sole landowner, although is not currently actively marketed and is not being discussed/ under option with a developer. Submission indicates that separate developers are to be sought for residential and industrial uses.
<b>Achievability:</b>	Far north-eastern tip of site within Historic Landfill Zone and a majority of Site is within a Mineral Consultation Area. These are factors which may require mitigation, alongside the majority of the site being designated as Ridge and Furrow in the Great Bowden Neighbourhood Plan. The Site is designated as an Area of Separation in the Local Plan/ Neighbourhood Plan. Highways advice is sought in respect of adequacy of access from Berry Close for residential uses and Riverside Industrial Estate for employment uses, with the latter assumed to involve third party land. The Site is not currently actively marketed and is not being discussed/ under option with a developer. Mixed use is indicated in the submission, although there is no detail on proposed split and assumptions are made in terms of completing the subsequent capacity appraisal.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	

**Timeframe for development:** Developable in 11-15 years

**Net developable site area (ha):** 6.78

**Housing capacity**

**Density applied (dph):** 30

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 127

**Economic capacity**

**Density applied:** N/A

**Estimated capacity (sqm):** N/A

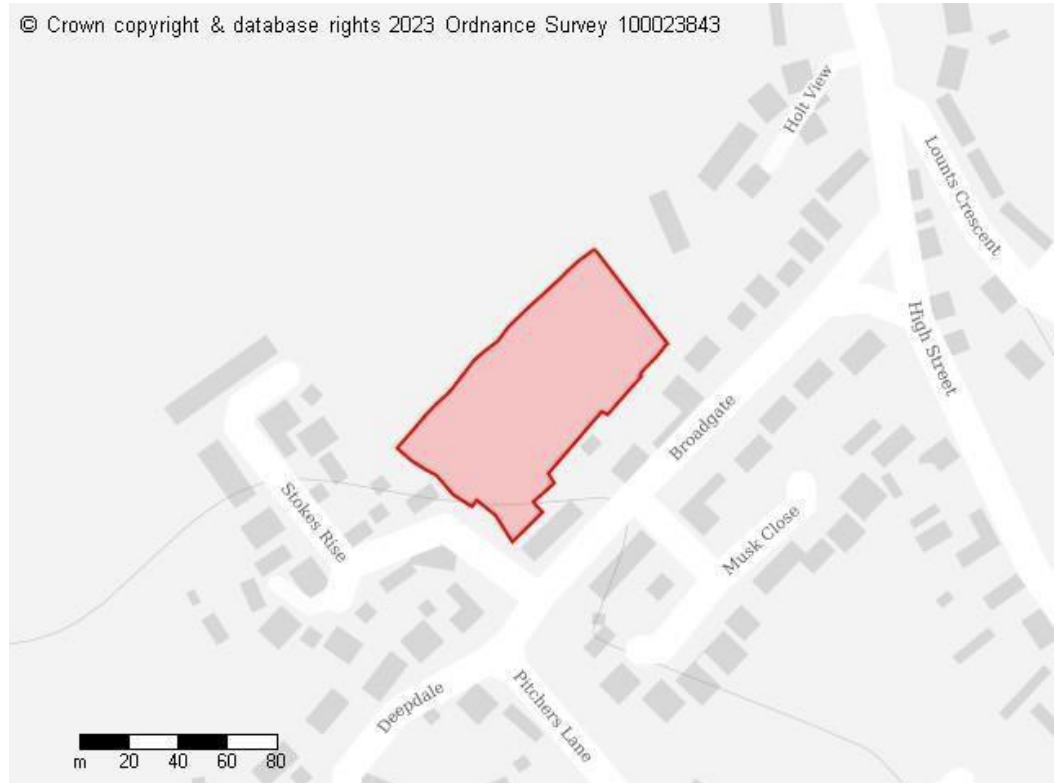
**Capacity Notes:**

Submission does not provide details for employment land capacity or floorspace, therefore the site has been assessed as 100% housing at this stage.

## Great Easton, 21/8028, Paddock behind 22 Broadgate

## Site Details

<b>Site ref:</b>	21/8028
<b>Site name:</b>	Paddock behind 22 Broadgate
<b>Parish:</b>	Great Easton
<b>Nearest Settlement:</b>	Great Easton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.57
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Great Easton, a sustainable rural settlement, with residential development to east, west and southern boundaries. Access is proposed via Broadgate but further clarity is needed. The development of the site and access onto Broadgate has the potential to adversely affect the adjoining listed buildings and the setting of the Conservation Area. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Further clarity regarding the provision of an access to the site via Broadgate is needed as it could adversely impact the adjoining Listed Buildings and the Conservation Area, affecting the deliverability of the site. Any scheme would need to be sympathetic to the setting of the Conservation Area. Given these issues the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.57

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

## Economic capacity

Density applied:

Estimated capacity (dwgs): 14

Estimated capacity (sqm):

Capacity Notes:



# Great Easton, 21/8225, Land at Stoneacres

## Site Details

**Site ref:** 21/8225  
**Site name:** Land at Stoneacres  
**Parish:** Great Easton  
**Nearest Settlement:** Great Easton  
**Site map:**



**Site area (ha):** 1.08  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Agriculture  
**Adjacent land uses:** Agriculture, residential, residential commitment

### Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)  
**Reason not assessed:** The site lies entirely within HSE high pressure gas pipeline consultation buffer zone (red constraint). The site has not been assessed.  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

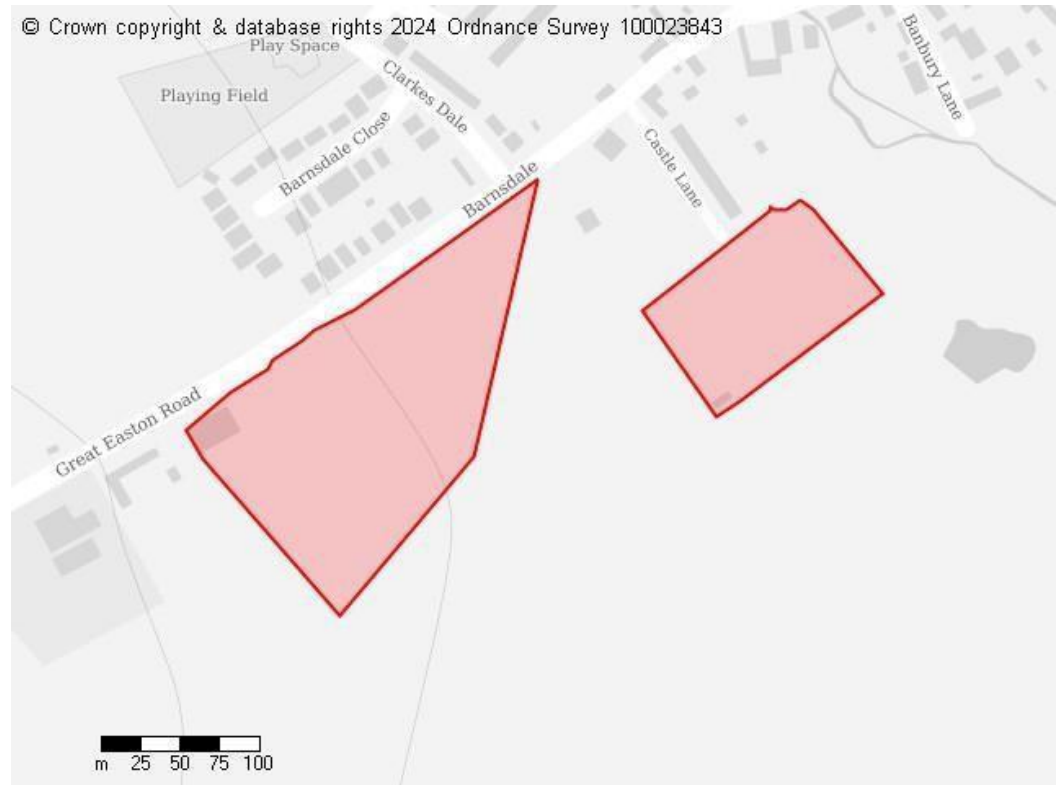
**Density applied:**

**Estimated capacity (sqm):**

## Great Easton, 24/10134, Land at Barnsdale, Great Easton

## Site Details

<b>Site ref:</b>	24/10134
<b>Site name:</b>	Land at Barnsdale, Great Easton
<b>Parish:</b>	Bringhurst, Great Easton
<b>Nearest Settlement:</b>	Great Easton
<b>Site map:</b>	



<b>Site area (ha):</b>	3.71
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Specialist housing for older people
<b>Current use:</b>	Agricultural land with agricultural barn. There is also a neighbourhood plan allocation on the eastern part of the site.
<b>Adjacent land uses:</b>	Agriculture, farm buildings and stables, school, residential dwellings.

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located outside the built up boundary of the village of Great Easton, and outside of the Limits to Development, as set out in the Great Easton Neighbourhood Development Plan. However, it is adjacent to a school and there is a highway footway running from the site boundary to the village of Great Easton, making local facilities accessible. The site includes two parcels of land; one to the east at the end of Castle Lane; and one to the west, adjacent to Castle View Farm and Stables. A large proportion of the two site parcels fall within the HSE Gas Buffer pipeline area, which leaves a reduced net developable area which includes only a portion of the western parcel of land available. The western parcel of land could be accessed from Barnsdale, there is a PROW running along its eastern boundary, a small part of the eastern edge of the site has Great Easton Ridge and Furrow feature, which is covered by the Neighbourhood Development Plan policy. The site is also located adjacent to the Great Easton Conservation Area. Amenity of residents to the north may be impacted by the site and the edge of village landscape and character may be impacted. Finally, part of the site falls within a minerals consultation area. The site therefore is considered potentially suitable.
<b>Availability:</b>	There is one landowner. There has been no marketing of the site and no information provided regarding discussions with developers. Therefore, the site is considered potentially available subject to further information regarding marketing of the land and developer interest.
<b>Achievability:</b>	A large part of the site has been removed from the developable area due to the HSE Gas Pipeline Buffer. This may impact on the overall viability of the site. The net developable area of the site would require mitigation to protect the PROW, demolition of existing agricultural barn, new access points and landscaping. These factors may impact on achievability, but it is not considered they would make development unviable. Therefore, the site is potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
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**Reason if not currently developable:**

**Timeframe for development:** Developable in 6-10 years

**Net developable site area (ha):** 1.59

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Economic capacity**

**Density applied:** N/A

**Estimated capacity (dwgs):** 39

**Estimated capacity (sqm):** N/A

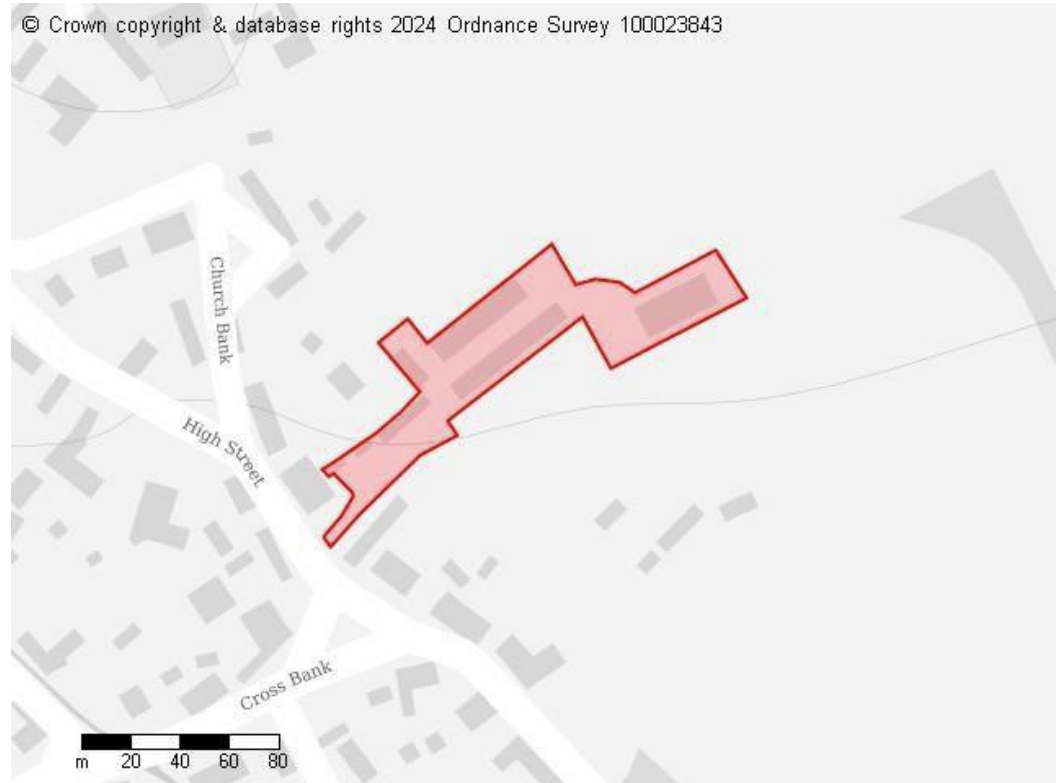
**Capacity Notes:**

The site as proposed has been assessed as being largely located within an HSE Gas Pipeline Buffer area. Therefore, the developable area has been significantly reduced. However, the capacity formula, using a density of 30 dph results in the smaller part of the western parcel having a capacity for 39 dwellings. The site promoter proposes 55 specialist dwellings for older people and up to 25 new dwellings. Further information would be required to determine the potential typology for the site (dwellings or specialist dwellings for older people), given its reduced capacity.

## Great Easton, 24/12188, Land rear of 2 High Street, Great Easton

## Site Details

<b>Site ref:</b>	24/12188
<b>Site name:</b>	Land rear of 2 High Street, Great Easton
<b>Parish:</b>	Great Easton
<b>Nearest Settlement:</b>	Great Easton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.51
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural, former chicken sheds
<b>Adjacent land uses:</b>	Residential, bed and breakfast, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is located within the existing built up area, as part of a Neighbourhood Plan housing allocation. The gas pipeline affects only a small portion of the eastern section of the site. There appear to be no other physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b> Available	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan and this submission.
<b>Achievability:</b> Achievable	No market, cost or delivery factors identified that would be likely to make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.485

## Housing capacity

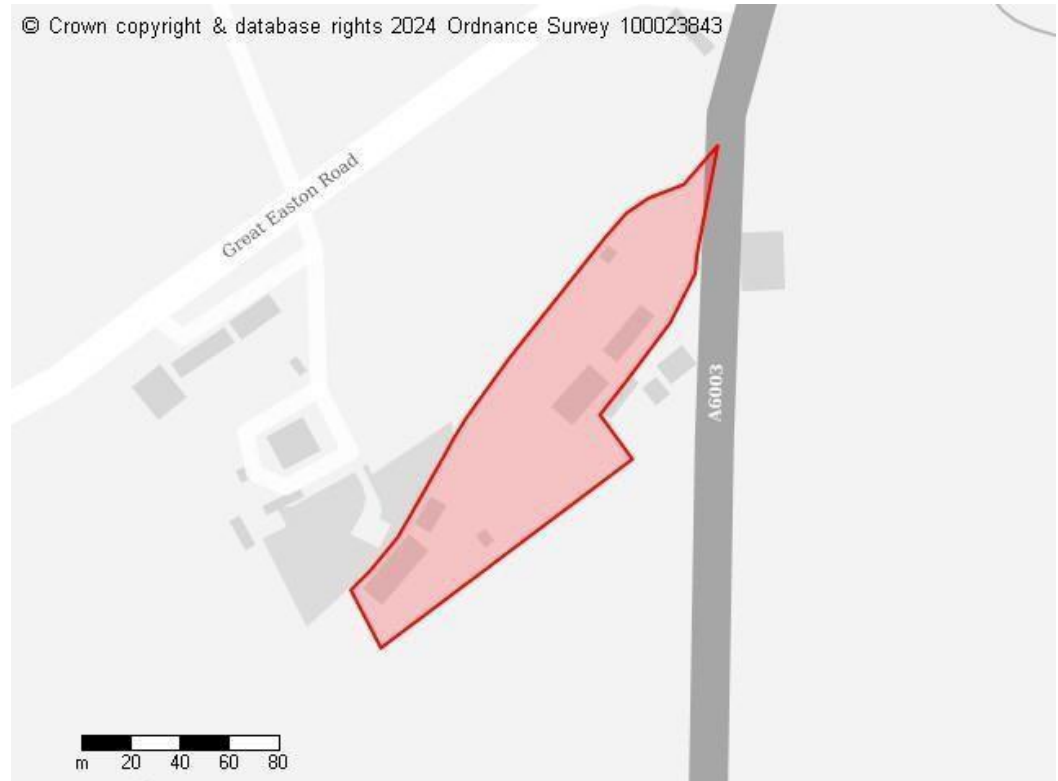
## Economic capacity

<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	Not applicable		

## cGreat Easton, 24/12232, Old Station Yard, Rockingham

### Site Details

**Site ref:** 24/12232  
**Site name:** Old Station Yard, Rockingham  
**Parish:** Great Easton  
**Nearest Settlement:** Great Easton  
**Site map:**



**Site area (ha):** 0.91  
**Brownfield / Greenfield:** PDL  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Hotel and car park and a storage yard/light industrial site.  
**Adjacent land uses:** Restaurant to the east, greenfield to the north and south, a small linear development of housing to the west along Great Easton Road.

### Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:**  
**Suitability:** The site is not well related to a settlement, services and facilities. It is therefore not considered to be a sustainable location for housing. The site is also located on a potentially contaminated land use. The site is considered to be not currently suitable.  
**Availability:** Insufficient information available to determine number of landowners or developer interest on the site. Therefore it is considered that the site is not currently available.  
**Achievability:** The site is on a potentially contamination land use therefore remediation may result in the site not being viable for residential use. However, it is not considered that there are any further factors to impact the viability of the site coming forward. The site is considered potentially achievable.

### Conclusions

**Deliverable or developable:** Developable  
**Reason if not currently developable:**  
**Timeframe for development:** Developable in 16+ years  
**Net developable site area (ha):** 0.96

#### Housing capacity

**Density applied (dph):**  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 24

#### Economic capacity

**Density applied:**

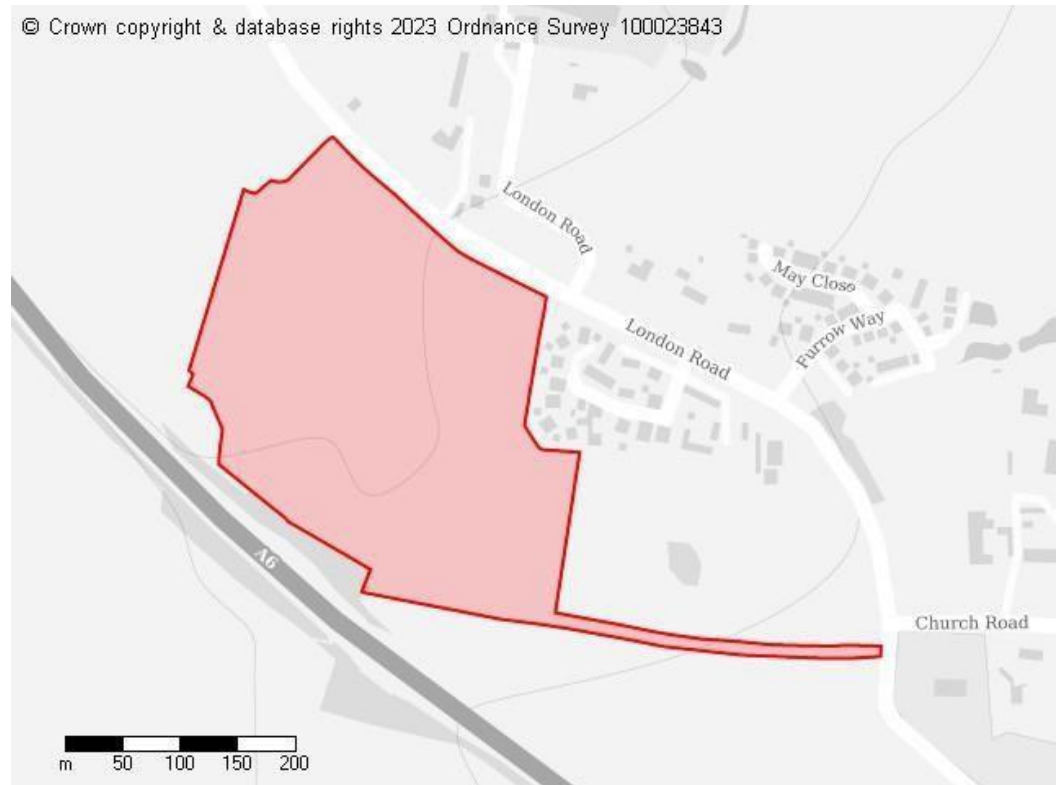
**Estimated capacity (sqm):**

236

## Great Glen, 21/8044, Land south of London Road

## Site Details

<b>Site ref:</b>	21/8044
<b>Site name:</b>	Land south of London Road
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	9.50
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, school, A6

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Suitable

The site is adjacent to Great Glen, a sustainable settlement, although it is separated from the substantive village form by London Road. It is located between London Road and the A6, adjoining recent residential development, and extends west of the existing village. Access is proposed from London Road onto which the site has frontage. The capacity of such an access, impacts on the local road network (including the A6 corridor), potential noise mitigation and links to the village centre would need to be established. The Neighbourhood Plan designates adjoining land to the south-east (including a small part of the submission site) as an Historic Landscape Character Area and identifies well-preserved ridge and furrow across the site as a Local Heritage Asset. The constraints identified are likely to be mitigatable, therefore the site is considered suitable.

**Availability:**  
 Available

The site is in single ownership and is there is developer involvement. No legal or ownership issues have been identified to prevent development being developed. The site is considered available.

**Achievability:**  
 Achievable

The capacity and implications of access onto London Road would need to be demonstrated. Ensuring ease of access to the village centre would also need to be addressed. Mitigation relating to the preservation of ridge and furrow and potential adverse impacts on the Historic Landscape Character Area could impact on the site's capacity. However, the site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	9.50

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

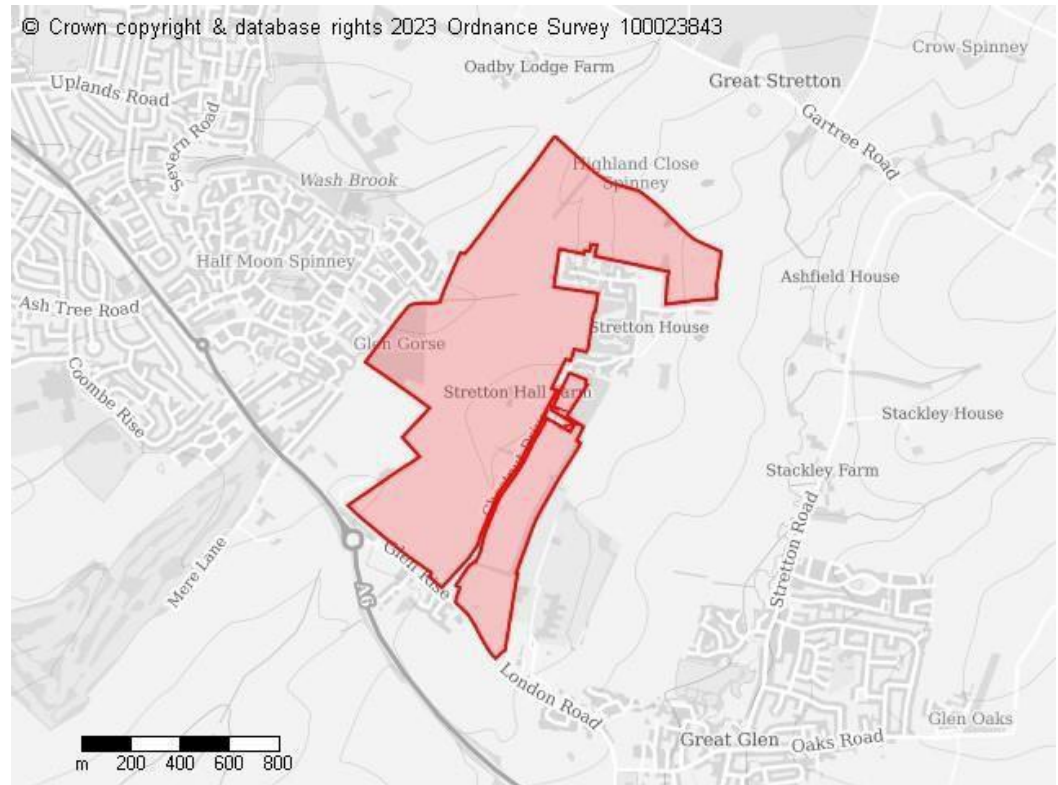
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 178  
**Capacity Notes:**

# Great Glen, 21/8093, Land at Stretton Hall Farm, Chestnut Drive

## Site Details

<b>Site ref:</b>	21/8093
<b>Site name:</b>	Land at Stretton Hall Farm, Chestnut Drive
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	113.77
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing, associated facilities (e.g. neighbourhood centre, school, sports provision)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, Leicester Grammar School

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is on the southern edge of the Leicester Principal Urban Area between Oadby and Great Glen, a sustainable location for development. While the site can be directly accessed from both A6 London Road and Chestnut Drive, strategic highway infrastructure may be required to deliver the development. Furthermore, if this and adjoining strategic sites were to come forward together it could have major cumulative, and potentially cross-boundary, transport impacts. A comprehensively master planned approach would be required to overcome potential impacts, as well as maximise opportunities for transport enhancements. There are listed buildings close to the site at Stretton Hall, Cricks Retreat and 39 London Road. The Neighbourhood Plan identifies Stretton Hall Garden as a Local Heritage Asset and ridge and furrow within the boundary of the site. At this stage, the site is considered potentially suitable.
<b>Availability:</b> Available	The majority of the site is owned by Homes England. Further land has been secured as a 'land option' to facilitate an improved access from the A6 directly onto the site. Existing agricultural structures on the site would be demolished or integrated into the development. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Delivery may be dependent on the provision of new strategic transport infrastructure to provide appropriate access and address impacts on the highway network, including any cumulative and potentially cross-boundary transport effects. Mitigations for transport and heritage could have implications for the capacity and viability of the site. Homes England are exploring the opportunity to work jointly with adjoining landowners and deliver wider strategic growth in a sustainable manner. Comprehensive development linked to adjoining sites has potential benefits but could impact on delivery timescales and site capacity. The submitted site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently</b>	



**developable:**  
**Timeframe for development:** Developable in 11-15 years, Developable in 6-10 years  
**Net developable site area (ha):** 113.77

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** See Capacity Notes  
**Capacity Notes:**

**Economic capacity**

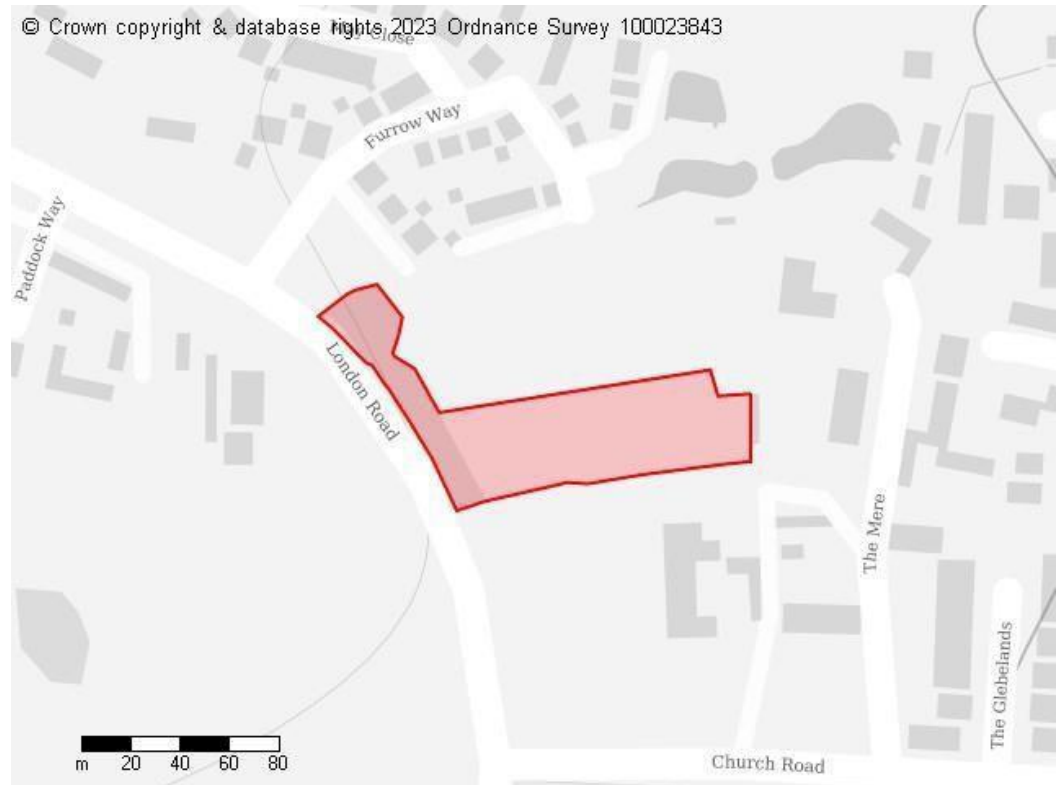
**Density applied:**  
**Estimated capacity (sqm):**

Site sits within the larger site of 24/8631. The site has a capacity of 1,707 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Great Glen, 21/8176, Land off Old A6 London Road

### Site Details

**Site ref:** 21/8176  
**Site name:** Land off Old A6 London Road  
**Parish:** Great Glen  
**Nearest Settlement:** Great Glen  
**Site map:**



**Site area (ha):** 0.58  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Vacant, woodland  
**Adjacent land uses:** Residential, scrubland

### Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** This site was excluded in the 2021 SHELAA because it was allocated for residential development in Great Glen Neighbourhood Plan (Policy GG1). The site has been re-assessed under the new site reference number of 24/12190.  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

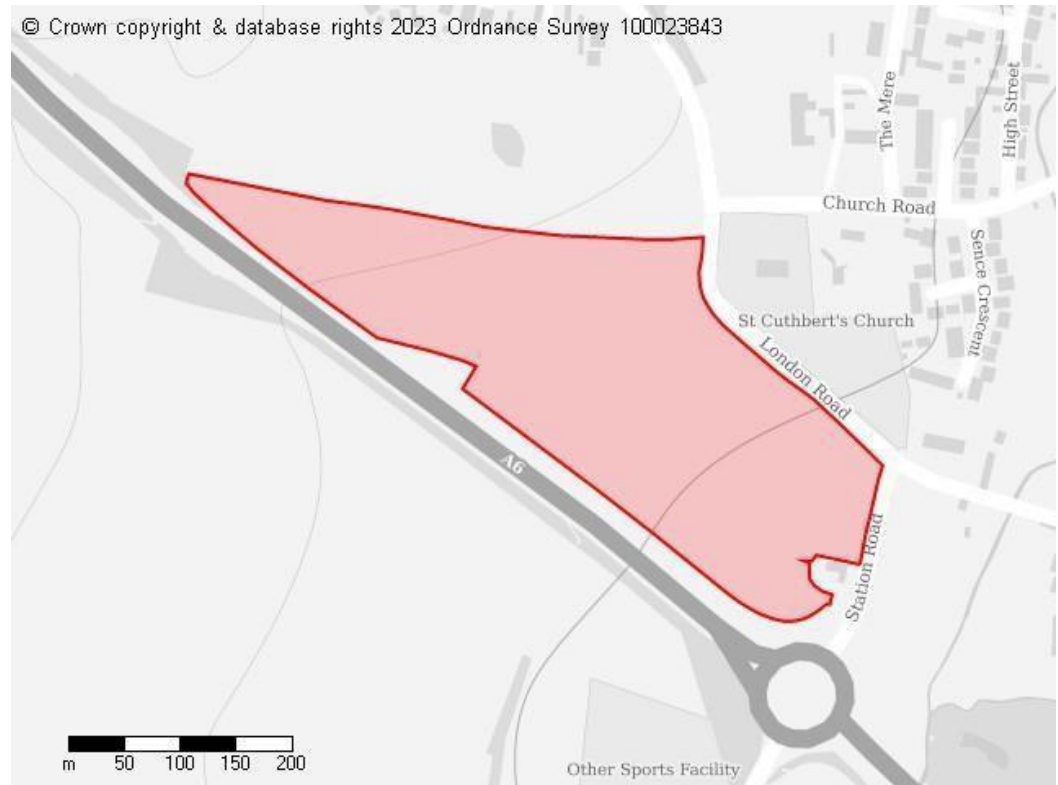
**Density applied:**

**Estimated capacity (sqm):**

# Great Glen, 21/8194, South of London Road and west of Station Road

## Site Details

<b>Site ref:</b>	21/8194
<b>Site name:</b>	South of London Road and west of Station Road
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	9.21
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, Church, pub, A6 (bypass)

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Great Glen, a sustainable settlement, but separated from the built form by London Road and not adjoining existing residential development. While access via London Road would seem possible, the capacity of the A6 corridor and noise from the A6 may require mitigation. A possible new pedestrian crossing for London Road is suggested in the submission. Rights of Way crossing the site, the setting of nearby listed buildings (St Cuthbert Church and The Old Vicarage) and potential impacts on other heritage assets in and around the Neighbourhood Plan Historic Landscape Character Area (in which the site is located) would need consideration. The site is considered potentially suitable.
<b>Availability:</b>	The site has two landowners, and they agree regarding the promotion of the land for development. No developer involvement has been identified. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Whilst the submission goes some way to address the site's constraints, the sensitivity of the historic environment in this location, including the setting of the adjacent listed buildings and other heritage assets, could impact further on the capacity and viability of the site. Furthermore, the Neighbourhood Plan designates the site as Local Green Space affording it significant protection and making development unlikely within the next 10 years. Potential highway mitigation may be required. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	9.21

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 173  
**Capacity Notes:**

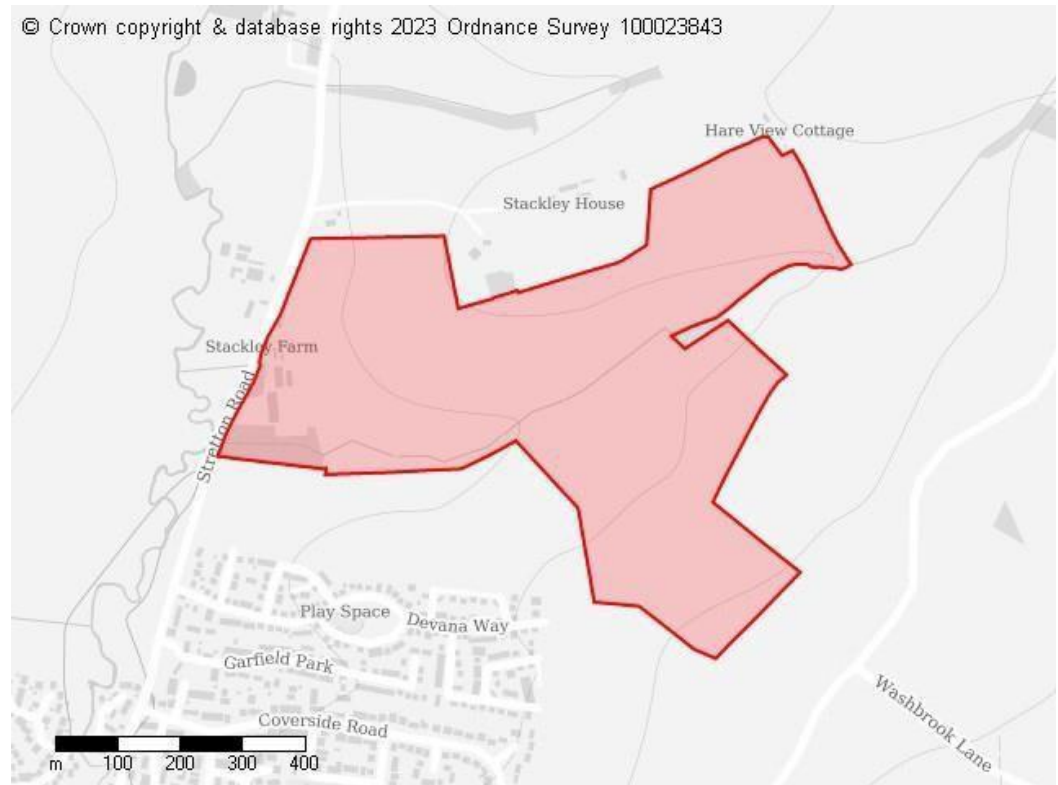
**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

## Great Glen, 21/8197, Land east of Stretton Road

### Site Details

<b>Site ref:</b>	21/8197
<b>Site name:</b>	Land east of Stretton Road
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	36.65
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing and other associated uses
<b>Current use:</b>	Agriculture (including buildings)
<b>Adjacent land uses:</b>	Predominantly agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside to the north of Great Glen. It is separated from the existing built form of the village by site 21/8131 and not currently a sustainable location for housing. While the site has access onto Stretton Road, the size of the site means that it is likely that the local road network, including the centre of the village, would require substantial mitigation work. Given the site's scale, isolation, relatively sloping topography, and exposure to the wider landscape and Rights of Way skirting the south-east and north-east boundaries, the site's impact on open countryside would be considerable. The site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership and some discussion with potential developers is indicated. Demolition of current agricultural buildings would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	The site is currently in open countryside and not well related to Great Glen. Furthermore, the site's scale is not commensurate with the services and role of Great Glen. The potential impacts on the capacity of the rural highway network, including roads within the village, would need to be investigated. Whilst it is being promoted as an SDA/Urban Extension, the site is not of an appropriate scale to deliver the range of infrastructure which would be expected to support such a form of development. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	36.65

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

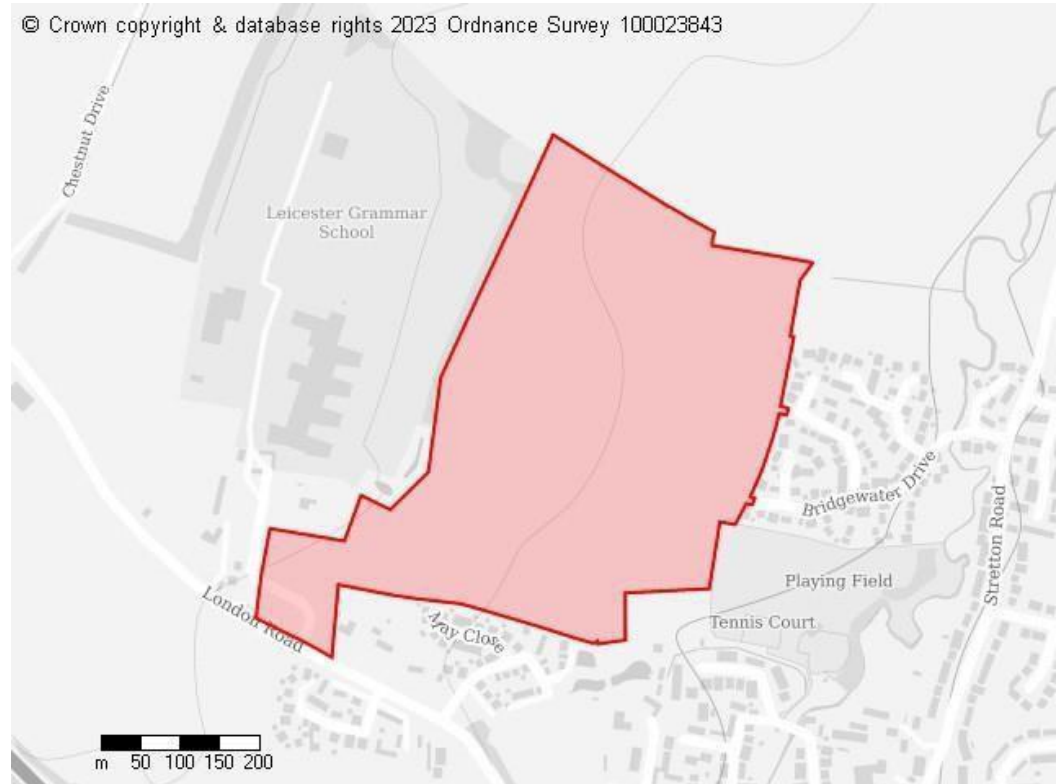
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 550  
**Capacity Notes:**

# Great Glen, 21/8230, Land to the North of London Road and east of Leicester Grammar School

## Site Details

<b>Site ref:</b>	21/8230
<b>Site name:</b>	Land to the North of London Road and east of Leicester Grammar School
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	© Crown copyright & database rights 2023 Ordnance Survey 100023843



<b>Site area (ha):</b>	22.57
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, recreation ground, school

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Great Glen, a sustainable location, and it occupies the current gap between the main village and the Grammar School on land rising from the River Sence. Access is proposed via London Road onto which the site has frontage. A potential second point of access could be via Heron Close or Bridgewater Drive. The suitability of access arrangements would need to be demonstrated along with consideration of any impacts on the A6 corridor. A Public Right of Way follows the eastern boundary and would be impacted. The setting of Listed Building to the west of the site would need to be considered. While the scale of the site is likely to be excessive for the village, three alternative smaller sites within the boundary are promoted and may be more appropriate in scale. The site is considered suitable.
<b>Availability:</b>	The site is in single ownership. It has been marketed and there has been developer interest. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Within this site boundary, three alternative sites of differing scale have been submitted on behalf of the same landowner: 21/8232 (8.78ha), 21/8235 (15.11ha) and 21/8244 (6.41ha with access taken from Heron Drive and Bridgewater Drive). While these have not been assessed as standalone sites, the flexibility demonstrated by the submitter is acknowledged as sites of lesser scale may be more appropriate. Further work regarding provision of an appropriate access in relation to housing capacity and potential wider highway mitigation is required. The overall site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years

Net developable site area (ha): 22.57

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

**Economic capacity**

Density applied:  
  
Estimated capacity (sqm):

Estimated capacity (dwgs): 423

**Capacity Notes:**

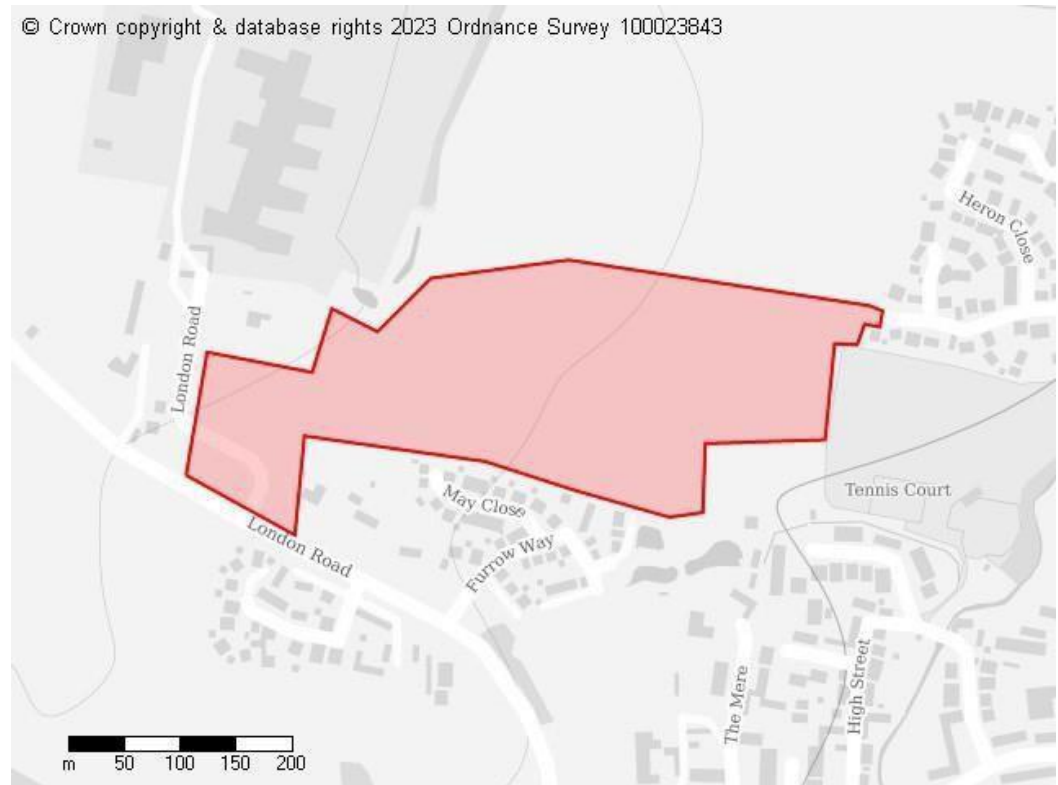
The capacity (based on the standard calculation) of the alternative sites within this site boundary is as follows: Site 21/8232 (8.78ha) - 165 dwellings; Site 21/8235 (15.11ha) - 283 dwellings; and Site 21/8244 (6.41ha) - 120 dwellings.



## Great Glen, 21/8232, Land to the North of London Road

## Site Details

<b>Site ref:</b>	21/8232
<b>Site name:</b>	Land to the North of London Road
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	8.77
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, recreation ground, school.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The Site is adjacent to Great Glen, a sustainable location, abutting the Great Glen Neighbourhood Plan Limits to Development. Access to the Site is proposed via London Road and assumed potentially also Bridgewater Drive. A Public Right of Way follows the Eastern boundary of the Site and would be impacted. This is one of four alternative sites of differing scales within the same boundary submitted on behalf of the same landowner (8230, 8235, 8244). Alternative sites propose access instead, or additionally, via Bridgewater Drive and Heron Close. Highway Authority notes some merit in the Site coming forward as a coherent whole, noting though that the capacity of A6 corridor and walking and cycling provision requires further consideration.
<b>Availability:</b>	The site is in single ownership. The site has been marketed and there has been developer interest. No legal or ownership issues have been identified to prevent development being delivered.
<b>Achievability:</b>	The Highway Authority notes that the capacity of A6 corridor and walking and cycling provision requires further consideration.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	8.77

## Housing capacity

## Economic capacity

Density applied (dph): 30

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes                      **Estimated capacity (sqm):**

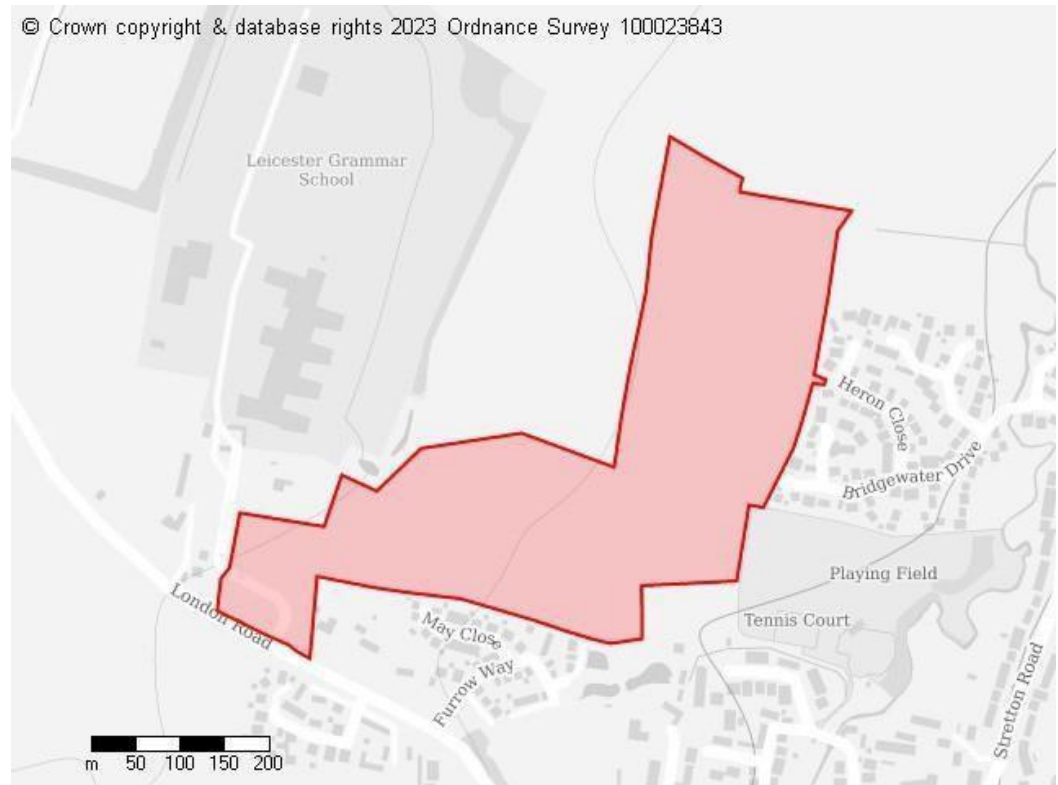
**Capacity Notes:**

Site sits within the larger site of 21/8230. The site has a capacity of 164 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Great Glen, 21/8235, Land North of London Road, East of Leicester Grammar School

## Site Details

<b>Site ref:</b>	21/8235
<b>Site name:</b>	Land North of London Road, East of Leicester Grammar School
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	15.11
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, recreation ground, school

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The Site is adjacent to Great Glen, a sustainable location, abutting the Great Glen Neighbourhood Plan Limits to Development. Access to the Site is proposed via London Road onto which site has minor frontage, although noting that parcel 8244 which is a sub-part of this Site proposed access via Heron Close and Bridgewater Drive to the East. A Public Right of Way follows the Eastern boundary of the Site and would be impacted. The setting of Listed Building to the West of the site would need to be considered. This is one of four alternative sites of differing scales within the same boundary submitted on behalf of the same landowner (8230, 8232, 8244). Highway Authority notes some merit in the Site coming forward as a coherent whole, noting though that the capacity of A6 corridor and walking and cycling provision requires further consideration.
<b>Availability:</b>	The site is in single ownership. The site has been marketed and there has been developer interest. No legal or ownership issues have been identified to prevent development being delivered.
<b>Achievability:</b>	The Highway Authority notes that the capacity of A6 corridor and walking and cycling provision requires further consideration.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	15.11

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:  
250

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

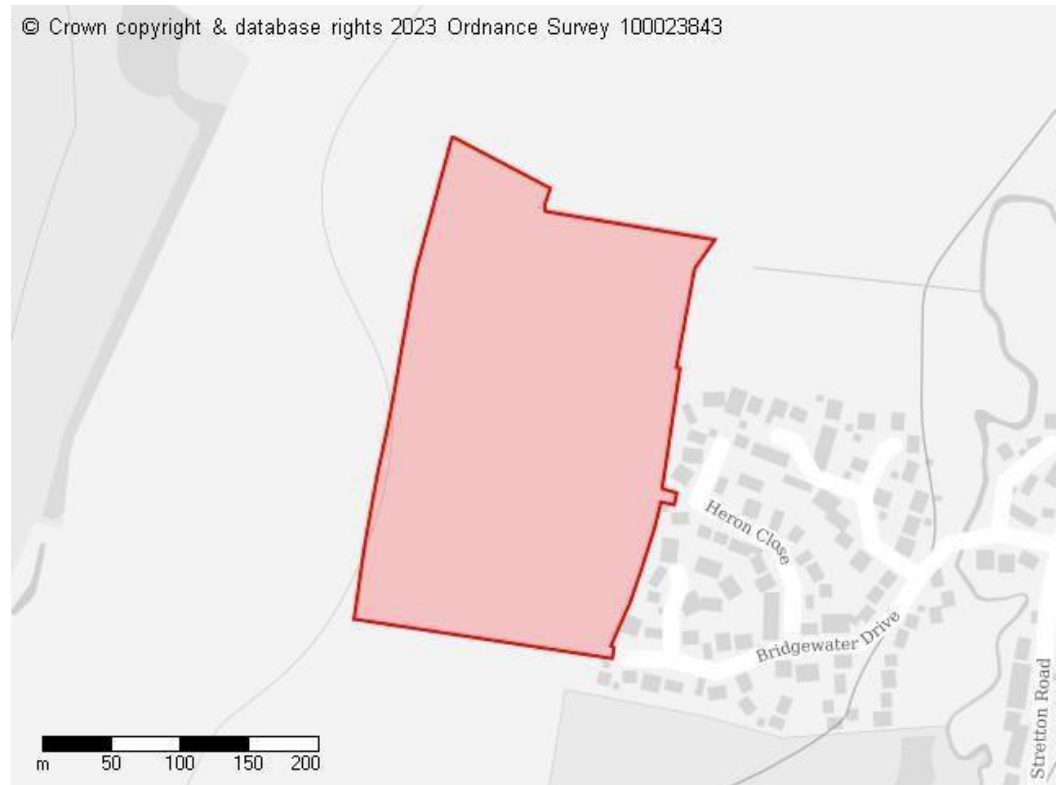
**Capacity Notes:**

Site sits within the larger site of 21/8230. The site has a capacity of 283 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Great Glen, 21/8244, Land to the West of Bridgewater Drive and Heron Close

## Site Details

<b>Site ref:</b>	21/8244
<b>Site name:</b>	Land to the West of Bridgewater Drive and Heron Close
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	6.4
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The Site is adjacent to Great Glen, a sustainable location, sitting adjacent to the Great Glen Neighbourhood Plan Limits to Development. Access to the Site is proposed via Bridgewater Drive and Heron Close. A Public Right of Way follows the Eastern boundary of the Site and would be impacted. This is one of four alternative sites of differing scales within the same boundary submitted on behalf of the same landowner (8230, 8232, 8235). Alternative sites propose access instead, or additionally, via London Road. The Highway Authority notes some merit in the Site coming forward as a coherent whole, noting though that the capacity of A6 corridor and walking and cycling provision requires further consideration.
<b>Availability:</b>	The Site is in single ownership. It has been marketed and there has been developer interest. No legal or ownership issues have been identified to prevent development being delivered.
<b>Achievability:</b>	Further work required to ensure safe and suitable new access to the Site can be achieved via Bridgewater Drive and Heron Close.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.4

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

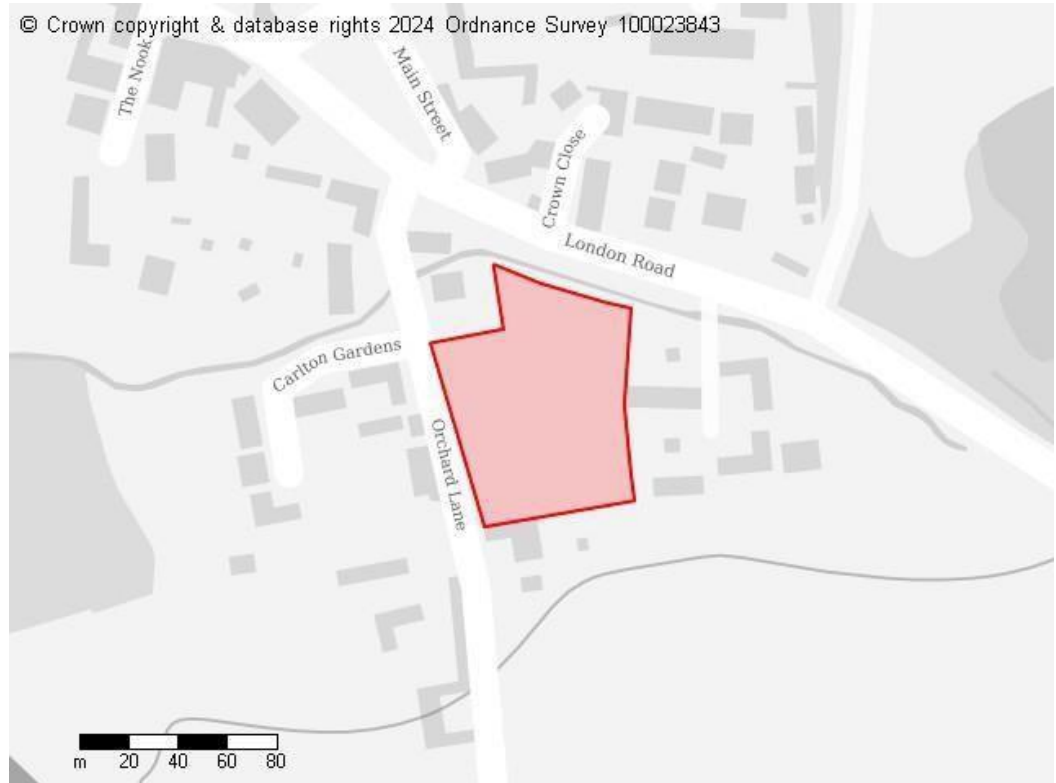
**Capacity Notes:**

Site sits within the larger site of 21/8230. The site has a capacity of 120 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Great Glen, 24/8627, Paddock to the rear of 2 Orchard Lane

## Site Details

<b>Site ref:</b>	24/8627
<b>Site name:</b>	Paddock to the rear of 2 Orchard Lane
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	0.6
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	

<b>Suitability:</b> Potentially suitable	Well located in respect of the settlement. Access may be a physical limitation subject to Site capacity, and floodrisk may require mitigation. Potential impacts upon landscape features, nature and heritage conservation.
<b>Availability:</b> Available	The Site has a single landowner, although Site not actively marketed and not discussed with developer or under option.
<b>Achievability:</b> Achievable	There are no known market, cost or delivery factors at this stage.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.6

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

## Economic capacity

Density applied:

**Estimated capacity (dwgs):** 15

**Estimated capacity (sqm):**

**Capacity Notes:**

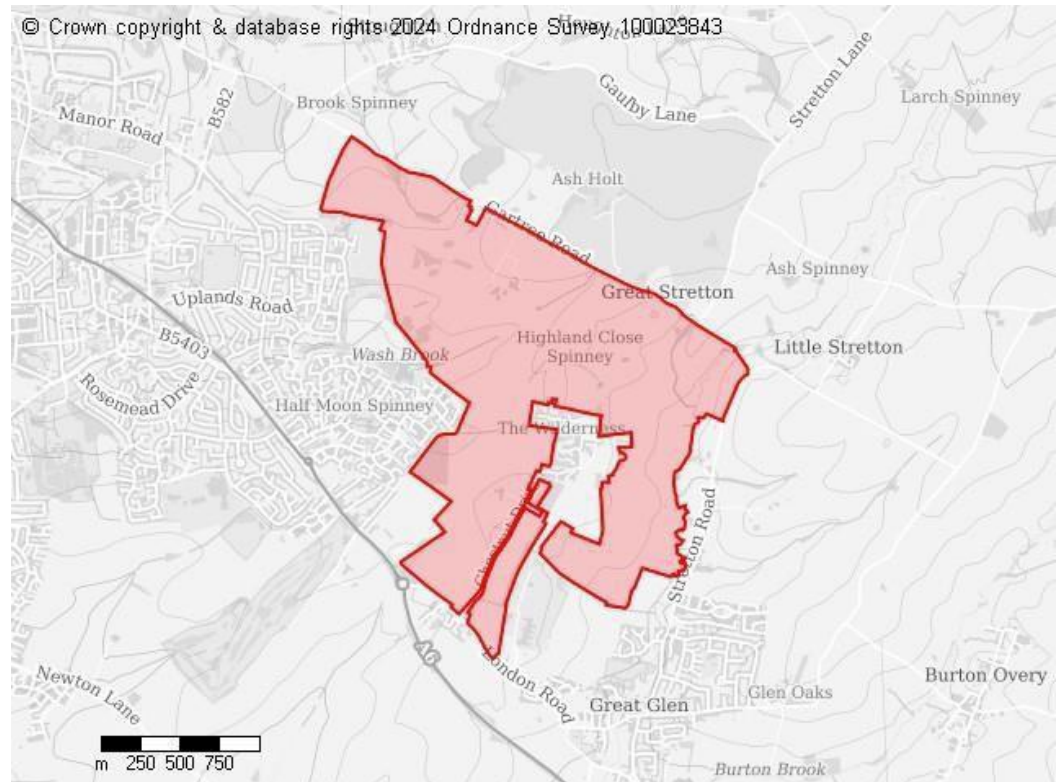
Submission states DPH of 0.12 (under Question 11) - this is assumed to not be referring to DPH but rather, reflecting site area and overall number of dwellings outlined, it is instead referring to an estimate of 0.12Ha per dwelling for the Site. Site capacity provided by the developer of 5 dwellings is significantly lower than the Council's calculation at 30 DPH of 15 dwellings.



# Great Glen, 24/8631, Land south of Gartree Road and Land at Stretton Hall Farm

## Site Details

<b>Site ref:</b>	24/8631
<b>Site name:</b>	Land south of Gartree Road and Land at Stretton Hall Farm
<b>Parish:</b>	Great Glen, Little Stretton, Stoughton, Parish in neighbouring district/borough
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	358.29
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing, retail, leisure / recreation / community facility, sustainable energy infrastructure
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, commercial, agricultural, open space, public and community and infrastructure and Airport

## Site Assessment Summary

<b>Red constraints:</b>	Scheduled Monuments
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	Available
<b>Achievability:</b>	Potentially achievable

The site is adjacent to Oadby and is therefore in proximity to higher order services. The site is directly adjacent to highway land and would be accessed via the A6. Given the rural nature of District, locating development close to urban areas provides the best opportunity to accommodate sustainable travel alternatives to the car. A number of PROW cross the site to the north and east, which could be incorporated in the development. The strategic scale of the site and location adjacent to the urban area of Oadby provides greater opportunities to deliver and access sustainable transport modes. The site could come forward in a master planned approach, facilitating infrastructure delivery. There are several constraints in or near the site which could be overcome with appropriate mitigation, including flooding. The site would need to be sensitively designed to mitigate flood risk from and to the River Sence, and to the Wash Brook catchment. Catchment scale modelling recommended as part of the SFRA process. Due to the location of the site to the urban area of Oadby and its opportunities for infrastructure delivery, the site is therefore considered potentially suitable.

There are three landowners, including Urban & Civic and Homes England who are jointly promoting the site and have a history of working together. The third landholder is under option to Homes England. The landowners are in agreement and submitted a Joint Statement indicating their intention to work together to the previous Call for Sites. Existing agricultural structures would either be demolished or integrated into the development. Parts of the land are operated under lease including agricultural land and would need to relocate.

There is developer interest. As a strategic site adjacent to the urban area of Oadby, the site would have access to existing infrastructure, including access to the A6, and would be of a scale sufficient to deliver significant infrastructure. There are constraints which have the potential to impact viability. Although the scale of the site would enable these constraints to be addressed in time through careful master planning, the level of complexity to deliver this large-scale site results in the site being assessed as potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
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**Reason if not currently developable:**

**Timeframe for development:** Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years

**Net developable site area (ha):** 346.04

**Housing capacity**

**Economic capacity**

**Density applied (dph):** Not applicable

**Density applied:**

**Development ratio:**

**Estimated capacity (dwgs):** 3,000

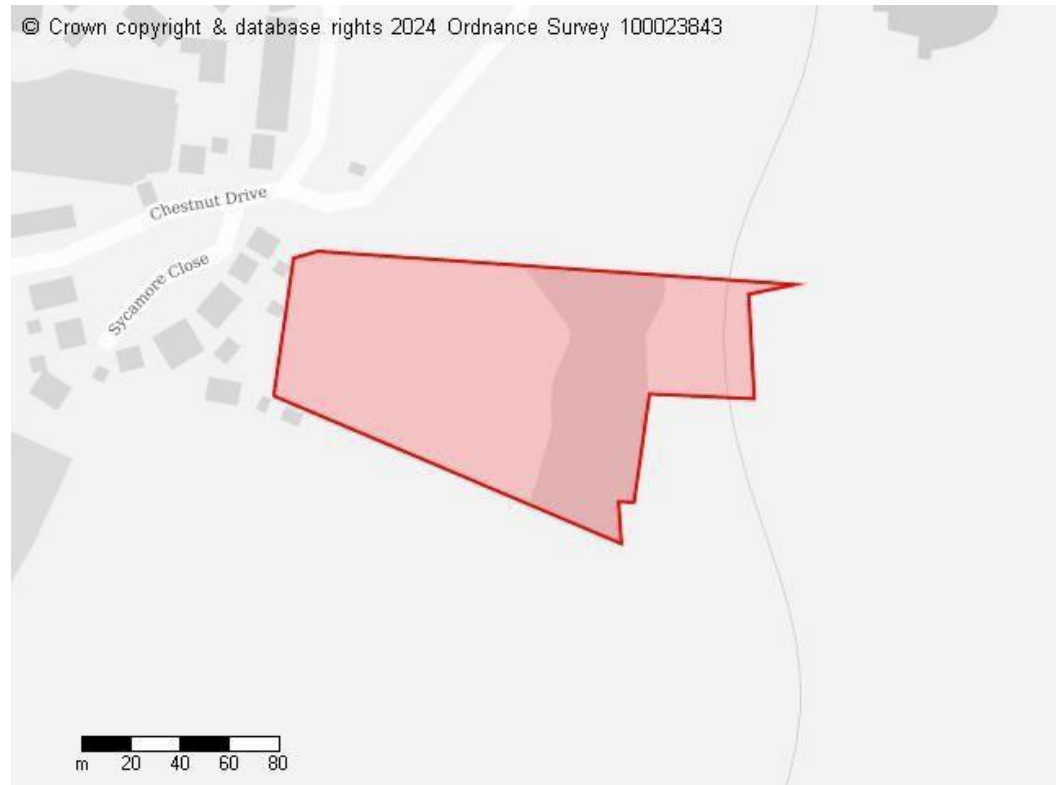
**Estimated capacity (sqm):**

**Capacity Notes:**

The above capacity is based on submitted information.

**Great Glen, 24/9581, Land lying to the East of Sycamore Close, Stretton Hall, Oadby.****Site Details**

<b>Site ref:</b>	24/9581
<b>Site name:</b>	Land lying to the East of Sycamore Close, Stretton Hall, Oadby.
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	1.45
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural use, Open land
<b>Adjacent land uses:</b>	Agricultural use, Open land, Residential use

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	Site is adjacent to Stretton Hall which is a small rural settlement with no services or facilities, and therefore is not considered to be an appropriate location. Access to the site is a considerable constraint as the site is on the edge of an existing development and there is no clear access point, although the site promoter identifies the access to be at 3 Sycamore Close. Great Glen NDP Local Heritage Asset - Stretton Hall Gardens is located to the north of the site. A Listed building, is located 12 metres to the south of the site. Great Glen NDP Important Skylines designation covers approximately 0.1 ha within the site. There will be impacts from development on the adjacent existing development. Although the site is in an area of high demand for housing, it is not considered suitable due to its location.
<b>Availability:</b> Potentially available	The site is under the ownership of two landowners who are in agreement, but the site has not been marketed and no discussion with developers at this time. Therefore, the site is considered potentially available.
<b>Achievability:</b> Not currently achievable	Access via 3 Sycamore Close may require purchase and demolition of existing property. The developable area of the site may be reduced to mitigate impacts upon the listed building to the south, Stretton Hall Gardens and the Great Glen important skylines to the north and south respectively. Further detail would be required to determine whether these factors would render the site economically unviable and to determine the impact of constraints on site capacity.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	1.45

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<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	36	<b>Estimated capacity (sqm):</b>	N/A
<b>Capacity Notes:</b>			

## Great Glen, 24/10277, Land off London Road

## Site Details

<b>Site ref:</b>	24/10277
<b>Site name:</b>	Land off London Road
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	0.86
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, telephone exchange, public house.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The Site is adjacent to Great Glen, a sustainable settlement, but separated from the built form by London Road and not adjoining existing residential development. Neighbourhood Plan Local Green Space designation gives protection to the site. Potential impacts on heritage assets in and around the Neighbourhood Plan Historic Landscape Character Area (in which the site is located) are an important consideration. Highways authority would need to ensure safe and suitable access can be delivered.
<b>Availability:</b> Potentially available	Submission lacks clarity as to whether there is a sole landowner or two landowners. Site is not being actively marketed or under discussion/ option with developers.
<b>Achievability:</b> Potentially achievable	Infrastructure improvements to support development could affect viability. The location of the Site within the Historic Landscape Character Area may have an impact on site capacity.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	0.86

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 21

## Economic capacity

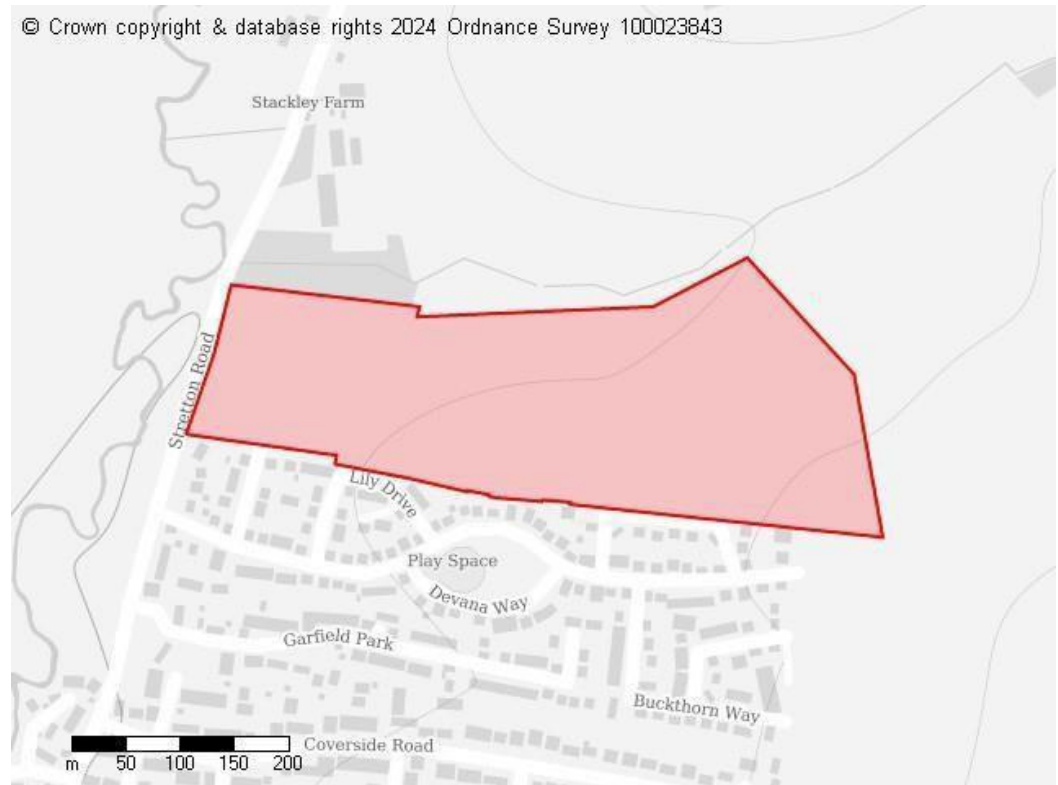
**Density applied:**

**Estimated capacity (sqm):**  
260

## Great Glen, 24/12189, Land to the north of Great Glen

### Site Details

<b>Site ref:</b>	24/12189
<b>Site name:</b>	Land to the north of Great Glen
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	10.48
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	
<b>Reason not assessed:</b>	The site is a duplicate of 21/8131. The assessment for the site can be found in the Companion Guide which accompanies the 2021 SHELAA.
<b>Suitability:</b>	
Potentially suitable	The site is located adjacent to Great Glen, a sustainable settlement. It extends into open countryside on the northern edge of the village with much of the site being over 1km from the centre. Access would be via Stretton Road but there would be potential impacts on traffic through the village centre and the rural highway network, potentially requiring mitigation. It is on the valley slopes of a brook close to the northern boundary and development would be visible in the wider landscape. The 'Roman British Farmstead off Stretton Road' (a Neighbourhood Plan Local Heritage Asset) is partly within the site and two Local Wildlife Sites are located on the northern boundary. The site is considered potentially suitable.
<b>Availability:</b>	
Available	The site is in single ownership and a developer has an interest in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	
Potentially achievable	Issues around potential landscape impacts, local traffic impacts, pedestrian access to the village centre, and protection of a NP local heritage asset would need to be addressed and could require mitigation measures, potentially impacting on the capacity and viability of the site. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	10.48

Housing capacity

Economic capacity

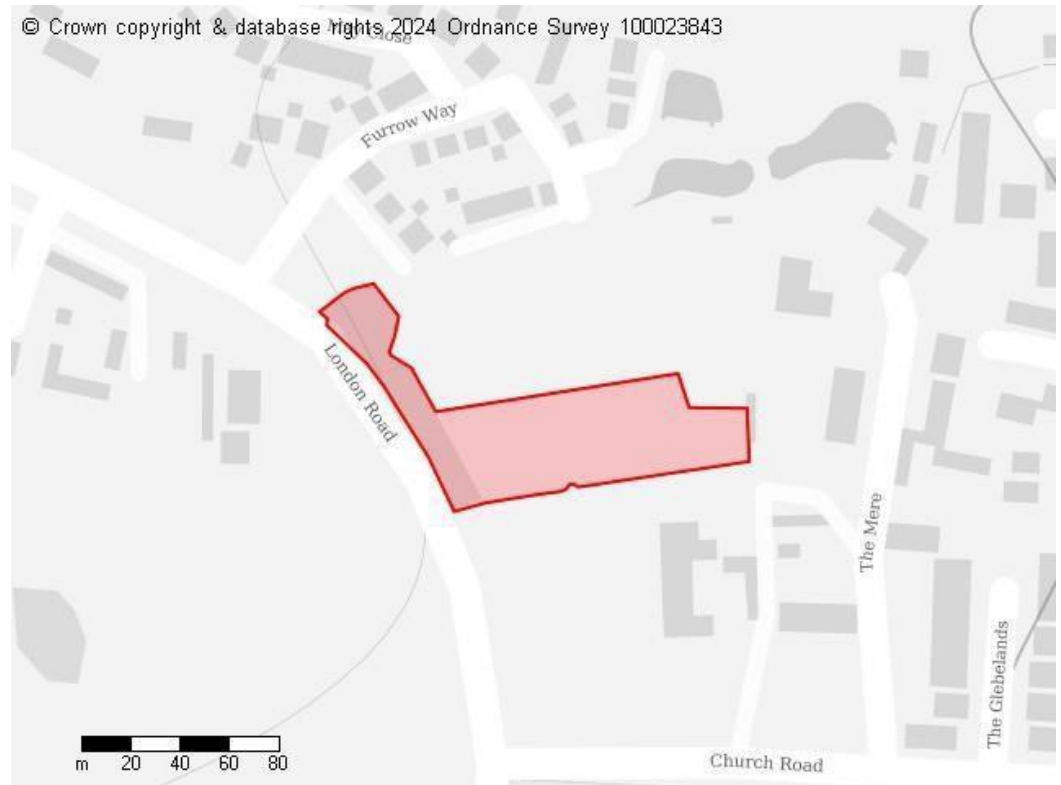
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	197	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

## Great Glen, 24/12190, NP/20/GG/01 - Land North of Glen House

## Site Details

<b>Site ref:</b>	24/12190
<b>Site name:</b>	NP/20/GG/01 - Land North of Glen House
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	0.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Vacant, woodland
<b>Adjacent land uses:</b>	Residential, scrubland

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	Site is an appropriate and sustainable location for development within the settlement subject to the provision of safe and suitable new access onto London Road. Development of the Site will need to respond to historic and environmental constraints including an appreciation of the adjacent Historical Landscape Area, Local Heritage Assets, and Tree Preservation Order at Glen House, as well as existing tree belts within the Site.
<b>Availability:</b> Available	Site is allocated in Policy GG1 of the Great Glen Neighbourhood Plan for the development of around 10 dwellings. The Plan states that it is deliverable, contributes to sustainable development and is sensitive to the character of the village of Great Glen.
<b>Achievability:</b> Achievable	Site is allocated in Policy GG1 of the Great Glen Neighborhood Plan for the development of around 10 dwellings. The Plan states that it is deliverable, contributes to sustainable development and is sensitive to the character of the village of Great Glen.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.58

Housing capacity

Economic capacity



**Estimated capacity (dwgs):** 10

**Estimated capacity (sqm):**

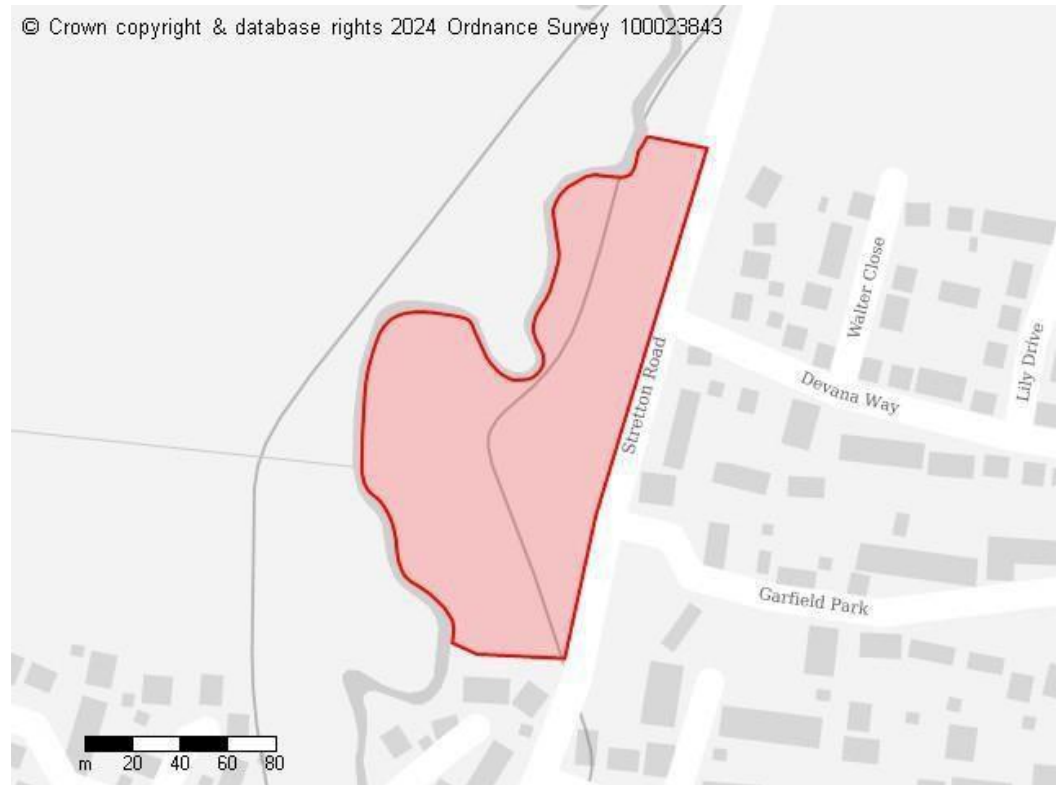
**Capacity Notes:**

The site is allocated in the Great Glen Neighbourhood Plan (Policy GG1) for around 10 dwellings.

# Great Glen, 24/12228, Land on the west side of Stretton Road Great Glen

## Site Details

<b>Site ref:</b>	24/12228
<b>Site name:</b>	Land on the west side of Stretton Road Great Glen
<b>Parish:</b>	Great Glen
<b>Nearest Settlement:</b>	Great Glen
<b>Site map:</b>	



<b>Site area (ha):</b>	1.56
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Self/Custom Build Housing
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	Agricultural greenfield to the south and west and housing, agricultural buildings and farm shop to the north and east. Site is bounded by the River Sence along the western edge.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is outside the built up area of Great Glen and is therefore considered to be well related to existing services and facilities. Flood zone 3 on a large part of the site and the River Sence along the western boundary. Therefore, the site is considered not currently suitable.
<b>Availability:</b> Not currently available	Two landowners are in agreement but the site has not been actively marketed and there is no option on the land. Therefore, the site is considered not currently available.
<b>Achievability:</b> Not currently achievable	Managing flood risk mitigation on this site which is constrained by the River Sence could have viability impacts and impacts on the developable area of the site. Therefore, it is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	1.56

Housing capacity

Economic capacity

Estimated capacity (dwgs): 39

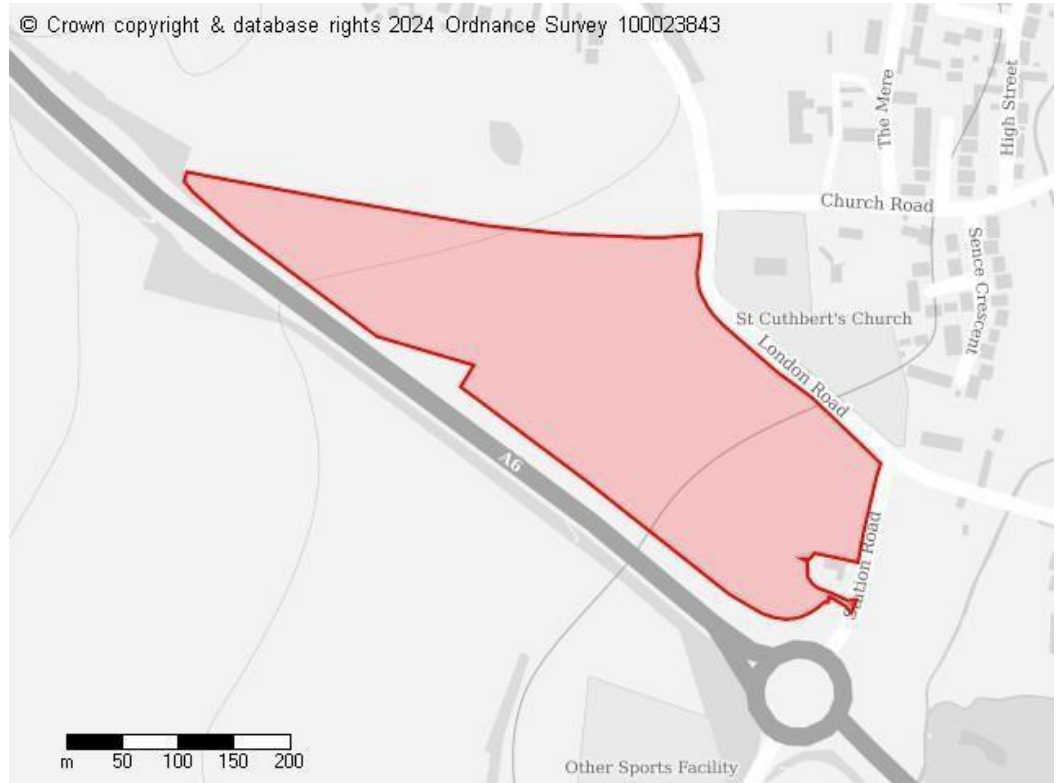
Estimated capacity (sqm):

Capacity Notes:

# Gumley, 24/10368, Land South of London Road, Great Glen

## Site Details

**Site ref:** 24/10368  
**Site name:** Land South of London Road, Great Glen  
**Parish:** Great Glen  
**Nearest Settlement:** Gumley  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** Although there is a very slight difference in site areas (0.06Ha), the site is considered to be a duplicate of 21/8194.  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

### Economic capacity

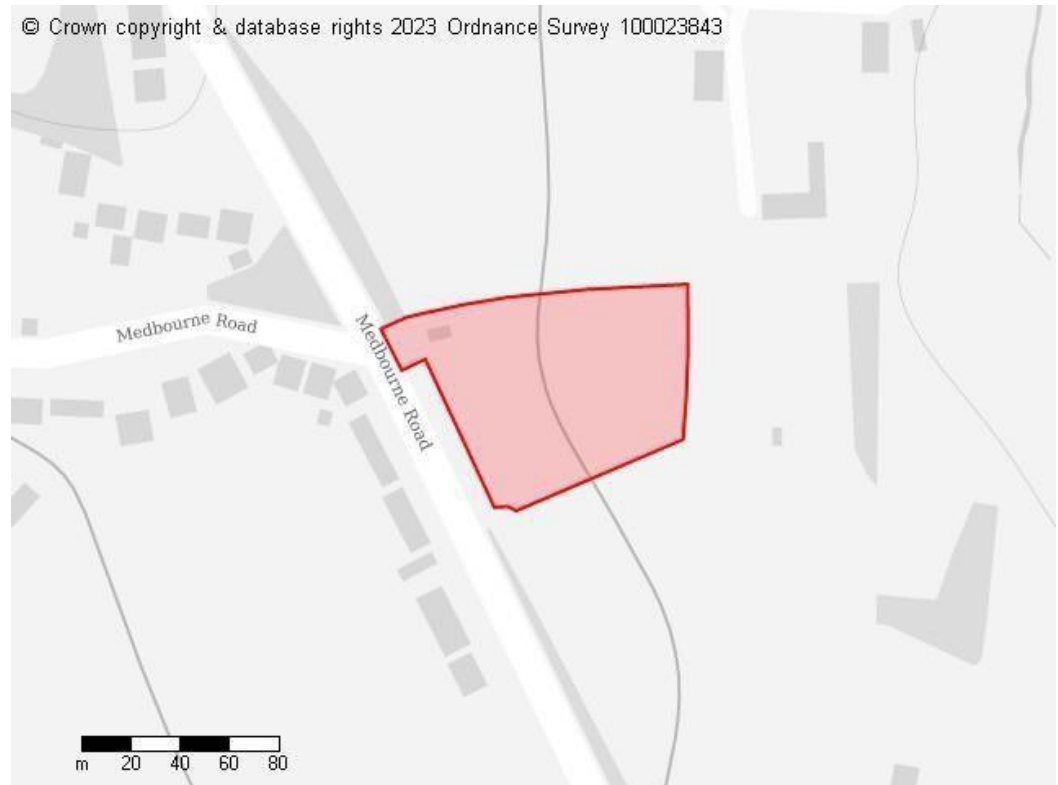
**Density applied:**

**Estimated capacity (sqm):**

# Hallaton, 21/8023, Land at Medbourne Road

## Site Details

<b>Site ref:</b>	21/8023
<b>Site name:</b>	Land at Medbourne Road
<b>Parish:</b>	Hallaton
<b>Nearest Settlement:</b>	Hallaton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.76
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, stables
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the south-eastern edge of Hallaton, a sustainable rural settlement. Taken in isolation, it does not have a good connection with the existing built form of the village. The land adjacent to the north is allocated as a reserve housing site in the Neighbourhood Plan (NP) and its development would improve this site's relationship to the village. The site has an existing access and substantial highway frontage to Medbourne Road. A Public Right of Way crosses the northern part of the site and the old railway forming the eastern boundary is a potentially contaminating land use and a NP wildlife corridor. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership and no developer involvement is indicated. The stables on site would need to be demolished. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	While no market or cost factors have been identified to make the site unviable, the site has a poor connection with the existing village form, and this is unlikely to improve unless adjoining land to the north is developed. This impacts on the prospects of the site being developed within the next 10 years. This site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.76

Housing capacity

Economic capacity

**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

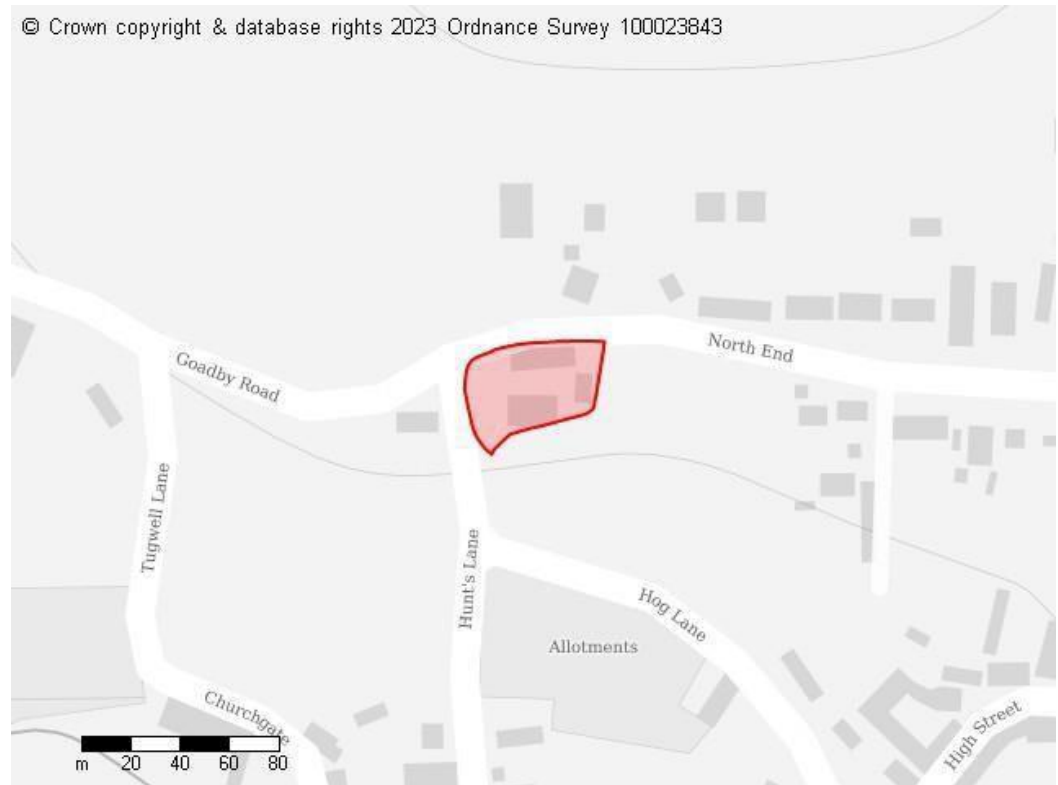
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 19  
**Capacity Notes:**

# Hallaton, 21/8119, Corner of Hunts Lane and North End

## Site Details

<b>Site ref:</b>	21/8119
<b>Site name:</b>	Corner of Hunts Lane and North End
<b>Parish:</b>	Hallaton
<b>Nearest Settlement:</b>	Hallaton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.18
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Run down single storey barns
<b>Adjacent land uses:</b>	Open land, dwelling, residential commitment

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Hallaton, a sustainable rural settlement. It is located adjacent to an existing residential commitment. Its corner location could impact on accessing the site. Historic landfill site in the vicinity would need investigation. It is within the Conservation Area and consideration of potential adverse impacts on its character and appearance would be needed. Development of the site could also impact two adjacent Local Green Spaces (Neighbourhood Plan designated). The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. Developer involvement is not indicated. No legal or ownership issues have been identified to prevent the site being developed. The site is considered available.
<b>Achievability:</b>	Given the sensitive corner location of the site, the provision of an appropriate access would need to be demonstrated. Mitigation for any adverse impacts on the Conservation Area and two adjoining Local Green Spaces (Neighbourhood Plan) would be required. Given these factors could impact on the site's capacity, deliverability and viability, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.18

#### Housing capacity

Density applied (dph): 30

#### Economic capacity

Density applied:

**Development ratio:** <0.4 Ha = 100%

**Estimated capacity (dwgs):** 5

**Estimated capacity (sqm):**

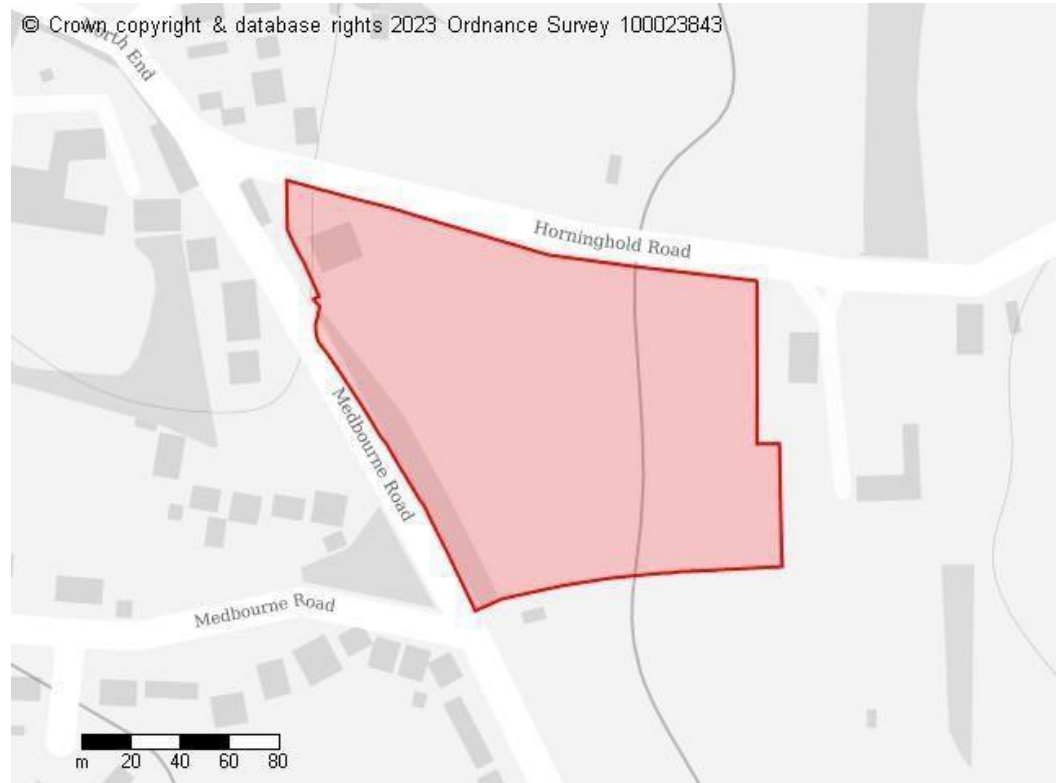
**Capacity Notes:**



## Hallaton, 21/8253, Land at Cow Close

## Site Details

<b>Site ref:</b>	21/8253
<b>Site name:</b>	Land at Cow Close
<b>Parish:</b>	Hallaton
<b>Nearest Settlement:</b>	Hallaton
<b>Site map:</b>	



<b>Site area (ha):</b>	2.22
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, workshop
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Hallaton, a sustainable rural settlement. Approximately half of the site is a reserve housing allocation (for around 11 dwellings) in the Neighbourhood Plan (NP). The full site, as submitted, falls away to a small group of houses near the former railway line. A small part of the site is within the Conservation Area and the NP identifies 'very good' ridge and furrow across the site. Appropriate mitigation measures would need to be considered. The site is considered suitable.
<b>Availability:</b>	The site is in single ownership. The site has been marketed and there have been discussions with potential developers. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	While no market, cost or delivery factors have been identified to prevent the site being developed, it should be noted that current Neighbourhood Plan policy only allows the reserve allocation (western part of site) to come forward if other sites are failing to deliver or additional homes are required by a new Local Plan. The current scale of the site may not be appropriate for the size of the village. The site as a whole is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.22

Housing capacity

Economic capacity

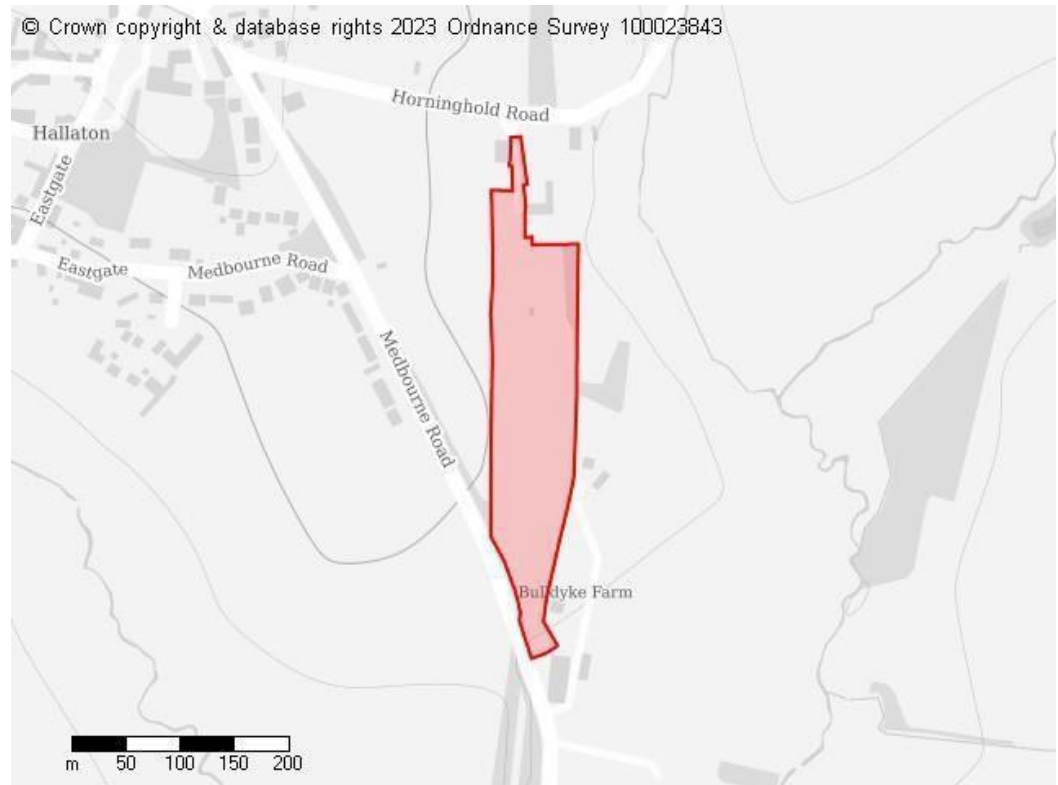
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	42	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

## Hallaton, 21/8254, Land south of Horninghold Road

## Site Details

<b>Site ref:</b>	21/8254
<b>Site name:</b>	Land south of Horninghold Road
<b>Parish:</b>	Hallaton
<b>Nearest Settlement:</b>	Hallaton
<b>Site map:</b>	



<b>Site area (ha):</b>	2.60
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Not specified (assessed for housing)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Predominantly agriculture, farm, agricultural buildings, dwellings

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in open countryside close to Hallaton which is identified as a sustainable rural settlement. It is separated from the built form of the village by sites 21/8253 and 21/8023 and therefore does not have a relationship with the existing village form. While the site has access onto Horninghold Road and Medbourne Road, both are well beyond the existing built-up area and village speed limit. The former railway land is identified as a potentially contaminating land use, requiring further investigation. The Neighbourhood Plan identifies the site as a Wildlife Corridor and ridge and furrow across the site. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	In the absence of any information relating to the mix of uses envisaged, the site has only been assessed for housing development. While no market or cost factors have been identified to make the site unviable, the site is isolated and has a poor connection with the existing village form. This is unlikely to improve unless adjoining land to the west is developed. This impacts on the prospects of the site being developed within the next 10 years. This site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	2.60

Housing capacity

Economic capacity

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**Density applied (dph):** 30

**Density applied:**

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 49

**Estimated capacity (sqm):**

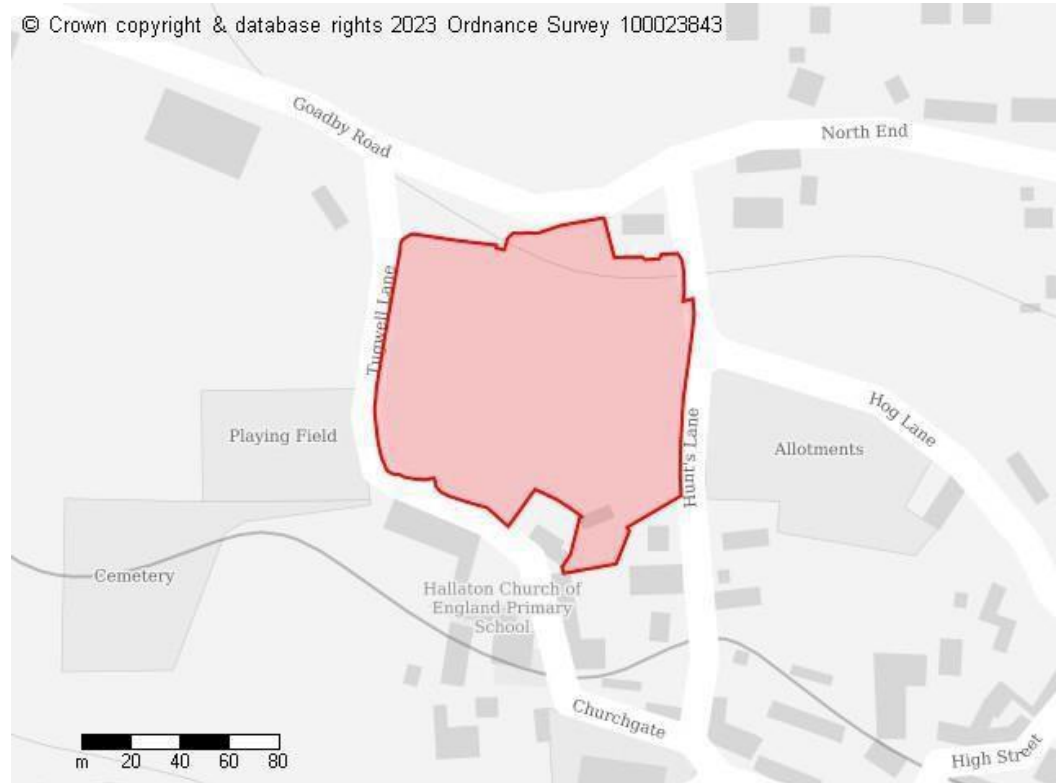
**Capacity Notes:**

The site is promoted for mixed use development. However, no detail further detail about potential uses is provided. As a result, the site is assessed for housing only at this stage.

## Hallaton, 21/8255, Land north of Churchgate

## Site Details

<b>Site ref:</b>	21/8255
<b>Site name:</b>	Land north of Churchgate
<b>Parish:</b>	Hallaton
<b>Nearest Settlement:</b>	Hallaton
<b>Site map:</b>	



<b>Site area (ha):</b>	1.34
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, allotments

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Hallaton, a sustainable rural settlement. However, its connection with the built form of the village is not strong, being on the north-western edge. The site has frontage onto the highway but the suitability of an access is yet to be demonstrated and is likely to require wider highway improvements. The site is close to an historic landfill site which would need investigation. The site is within the Conservation Area and several Listed Buildings lie to the south. The Neighbourhood Plan designates most of the site an Important Open Space and trees within the site as being of significance. Given these constraints, the site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership and no contact with developers is identified. No legal or ownership issues have been identified to prevent the site being delivered. The site is considered available.

**Achievability:**

Potentially achievable

Providing a suitable access could require wider highway improvements, potentially impacting on viability. The site is currently designated Important Open Space in the Neighbourhood Plan which would need to be replaced or shown to be no longer needed before development could be delivered. Adverse impacts on the Conservation Area and on the setting of nearby Listed Buildings would need mitigation and could affect capacity and delivery. As a result of these factors the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.34

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Density applied:**

**Estimated capacity (dwgs):** 33

**Estimated capacity (sqm):**

**Capacity Notes:**

## Hallaton, 21/8256, Land North of Goadby Road

## Site Details

<b>Site ref:</b>	21/8256
<b>Site name:</b>	Land North of Goadby Road
<b>Parish:</b>	Hallaton
<b>Nearest Settlement:</b>	Hallaton
<b>Site map:</b>	



<b>Site area (ha):</b>	2.90
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Predominantly agriculture, 2 dwellings.

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is adjacent to Hallaton, a sustainable rural settlement, although it is not well related to the main part of the village. However, there is planning permission for twenty-three dwellings on land to the east of the site. The scale of the site is not currently appropriate as it would extend built form north into rising, open countryside and impact on the wider landscape. Although the site has frontage onto the highway, extensive mitigation may be required. Historic landfill in the vicinity would need to be investigated. The site is adjacent to the Conservation Area and the Neighbourhood Plan identifies it as having Ridge and Furrow. A public right of way follows the eastern boundary. In view of its current scale and constraints, the site is considered not currently suitable.

**Availability:**  
 Available

The site is in single ownership and there is no indication of any developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Potentially achievable

The submitter has not indicated any site capacity. However, the current scale of the site is not considered appropriate as it would have adverse impacts on the local and wider landscape, and the provision of a suitable access is likely to be challenging with potential viability implications. The adjoining Conservation Area and ridge and furrow remains on the site also need mitigation. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	2.90

Housing capacity

Economic capacity

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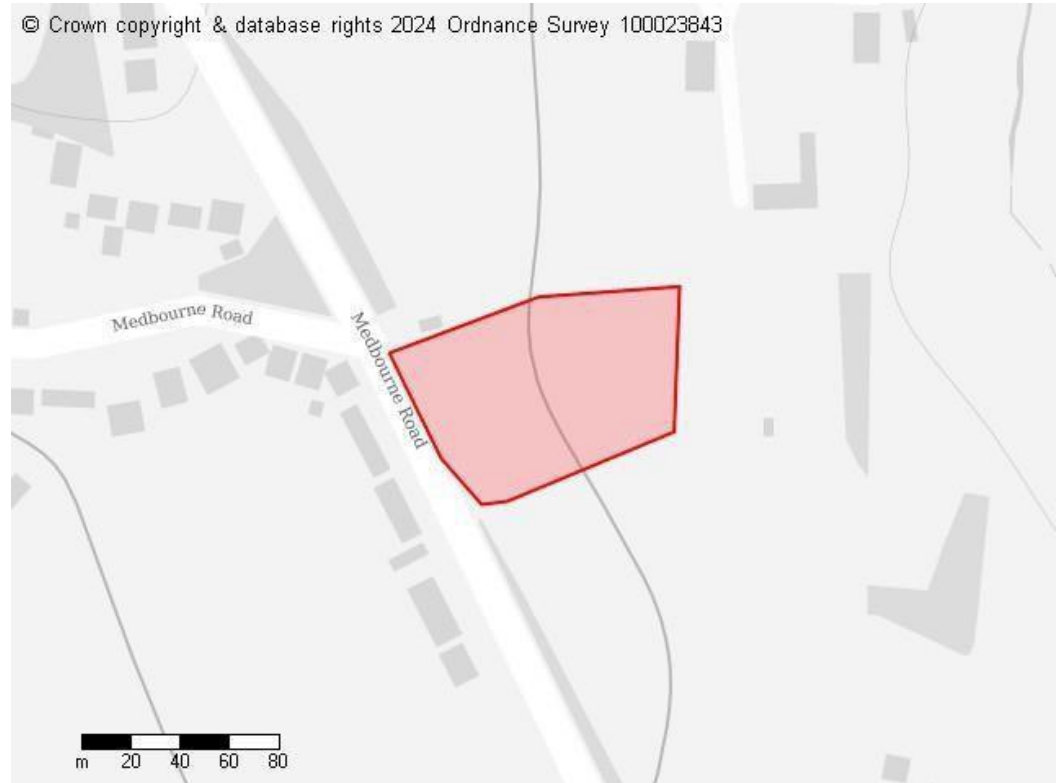
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	54	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			



## Hallaton, 24/9754, Medbourne Rd

## Site Details

**Site ref:** 24/9754  
**Site name:** Medbourne Rd  
**Parish:** Hallaton  
**Nearest Settlement:** Hallaton  
**Site map:**



**Site area (ha):** 0.71  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Agriculture, stables  
**Adjacent land uses:** Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The Site is adjacent to the South Eastern edge of Hallaton. In isolation it does not have a good connection with the existing built form of the village. The land adjacent to the North is allocated as a reserve housing site in the Neighbourhood Plan and its development would improve this Site's relationship to the village. The Site has an existing access which it is understood is shared with an adjacent landowner and highway frontage to Medbourne Road. A Public Right of Way crosses the northern part of the site and the old railway forming the eastern boundary is a potentially contaminated land use.

**Availability:**  
 Available  
 The Site is in single ownership with no legal or ownership issues outlined in the submission, although it is not currently actively marketed or being discussed with developers.

**Achievability:**  
 Not currently achievable  
 While no market or cost factors have been identified to make the site unviable, the Site has a poor connection with the existing village form, and this is unlikely to improve unless adjoining land to the North is developed.

## Conclusions

**Deliverable or developable:** Developable

**Reason if not currently developable:**

**Timeframe for development:** Developable in 11-15 years

**Net developable site area (ha):** 0.71

## Housing capacity

**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

## Economic capacity

**Density applied:** N/A

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Estimated capacity (dwgs): 18

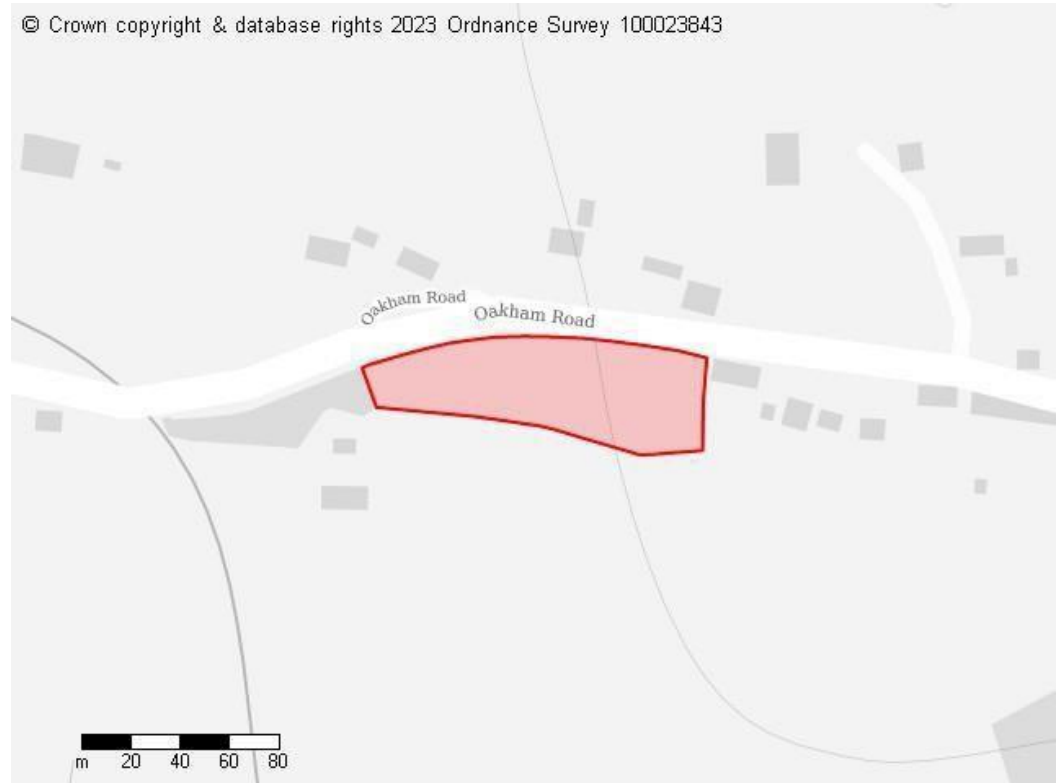
Estimated capacity (sqm): N/A

Capacity Notes:

# Halstead, 21/8109, Land south of Oakham Road

## Site Details

<b>Site ref:</b>	21/8109
<b>Site name:</b>	Land south of Oakham Road
<b>Parish:</b>	Tilton on the Hill
<b>Nearest Settlement:</b>	Halstead
<b>Site map:</b>	



<b>Site area (ha):</b>	0.47
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Residential, paddock, woodland

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is within Halstead which is not currently identified as a sustainable settlement. However, Tilton on the Hill, a sustainable rural settlement, is nearby and has a better level of services. The site has access onto Oakham Road although providing access could impact on the surrounding trees and potentially adversely impact the Grade II Listed Building opposite. The site is considered potentially suitable.
<b>Availability:</b> Available	There are two landowners and discussions with a potential developer have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Achieving suitable access and mitigating any adverse impacts on the setting of the Listed Building opposite the site could impact on the capacity and deliverability of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.47

	Housing capacity	Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%	
<b>Estimated capacity (dwgs):</b>	12	<b>Estimated capacity (sqm):</b>

## Houghton on the Hill, 21/8025, Land North of Uppingham Road (west)

### Site Details

<b>Site ref:</b>	21/8025
<b>Site name:</b>	Land North of Uppingham Road (west)
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	6.92
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture.
<b>Adjacent land uses:</b>	Predominantly agriculture, farmstead.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside to the west of Houghton on the Hill. Although Houghton is a sustainable settlement, the site is not adjacent to the built form of the village, being separated from it by site 21/8206. Whilst the site has frontage onto the A47, a new access would be required and is unlikely to be acceptable given its current isolation from the village. The site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership. There have been no discussions with developers. The existing agricultural building would need to be demolished. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	The site is not adjacent to Houghton on the Hill and development would be in open countryside, extending north and west well beyond the existing built form. The acceptability of an appropriate access from the A47 in this location would need to be demonstrated and could impact on the viability and deliverability of the site as a standalone site. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	6.92

#### Housing capacity

Density applied (dph): 30

#### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 130

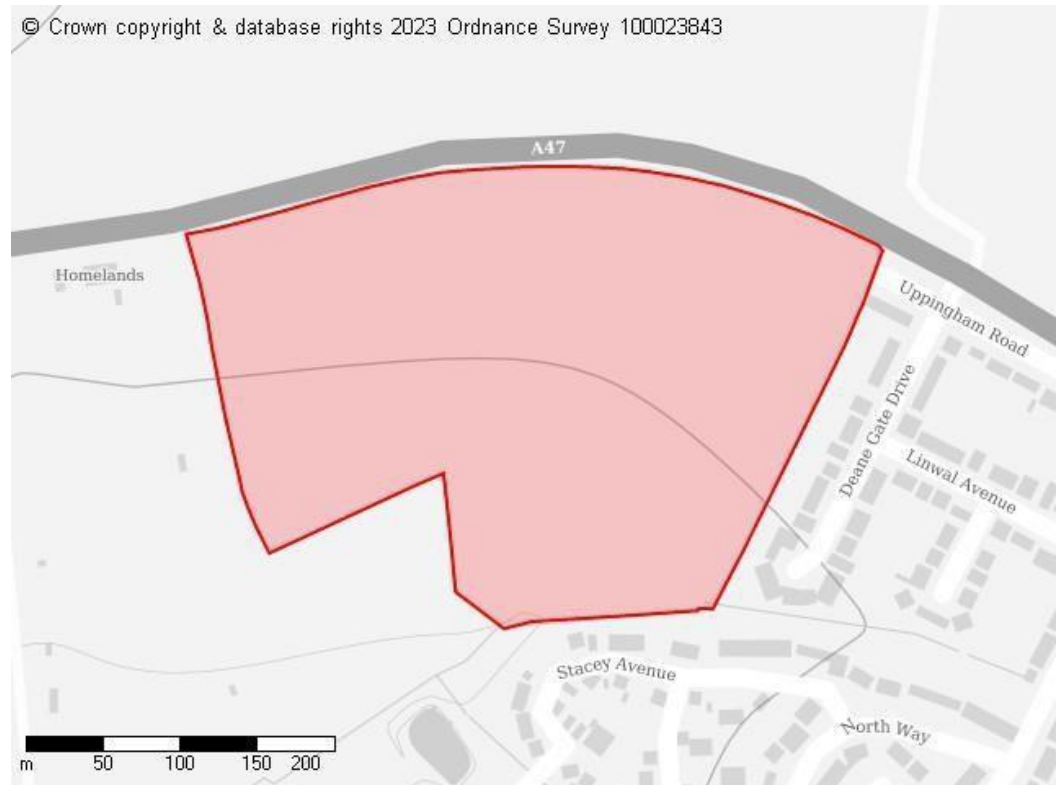
**Estimated capacity (sqm):**

**Capacity Notes:**

# Houghton on the Hill, 21/8047, South of Uppingham Road

## Site Details

<b>Site ref:</b>	21/8047
<b>Site name:</b>	South of Uppingham Road
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	9.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Houghton on the Hill, a sustainable settlement. The full extent of the site is unlikely to be appropriate in scale and submitter has indicated that a reduction in size would be acceptable. A gas pipeline and associated HSE consultation buffer zone (red constraint) crosses the eastern part of the site affecting 4ha. The site area has been reduced accordingly. The appropriateness of the proposed access via Stacey Avenue and arrangements for access onto the A47 would need to be demonstrated as would mitigation in relation to the gas pipeline. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussions with developers have taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Development of the full extent of the site is unlikely to be appropriate in scale. The capacity of the proposed access via Stacey Avenue is not clear, and its suitability would need to be demonstrated. Delivery of a safe and appropriate access to the A47 would also need to be demonstrated. The gas pipeline would need to be accommodated, and appropriate mitigation established with the HSE. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	5.58

Housing capacity

Economic capacity

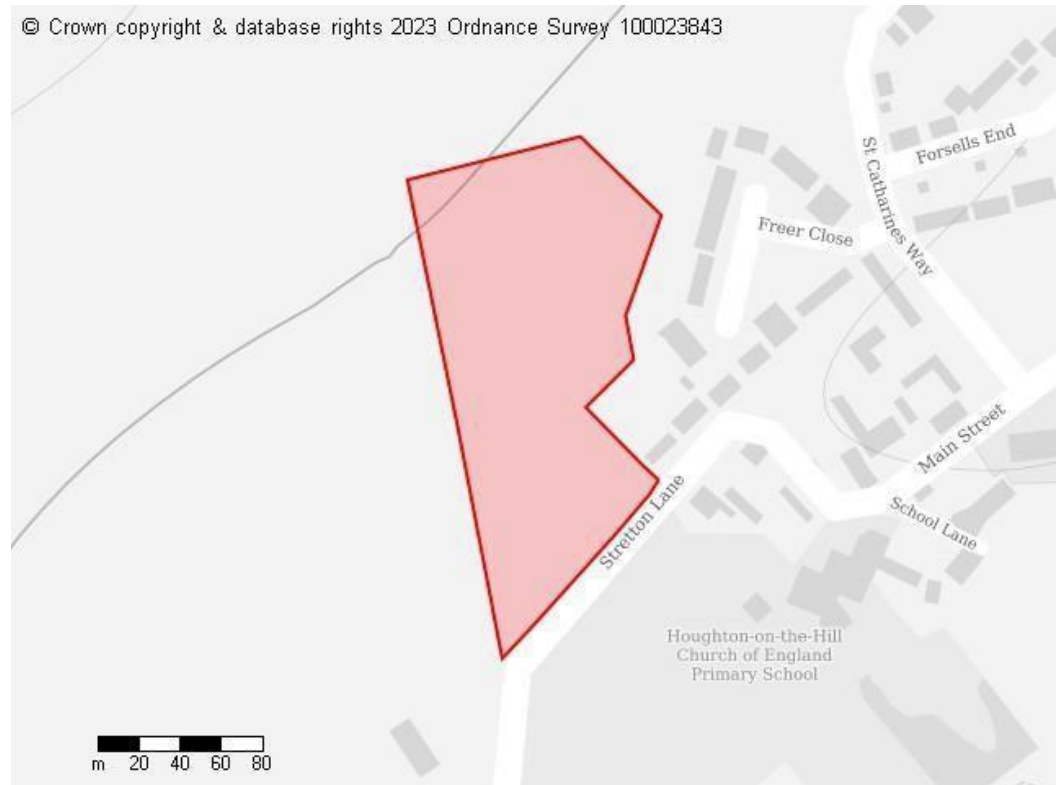
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	105	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

# Houghton on the Hill, 21/8135, Land North of Stretton Lane

## Site Details

<b>Site ref:</b>	21/8135
<b>Site name:</b>	Land North of Stretton Lane
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	1.80
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to Houghton on the Hill, a sustainable settlement. Access is proposed from Stretton Lane. Although most of the site is within a HSA gas pipeline buffer consultation zone, the planning application (15/01067/OUT) which was refused on the site overcame this satisfactorily by careful siting of dwellings to allow access to the pipeline. Mitigation for potential impacts on the landscape setting of the village and the Conservation Area, which it adjoins, would be required. The site is considered suitable.
<b>Availability:</b> Available	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Achievable	The submission indicates that satisfactory access to the gas pipeline can be accommodated. With satisfactory mitigation for potential adverse impacts on the setting of the village and Conservation Area, the site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.80

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

**Density applied:**



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**Estimated capacity (dwgs):** 30

**Estimated capacity (sqm):**

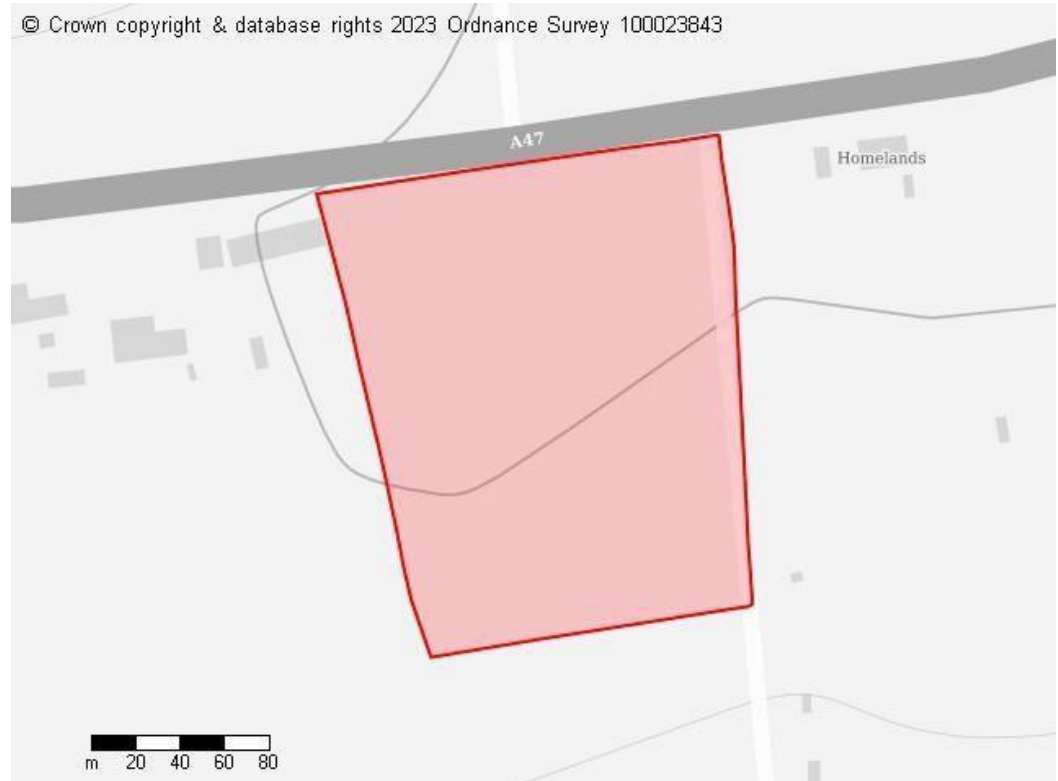
**Capacity Notes:**

The capacity figure is as submitted by the site promoter and reflects the indicative layout provided addressing constraints. The standard calculation would give a capacity of 45 dwellings.

# Houghton on the Hill, 21/8148, Land south of the A47 Uppingham Road, west of Houghton On The Hill

## Site Details

<b>Site ref:</b>	21/8148
<b>Site name:</b>	Land south of the A47 Uppingham Road, west of Houghton On The Hill
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	3.40
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside between Thurnby and Houghton on the Hill and therefore not a sustainable location for housing development. Given its isolation from the built form, access on to the A47 in this location would not be acceptable. Isolated development in this location is likely to adversely impact the local landscape. The site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership. There has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not achievable	The site is in open countryside and remote from existing built form. A new access onto the A47 at this location would be unacceptable. Therefore, the site is considered not achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	3.40

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):** 64

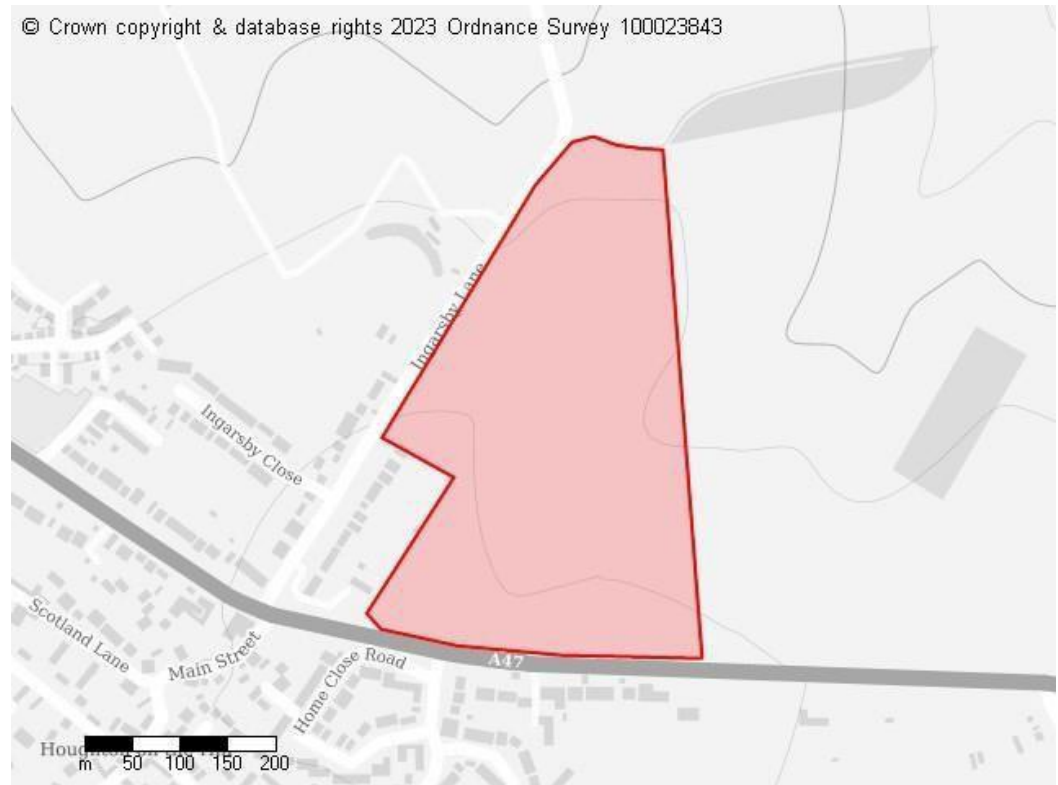
**Estimated capacity (sqm):**

**Capacity Notes:**

## Houghton on the Hill, 21/8195, North of Uppingham Road (east)

### Site Details

<b>Site ref:</b>	21/8195
<b>Site name:</b>	North of Uppingham Road (east)
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	12.60
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, paddocks, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is adjacent to Houghton on the Hill, a sustainable settlement. Development on northern part of site would impact on wider landscape which falls away to the north-east. The southern part of the site is less sensitive in landscape terms. Whilst the site has access to the A47, the promoter's potential access solution involving the closure of the existing Ingarsby Lane/Main Street junction would need to be considered by Highway Authority. Any access solution involving the intensification of turning movements onto the A47 raises potential concerns. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussions with developers have taken place and the site has not been marketed. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	Provision of suitable access arrangements to the existing highway could impact on the viability and achievability of the site. The northern part of the site does not relate well to the village and has the potential to adversely impact on the wider landscape without a reduction in capacity or substantial mitigation. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	12.60

Housing capacity

Economic capacity

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**Density applied (dph):****Development ratio:**

Not applicable

**Density applied:****Estimated capacity (dwgs):**

See Capacity Notes

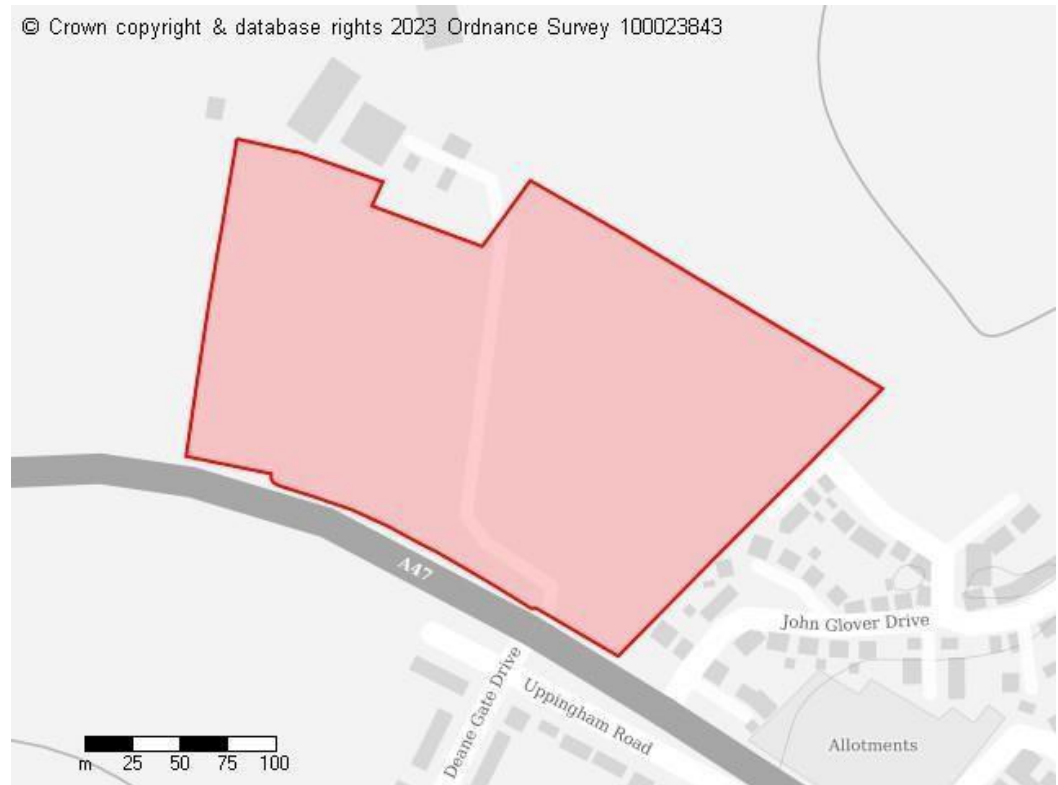
**Estimated capacity (sqm):****Capacity Notes:**

The capacity figure has not been shown to prevent double counting with 24/9357

# Houghton on the Hill, 21/8206, Land to the north of Uppingham Road

## Site Details

<b>Site ref:</b>	21/8206
<b>Site name:</b>	Land to the north of Uppingham Road
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	5.41
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, farmstead

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to a housing site under construction on the western edge of Houghton on the Hill, a sustainable settlement. A gas pipeline crosses the site north to south and an indicative layout provided shows that a suitable buffer zone can be incorporated. Information provided shows that an access on to the A47 can be achieved but this will need to be verified by the Highway Authority, particularly as it concerns the intensification of turning movements onto the A47. Half the site is within a Mineral Consultation Area. The site is considered potentially suitable.
<b>Availability:</b> Available	The site is in single ownership. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Whilst an Initial Transport Assessment has been provided, the provision of a suitable access from the A47 would need to satisfy the Highway Authority. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	5.41

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

#### Density applied:

Estimated capacity (dwgs): 101

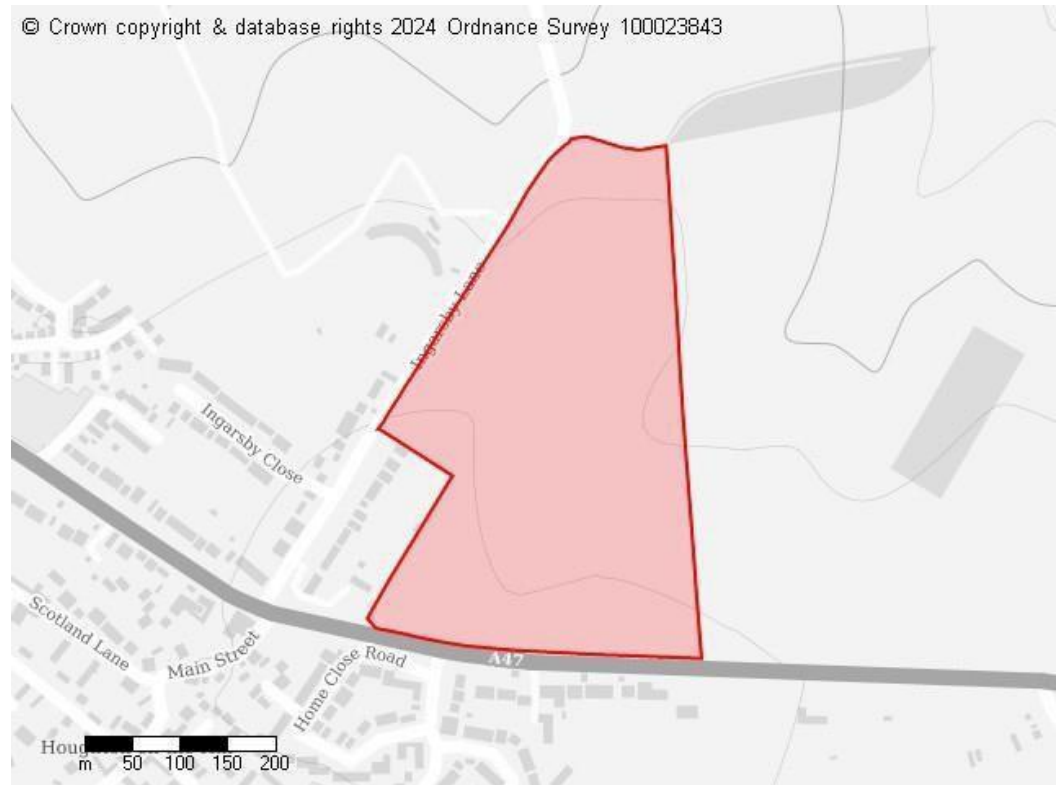
Estimated capacity (sqm):

Capacity Notes:

## Houghton on the Hill, 24/9355, Land east of Houghton on the Hill, north of A47

### Site Details

<b>Site ref:</b>	24/9355
<b>Site name:</b>	Land east of Houghton on the Hill, north of A47
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	14.33
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential, care home, retail and GP surgery
<b>Current use:</b>	Agricultural land
<b>Adjacent land uses:</b>	Residential, agricultural

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built-up area. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	14.33

Housing capacity

Economic capacity

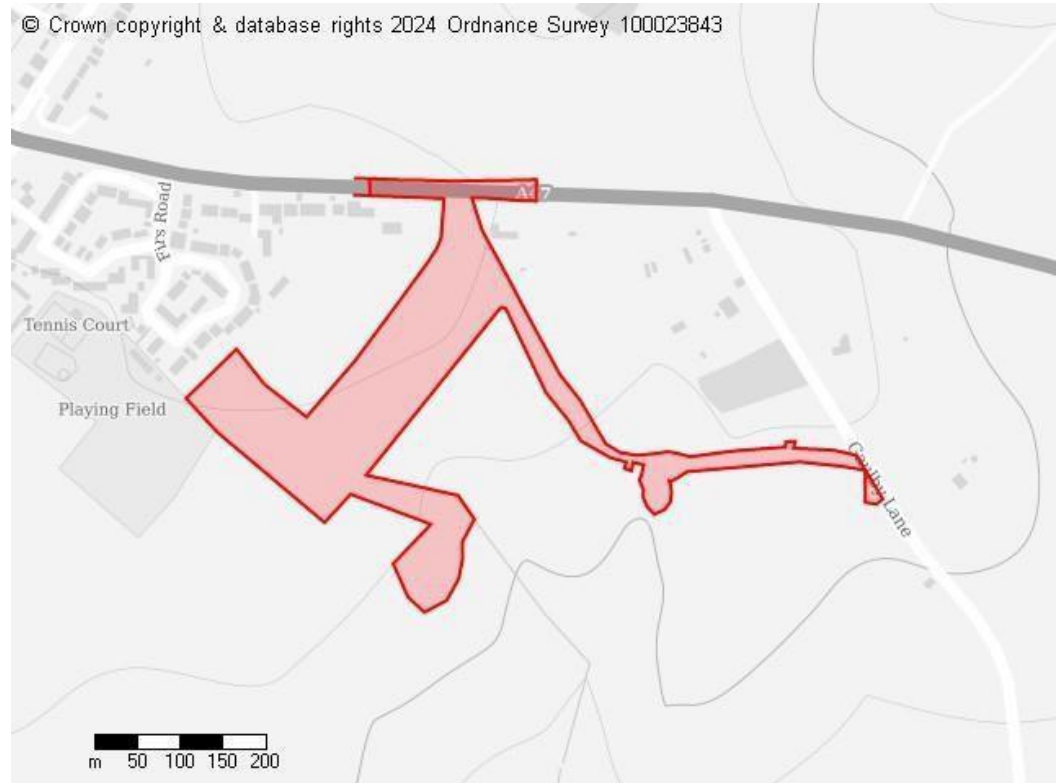


Site sits within the larger site of 24/9357. The site has a capacity of 158 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Houghton on the Hill, 24/9356, Land east of Houghton on the Hill, south of A47

### Site Details

<b>Site ref:</b>	24/9356
<b>Site name:</b>	Land east of Houghton on the Hill, south of A47
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	6.95
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural land
<b>Adjacent land uses:</b>	Agricultural, residential, adjacent to a proposed new golf course to the south of the site.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, adjacent to a proposed new golf course. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	6.95

Housing capacity

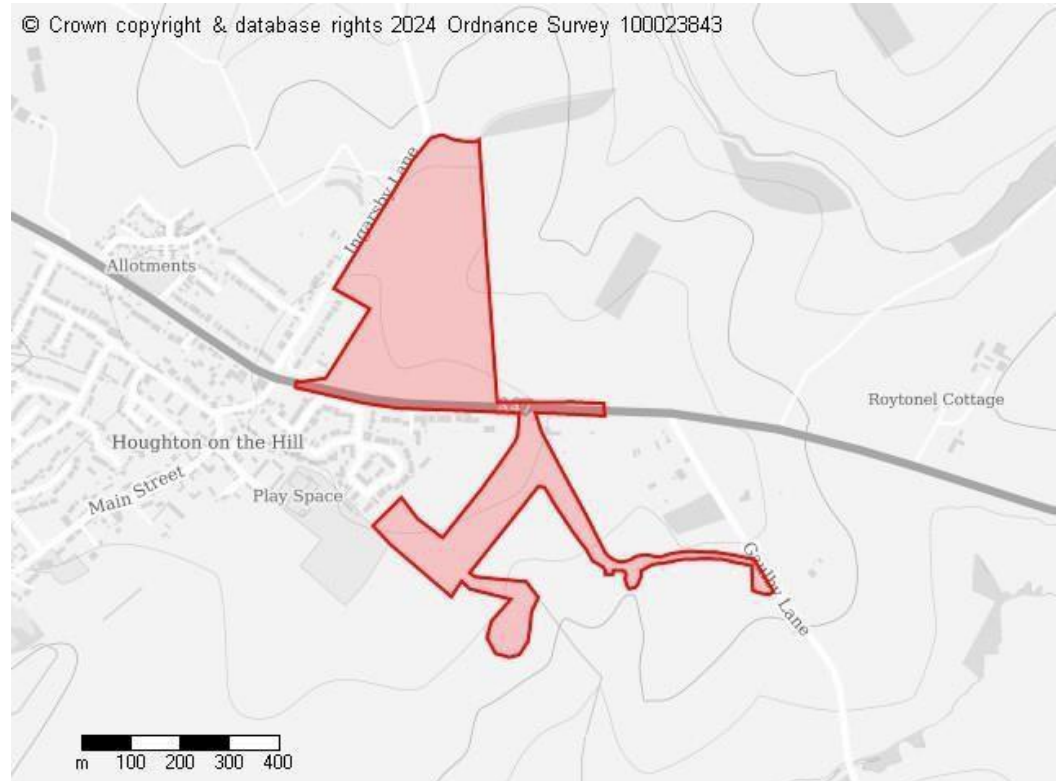
Economic capacity

Site sits within the larger site of 24/9357. The site has a capacity of 70 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Houghton on the Hill, 24/9357, Land east of Houghton on the Hill, north and south of the A47

## Site Details

<b>Site ref:</b>	24/9357
<b>Site name:</b>	Land east of Houghton on the Hill, north and south of the A47
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	14.33 (north site) + 6.95 (south site) = 21.28 in total
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential, care home, retail and GP surgery
<b>Current use:</b>	Agricultural land
<b>Adjacent land uses:</b>	Agricultural, residential, adjacent to a proposed new golf course to the south of the site.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Suitable
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	21.28

### Housing capacity

<b>Density applied (dph):</b>	n/a
<b>Development ratio:</b>	Not applicable
<b>Estimated capacity (dwgs):</b>	230

### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

**Capacity Notes:**

This site forms a larger site which also includes 24/9355 and 24/9356.

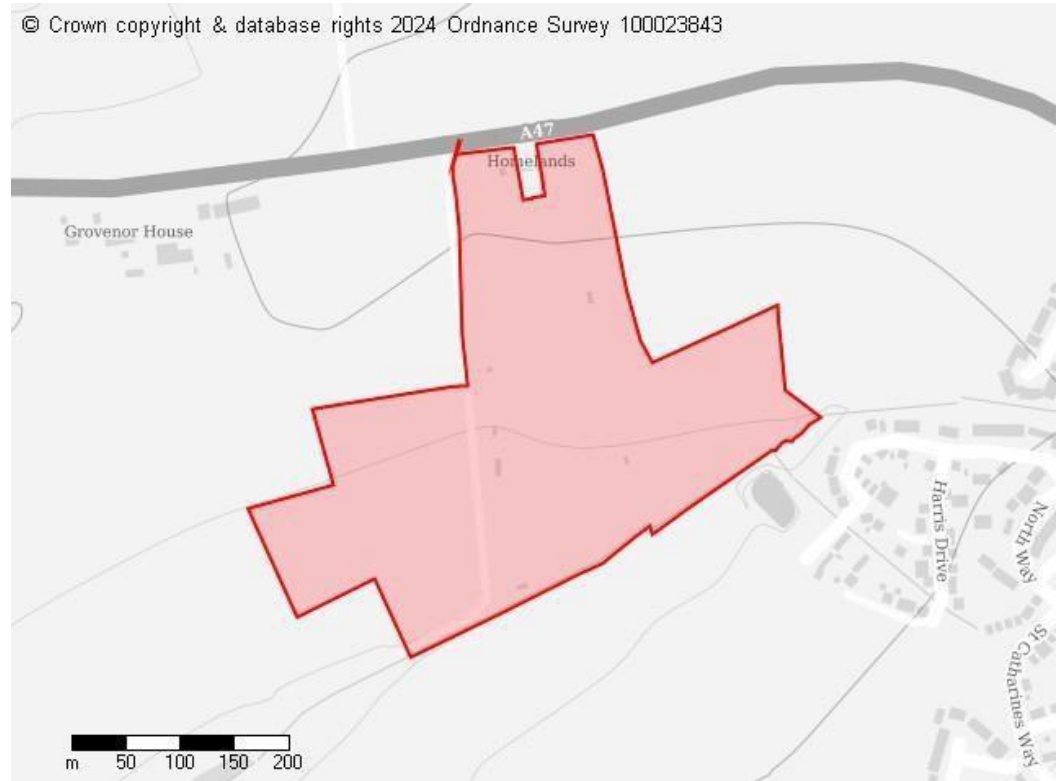
The lower dwelling numbers relates to provision of care home, other uses on the site, and extensive landscape buffering on the edges of the site.

Therefore, recommend using the submitted dwelling number of 230 dwellings for the site. Other uses include retail and GP surgery.

# Houghton on the Hill, 24/9633, Land south of Uppingham Road, west of Houghton on the Hill

## Site Details

<b>Site ref:</b>	24/9633
<b>Site name:</b>	Land south of Uppingham Road, west of Houghton on the Hill
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	10.86
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, agricultural, recent residential development to the south east of the site.

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, adjacent to a recent residential development. Concern identified regarding access to the site, where it is unclear if the available site boundary on Uppingham Road could allow for safe and appropriate access for the site to be achieved. It is likely that other physical limitations and constraints identified on or adjacent to the site could be appropriately managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	Landowners have expressed an interest to sell, and discussions with potential developers have taken place. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	10.85

### Housing capacity

Density applied (dph): n/a

### Economic capacity

Density applied:

**Development ratio:** Not applicable

**Estimated capacity (dwgs):** 160

**Estimated capacity (sqm):**

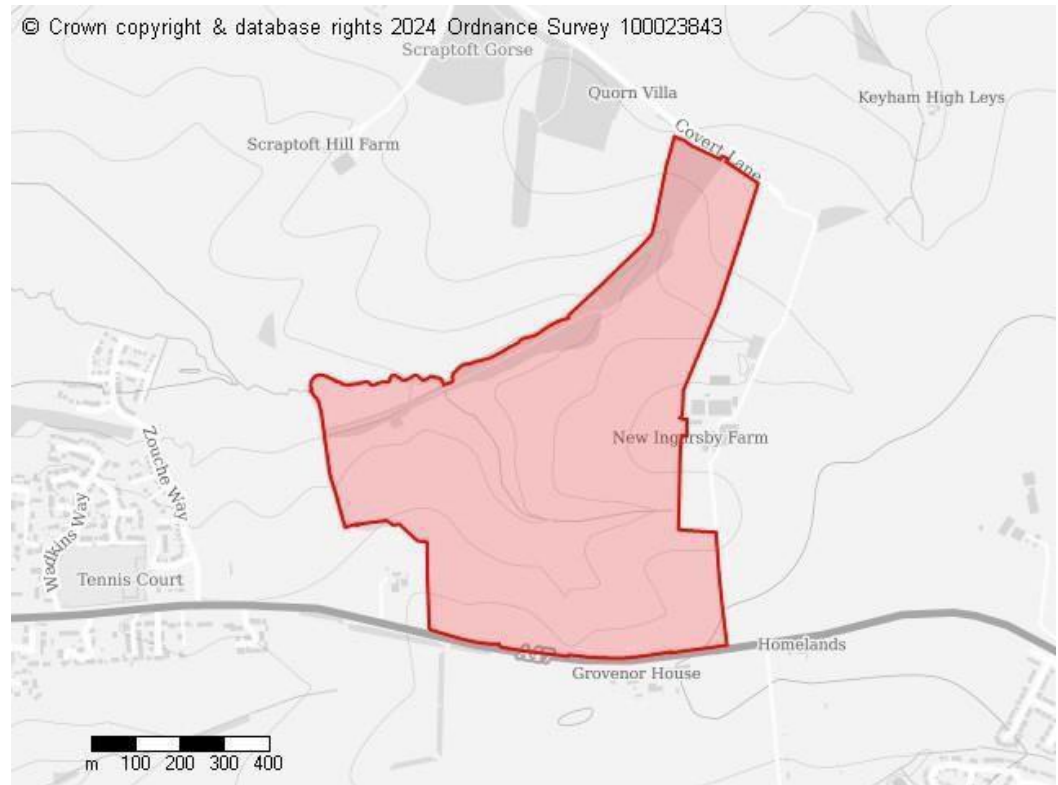
**Capacity Notes:**

Reduced site capacity within the submission relates to areas around the western edge of site not being developed to take account of the sewerage treatment works and open countryside buffering. Recommend therefore using the average of the submitted dwelling number range (160 dwellings).

# Houghton on the Hill, 24/10143, Land north of Uppingham Road, Houghton on the Hill

## Site Details

<b>Site ref:</b>	24/10143
<b>Site name:</b>	Land north of Uppingham Road, Houghton on the Hill
<b>Parish:</b>	Houghton on the Hill, Thurnby & Bushby
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	56.9
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing, Leisure / recreation / community facility
<b>Proposed use(s):</b>	Housing, leisure, recreation, community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential and agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is located in the open countryside between settlements. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The site is in an inappropriate location for development. The scale of development would have a significant detrimental impact on the character of the countryside in this location. The development of this site in isolation would be inappropriate. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Availability:</b> Available	The site has a single landowner with an intention to sell. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b> Achievable	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	The site is not in a suitable location for development. The development of this site in isolation would be inappropriate. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	56.9

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:



**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

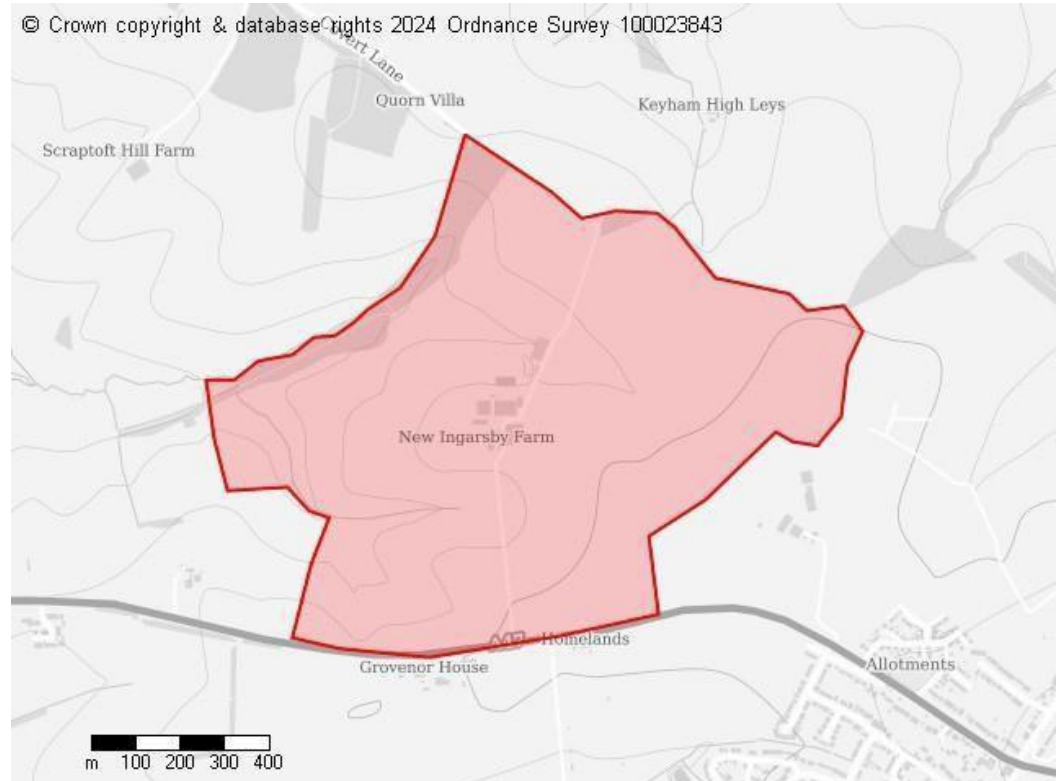
**Capacity Notes:**

Site sits within the larger site of 24/10206. The site has a capacity of 845 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Houghton on the Hill, 24/10206, Land at New Ingarsby Farm, Uppingham Road, Houghton on the Hill

## Site Details

<b>Site ref:</b>	24/10206
<b>Site name:</b>	Land at New Ingarsby Farm, Uppingham Road, Houghton on the Hill
<b>Parish:</b>	Houghton on the Hill, Thurnby & Bushby
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	97.57
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension, Housing, Retail, Leisure / recreation / community facility (Housing)
<b>Proposed use(s):</b>	Housing, retail, community facilities
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agricultural and residential

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located in the open countryside between settlements. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The site is in an inappropriate location for development. The scale of development would have a significant detrimental impact on the character of the countryside in this location. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Availability:</b>	The site has a single landowner. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered at some point in the next 10 years. Existing buildings associated with New Ingarsby Farm on the site will require demolition.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	The site is not in a suitable location for development. The development of this site in isolation would be inappropriate. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	97.47

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%  
**Estimated capacity (dwgs):** 1,463  
**Capacity Notes:**  
This site forms a larger site which also includes 24/10143.

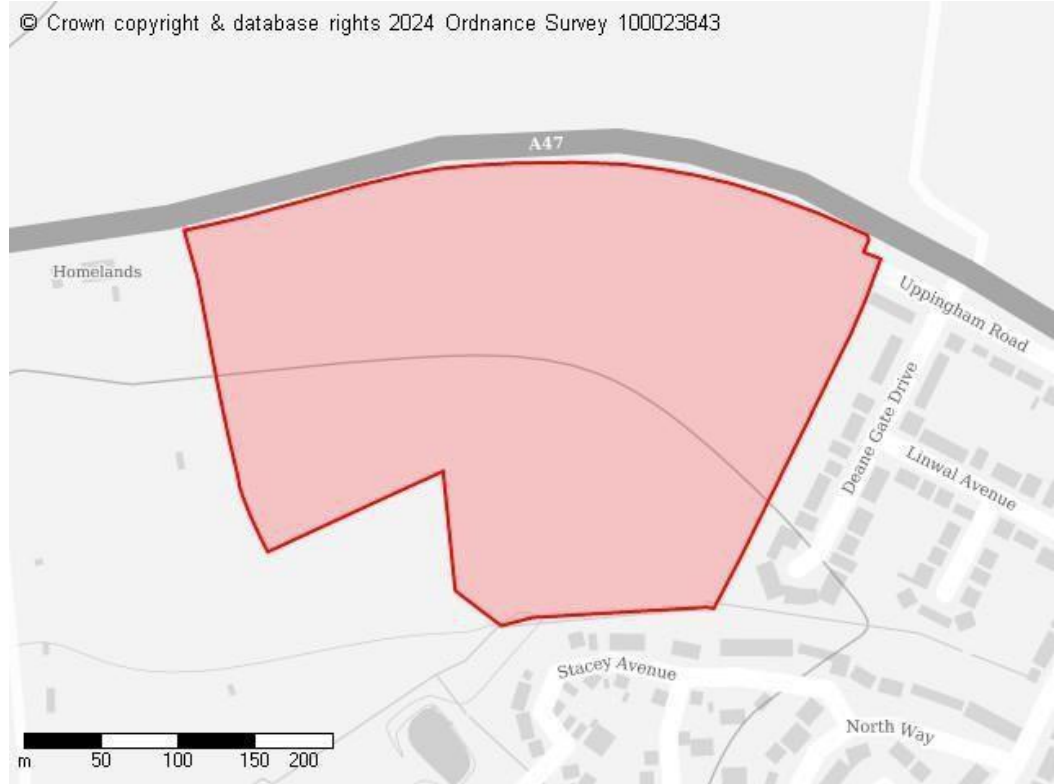
**Density applied:**

**Estimated capacity (sqm):**

# Houghton on the Hill, 24/10480, Land South of Uppingham Road Houghton on the Hill, LE7 9HA

## Site Details

**Site ref:** 24/10480  
**Site name:** Land South of Uppingham Road Houghton on the Hill, LE7 9HA  
**Parish:** Houghton on the Hill  
**Nearest Settlement:** Houghton on the Hill  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:**  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** The site is a duplicate of 21/8047  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

**Housing capacity**

**Economic capacity**

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

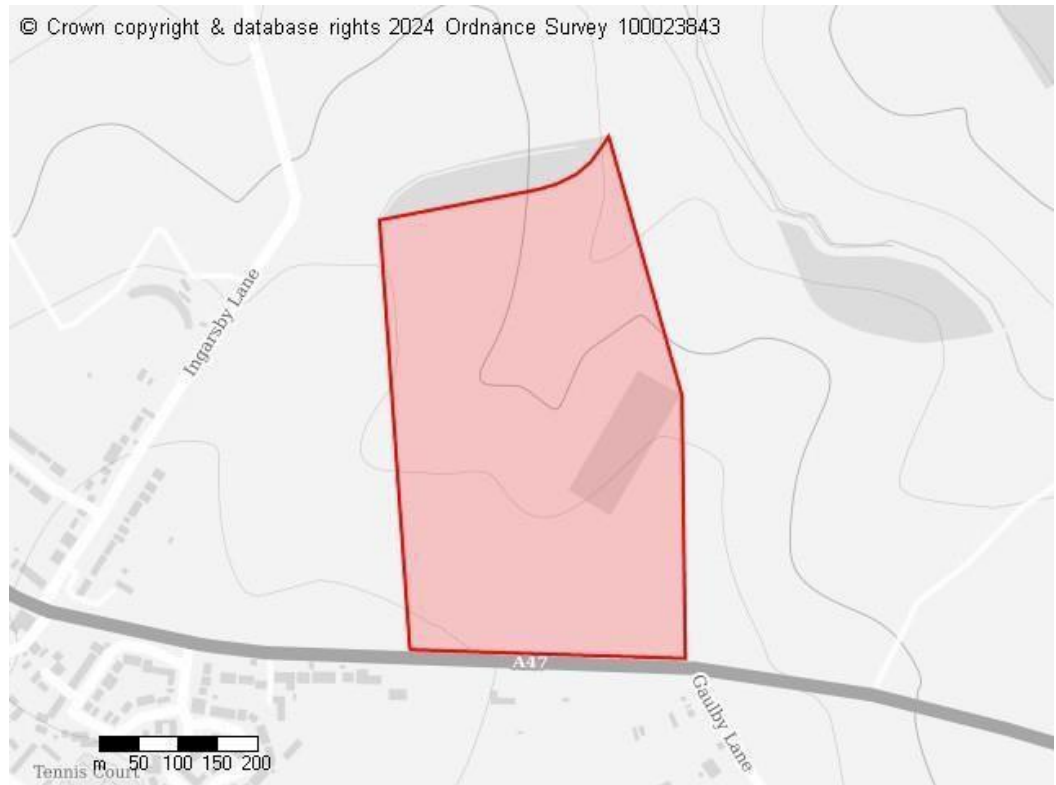
**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**

## Houghton on the Hill, 24/10484, Land north of A47, Houghton on the Hill

### Site Details

<b>Site ref:</b>	24/10484
<b>Site name:</b>	Land north of A47, Houghton on the Hill
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	19.13
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development, Housing
<b>Proposed use(s):</b>	Residential and mixed use
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural and residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing village, adjacent to the settlement boundary. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership issues identified.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

### Conclusions

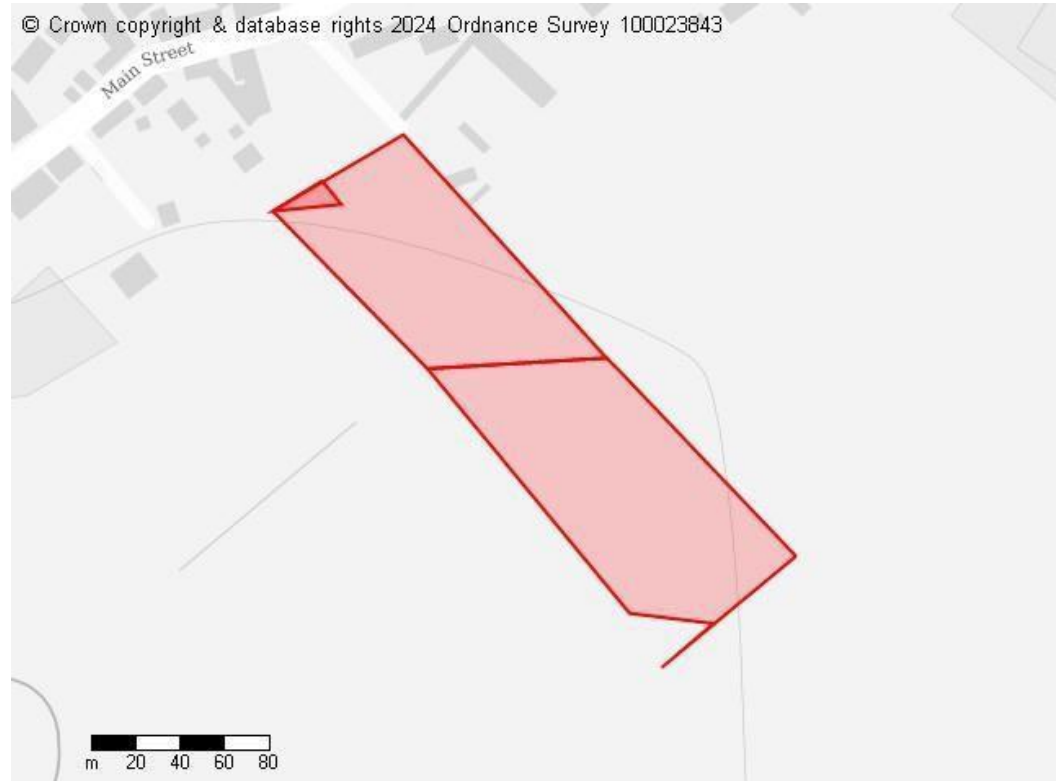
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	19.13

While a mix of uses have been proposed for the site, no indication of the size or amount of uses has been provided with the exception of residential. Based on the information currently available, the site capacity is therefore being assessed based on residential use only. Any further detailed assessment of the site would require more information to be provided on other uses being proposed for the site. '

# Houghton on the Hill, 24/12224, Land at the rear of the Old Black Horse Main Street Houghton on the Hill LE7 9GD

## Site Details

<b>Site ref:</b>	24/12224
<b>Site name:</b>	Land at the rear of the Old Black Horse Main Street Houghton on the Hill LE7 9GD
<b>Parish:</b>	Houghton on the Hill
<b>Nearest Settlement:</b>	Houghton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	1.63
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	A pub and a car park to the north. The rest is surrounded by greenfield.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Access to the site is via a car park for a Public House. Further assessment would be required to determine whether this access would be appropriate for the site. In terms of heritage impacts, the site is within the Houghton on the Hill Conservation Area (HC1) and is situated to the south east of a number of Listed Buildings and protected trees within the Conservation Area. The site is sloping to the south-west which could impact the suitability and viability of developing the site. It is in a good location on the edge of an existing settlement. Amenity impacts on neighbouring uses and residents would require mitigation. The site is therefore potentially suitable.
Potentially suitable	
<b>Availability:</b>	Sole landowner, no discussions with developers or options on the land. Therefore, the site is considered not currently available.
Not currently available	
<b>Achievability:</b>	Together, the potential impact of site upon the Conservation Area, listed buildings and protected trees, the access point via an existing car park and impact on parking for the Public House, the sloping topography of the site, mean that the site is considered not currently achievable.
Not currently achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	Not known
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	1.63

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Density applied:**

**Estimated capacity (dwgs):** 40

**Estimated capacity (sqm):**

**Capacity Notes:**

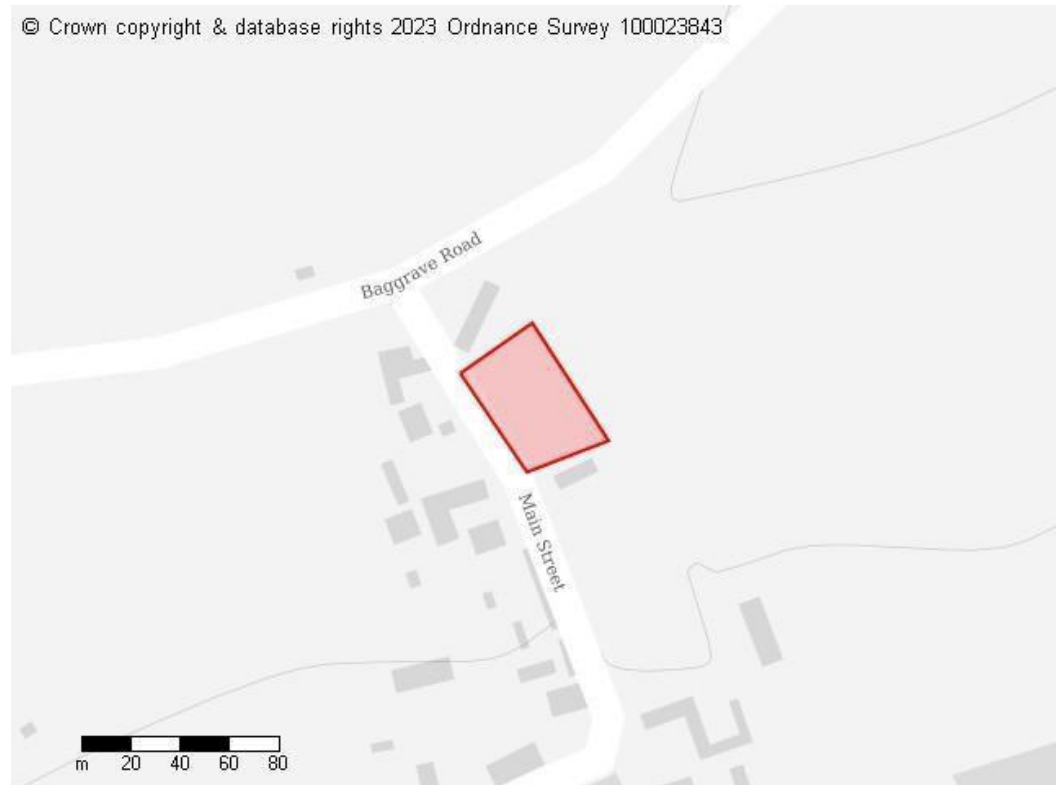
Site promoter proposed 30 units (20 market units and 10 AH dwellings). The total capacity using the standard approach is 40 dwellings, which will be used for the purposes of this assessment.



## Hungarton, 21/8170, Land to the east of Main Street

### Site Details

<b>Site ref:</b>	21/8170
<b>Site name:</b>	Land to the east of Main Street
<b>Parish:</b>	Hungarton
<b>Nearest Settlement:</b>	Hungarton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.18
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Hungarton which is not currently identified as a sustainable rural settlement. The site is within the Conservation Area and close to several Neighbourhood Plan designated Local Heritage Assets and appropriate mitigation would be needed. The site has access on to Main Street. The site is considered potentially suitable.
Potentially suitable	
<b>Availability:</b>	The site is in single ownership. No discussions with developers have taken place. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
Available	
<b>Achievability:</b>	The provision of a suitable access to the site and a scheme which reflect the site's sensitive location in the within the Conservation Area, could impact on the site's capacity. The site is considered potentially achievable.
Potentially achievable	

### Conclusions

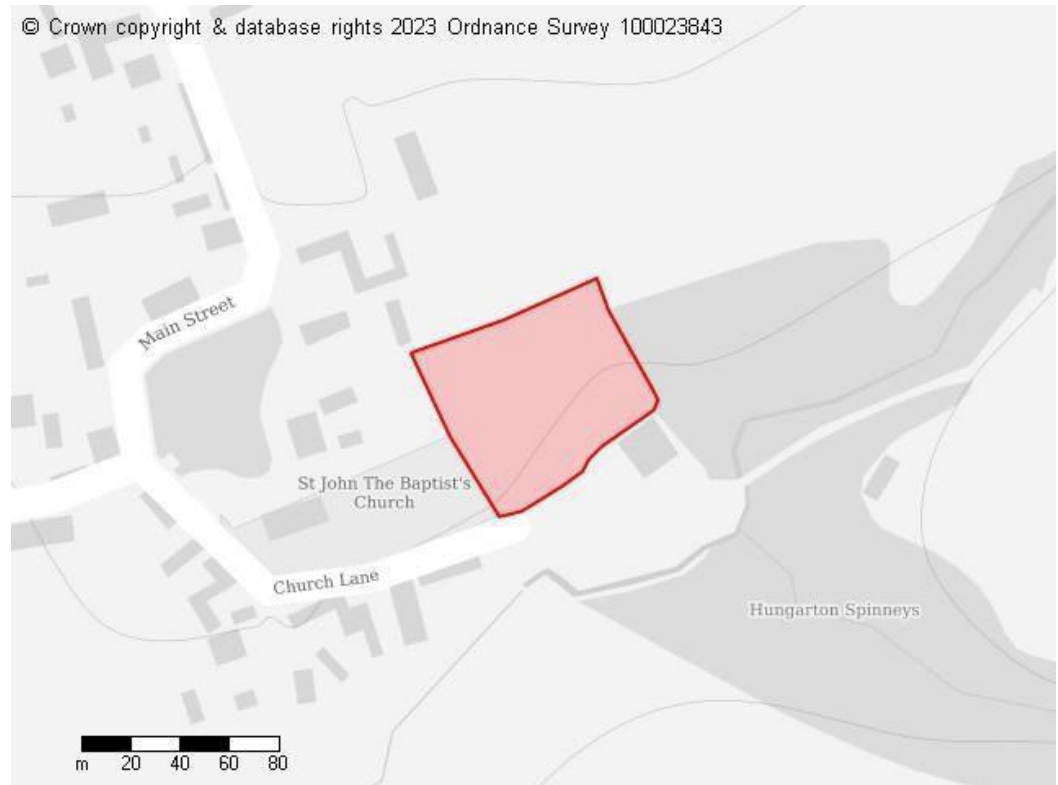
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.18

Housing capacity		Economic capacity	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	<0.4 Ha = 100%		
<b>Estimated capacity (dwgs):</b>	5	<b>Estimated capacity (sqm):</b>	

## Hungarton, 21/8198, Land south of Church Paddock, Church Lane

### Site Details

<b>Site ref:</b>	21/8198
<b>Site name:</b>	Land south of Church Paddock, Church Lane
<b>Parish:</b>	Hungarton
<b>Nearest Settlement:</b>	Hungarton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.54
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, church/cemetery, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is adjacent to Hungarton which is not currently identified as a sustainable settlement. The suitability of Church Lane to access the site needs to be demonstrated. As the site adjoins the Conservation Area, St John The Baptist Church (Listed Building Grade II*) and other Listed Buildings are close by, development could impact on their setting. The adjoining cemetery is a potentially contaminating land use and would need further investigation. The site is considered potentially suitable.
<b>Availability:</b>	Potentially available
	The site is in single ownership. There has been no discussion with developers. The ownership of the proposed access to the site is not clear and could impact on the availability of the site for development. The site is considered potentially available.
<b>Achievability:</b>	Potentially achievable
	The sensitivity of heritage assets in the vicinity, particularly the adjacent church, and the lack of clarity regarding provision of a suitable site access have the potential to impact on the site's viability and deliverability. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.54

#### Housing capacity

Density applied (dph): 30

#### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 13

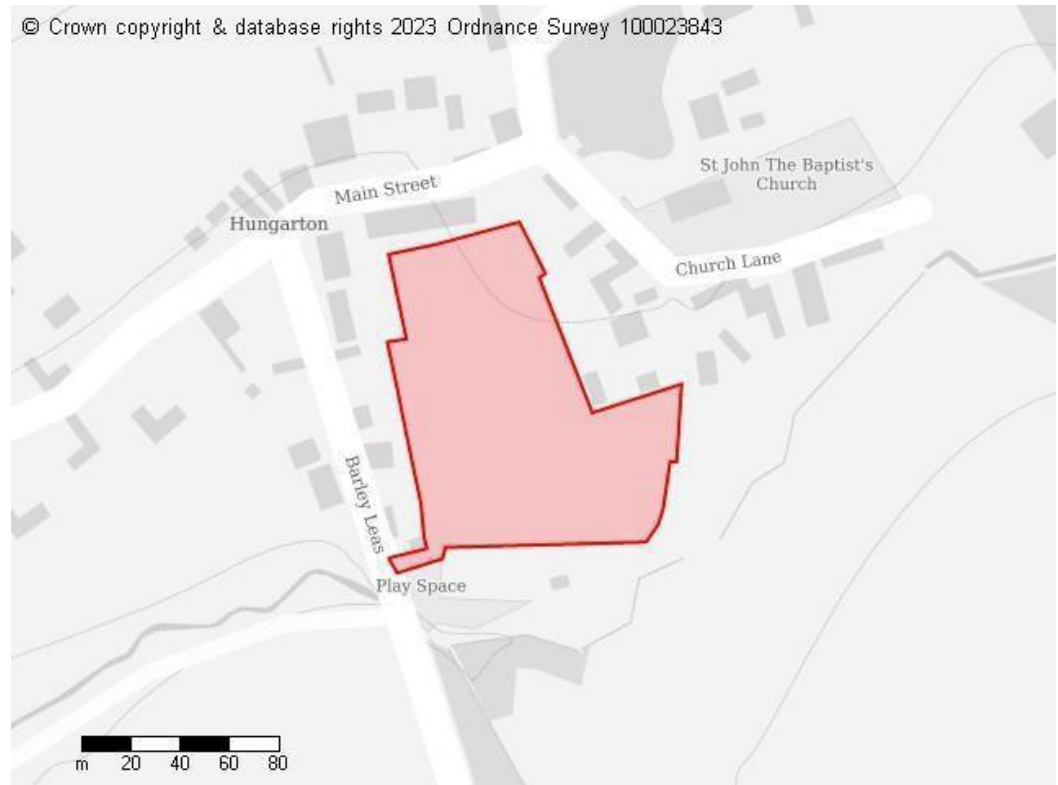
**Estimated capacity (sqm):**

**Capacity Notes:**

# Hungarton, 21/8200, Land to the east of Barley Leas

## Site Details

<b>Site ref:</b>	21/8200
<b>Site name:</b>	Land to the east of Barley Leas
<b>Parish:</b>	Hungarton
<b>Nearest Settlement:</b>	Hungarton
<b>Site map:</b>	



<b>Site area (ha):</b>	1.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture/paddock
<b>Adjacent land uses:</b>	Residential, tennis court, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to Hungarton which is not currently identified as a sustainable settlement. Access is proposed from Barley Leas but the capacity of the access has not been established to date. It lies within the Conservation Area and there are several Listed Buildings backing on to the site. Much of the site is identified as a Local Heritage Asset (visible evidence of larger medieval village) in the Neighbourhood Plan. Given the potential adverse impact on the historic environment, the site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership. No discussion with developers has taken place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	The capacity of the access would need further investigation. Its location within the Conservation Area and in relation to adjacent Listed Buildings is likely to limit potential capacity of the site. In addition, the site is designated Local Green Space in the Hungarton Review Neighbourhood Plan (2021) and is therefore subject to significant protection, making development unlikely. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.05

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 26

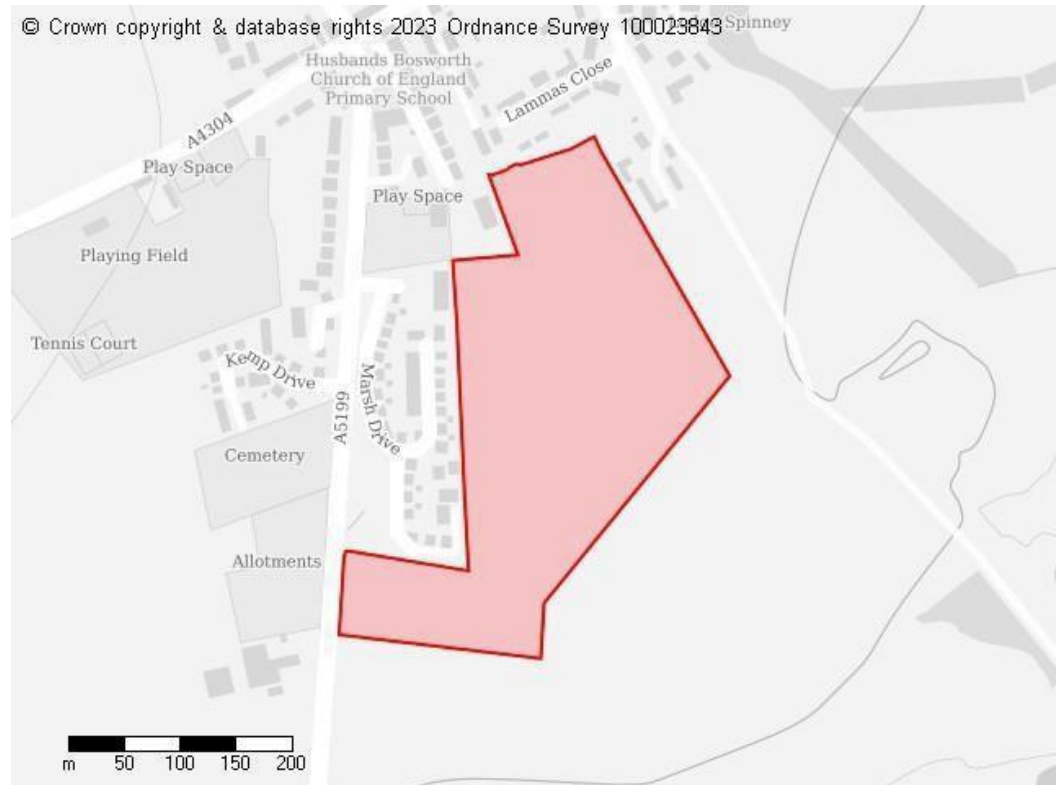
**Estimated capacity (sqm):**

**Capacity Notes:**

## Husbands Bosworth, 21/8064, Land east of Welford Road

### Site Details

<b>Site ref:</b>	21/8064
<b>Site name:</b>	Land east of Welford Road
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	7.33
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, medical centre, primary school

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to Husbands Bosworth, a sustainable rural settlement. The majority of the site is agricultural land grade 2. Further surveys of the land would be required to determine the classification of the agricultural land and would enable a full understanding of any loss of best and most versatile agricultural land. Part of the site is also historic landfill and further assessment of this area would be required to determine potential mitigation. The Husbands Bosworth Neighbourhood Plan designates ridge and furrow for protection on part of the site. The site is in close proximity to the GRS building products quarry. Assessment of the potential impacts of this use on the residential amenity of future residents would be required. Therefore, the site is considered potentially suitable.
<b>Availability:</b> Available	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Further investigation related to agricultural land, historic landfill, and the potential impact of the neighbouring quarry on the amenity of future occupiers could impact on the developable area and the viability of the site. Therefore, the site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes                      **Estimated capacity (sqm):**

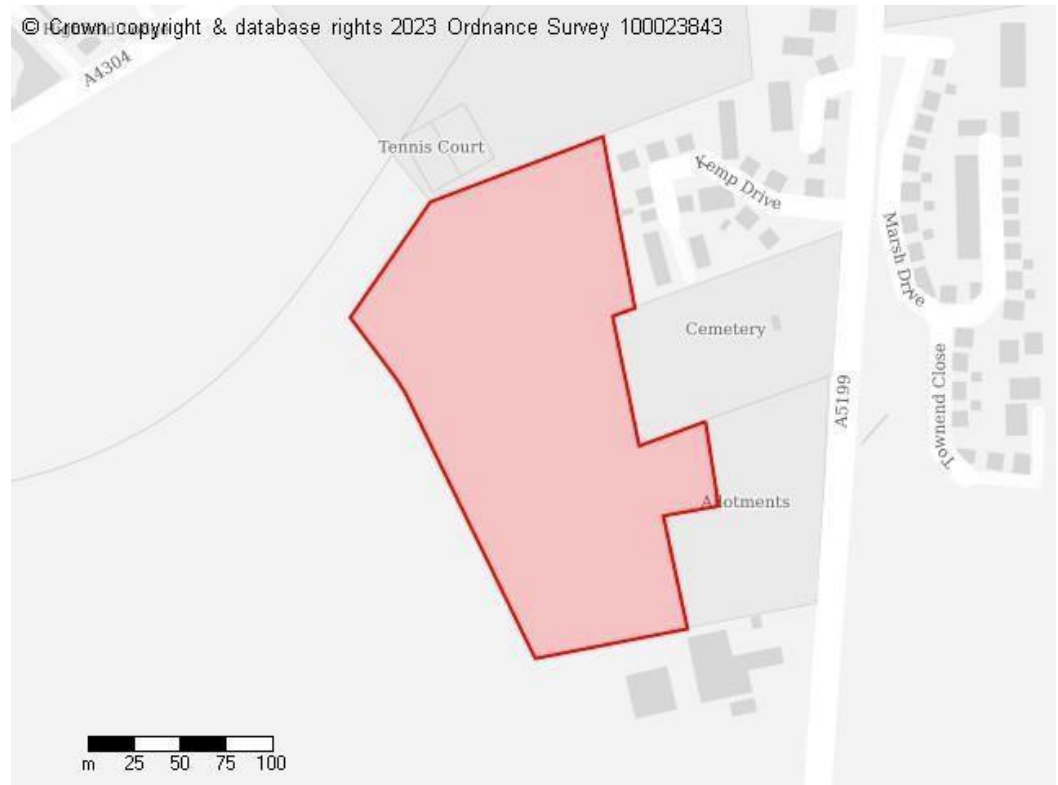
**Capacity Notes:**

Site capacity of 137 not reported above, to avoid double counting with site 24/9895.

# Husbands Bosworth, 21/8181, Land west of Welford Road

## Site Details

<b>Site ref:</b>	21/8181
<b>Site name:</b>	Land west of Welford Road
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	3.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, cemetery, allotments, playing field and agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the south-western edge of Husbands Bosworth, a sustainable settlement. Access is proposed via the adjacent housing site to the east which is under construction. Most of the site is agricultural land grade 2. Further surveys of the land would be required to determine the classification of the agricultural land and would enable a full understanding of any loss of best and most versatile agricultural land. Part of the site is also historic landfill and further assessment of this area would be required to determine any potential mitigation. The site is considered potentially suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site requires further investigation relating to agricultural land and historic landfill to inform the developable area. This may impact on the viability of the site. Further to this, the site promoter has stated that the developable area of the site may be reduced if the land is required as a primary school site. The site is therefore considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.05

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:



**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 57

**Estimated capacity (sqm):**

**Capacity Notes:**

# Husbands Bosworth, 21/8187, Husbands Bosworth School Field, Land east of Welford Road

## Site Details

<b>Site ref:</b>	21/8187
<b>Site name:</b>	Husbands Bosworth School Field, Land east of Welford Road
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.45
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	School building and playing field.
<b>Adjacent land uses:</b>	Residential/medical centre

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is within the built-up area of Husbands Bosworth, a sustainable settlement with services and facilities. No physical or environmental constraints have been identified. The site is considered suitable for housing.
<b>Availability:</b>	The site would only become available once a suitable alternative site for the existing school facilities is provided within the village. The site is in single ownership and a mobile school building would need to be removed. The site is considered potentially available.
<b>Achievability:</b>	Development of the site is reliant on provision of a suitable alternative site for the school facilities within the village. As a school playing field the site is afforded protection as an 'open space, sport and recreation' site in the Local Plan. The site is therefore considered potentially achievable.

## Conclusions

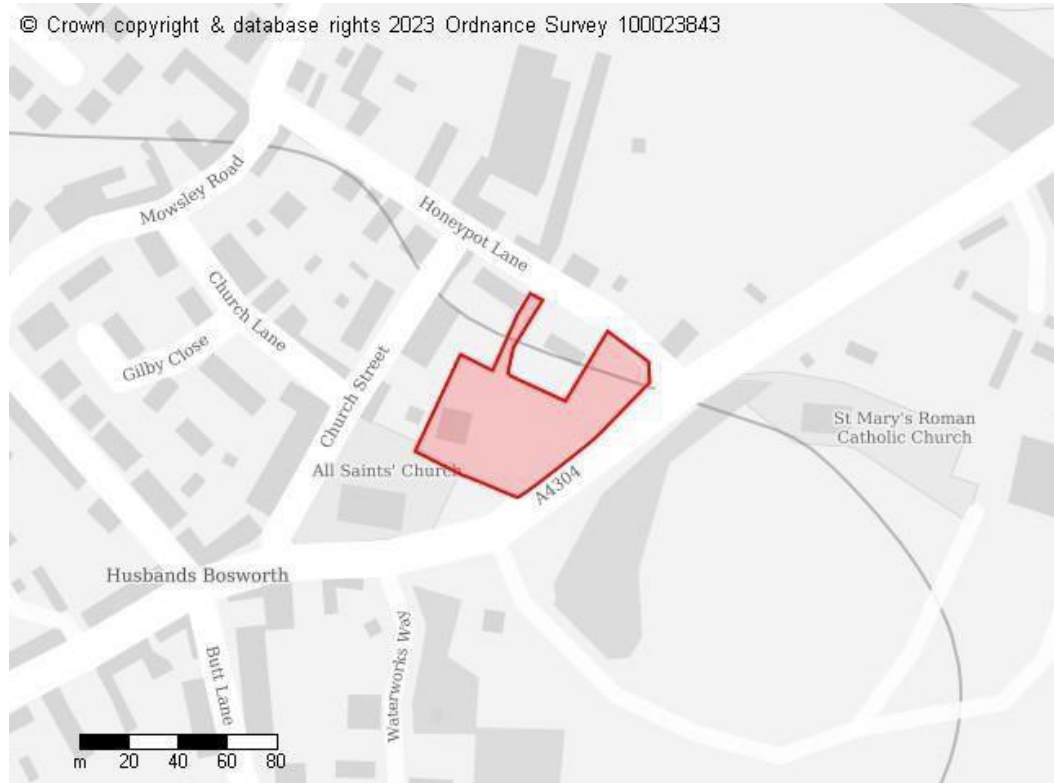
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.45

	Housing capacity	Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%	
<b>Estimated capacity (dwgs):</b>	11	<b>Estimated capacity (sqm):</b>

# Husbands Bosworth, 21/8259, Land at Honeypot Lane

## Site Details

<b>Site ref:</b>	21/8259
<b>Site name:</b>	Land at Honeypot Lane
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.34
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Land associated with rectory and redundant church hall
<b>Adjacent land uses:</b>	Residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is within the built-up area of Husbands Bosworth, a sustainable settlement with services and facilities. The site lies adjacent to the A4304 and incorporates the redundant church hall. The site has an existing access onto Honeypot Lane and its suitability would need to be demonstrated. It lies within the Husbands Bosworth conservation area and adjoins two grade 2 and one grade 2* listed buildings with several others in the vicinity. Any development of the site would need to consider the impact on adjoining and nearby heritage assets and their setting. Due to the sensitivity of the site, it is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership. No discussions with potential developers are indicated. Demolition of the church hall would be required. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Development of the site has the potential to adversely impact adjacent and nearby heritage assets (listed buildings and conservation area). Consideration of these heritage assets would be required and could reduce the site's capacity, potentially impacting its viability. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.34

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** <0.4 Ha = 100%

**Estimated capacity (dwgs):** 10

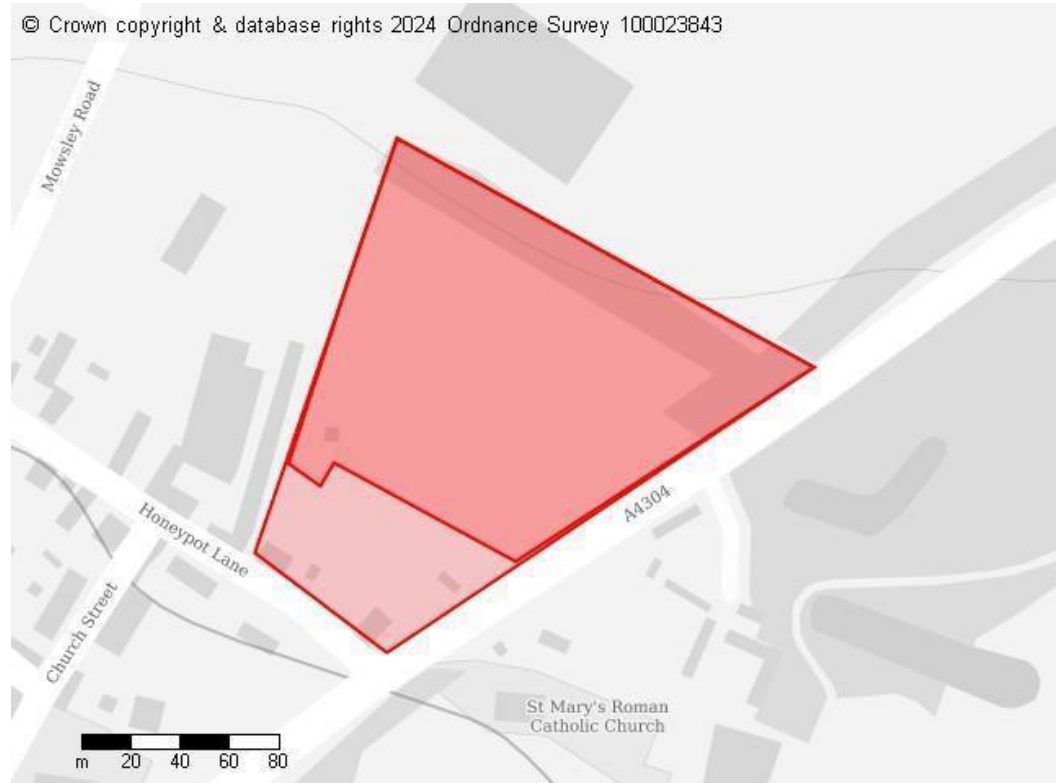
**Estimated capacity (sqm):**

**Capacity Notes:**

# Husbands Bosworth, 21/8999, Land North West Theddingworth Road

## Site Details

<b>Site ref:</b>	21/8999
<b>Site name:</b>	Land North West Theddingworth Road
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	1.88
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Affordable housing, self build and custom housing plots
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential, education

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	Potentially available
<b>Achievability:</b>	Potentially achievable

The site is an extension of the built up area of Husbands Bosworth. The site borders Husbands Bosworth Conservation Area and could impact its setting, mitigation may be required. Access arrangements on Theddingworth Road should be demonstrated further. The site is therefore considered potentially suitable.

There are three landowners. The landowners are in agreement. There has been developer discussion. Site subject of approved outline application (18/00056/OUT), however permission expired August 2022. The site is therefore considered potentially available.

Mitigation for Conservation Area setting and access arrangements may impact viability. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.88

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	47

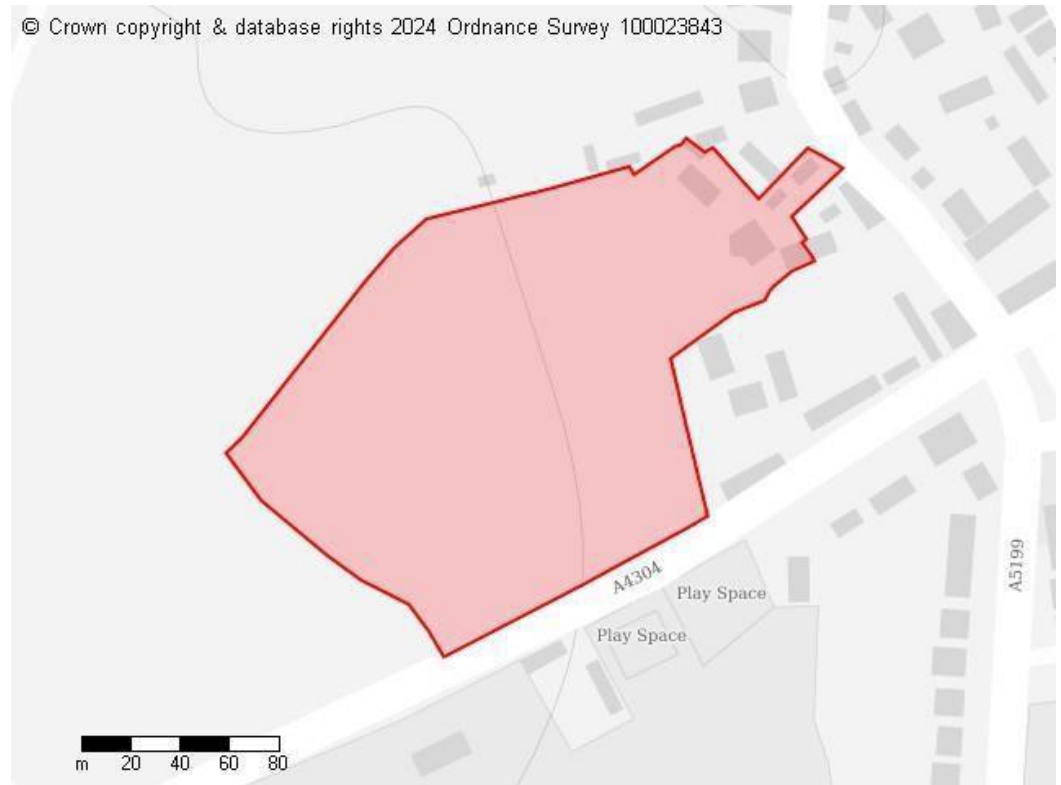
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	324

# Husbands Bosworth, 24/9406, Land west of Bell Lane and north of Kilworth Road

## Site Details

<b>Site ref:</b>	24/9406
<b>Site name:</b>	Land west of Bell Lane and north of Kilworth Road
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.75
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Residential and agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, playing fields south of the site

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built-up area. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	The site has a single landowner. Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Current dwellings on the site proposed to be demolished, no information within the submission stating that this would result in any delays to the site coming forward for development.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.75

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 52

### Economic capacity

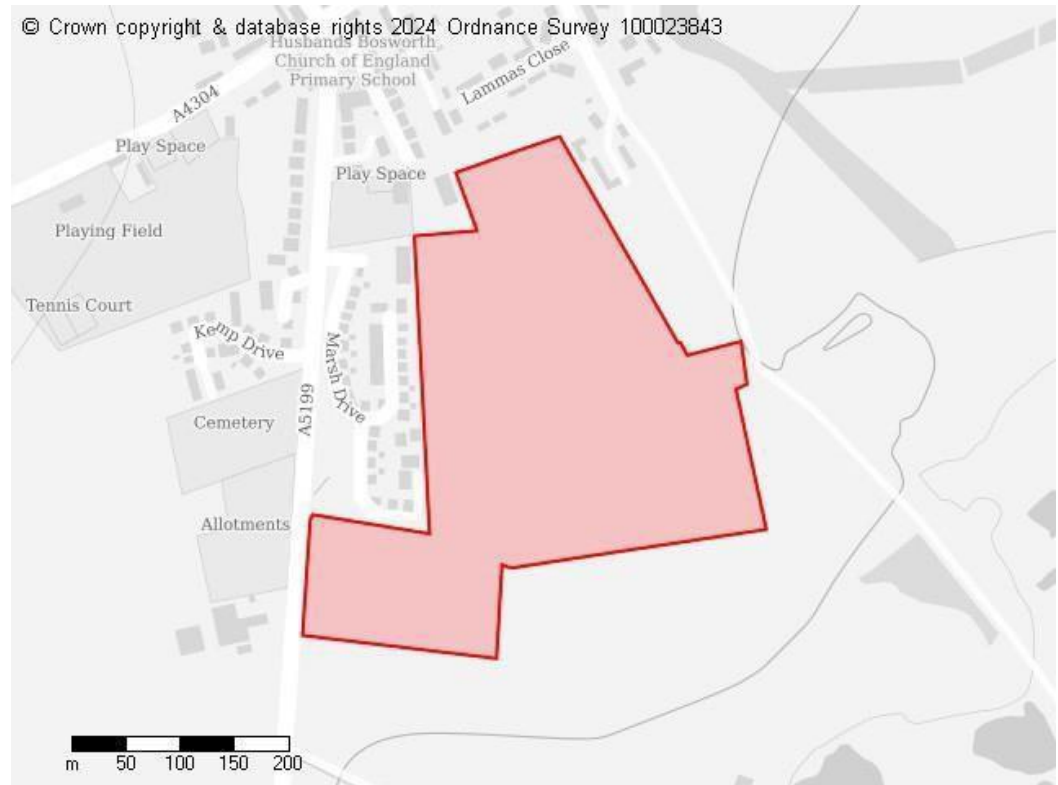
**Density applied:**

**Estimated capacity (sqm):**  
325

## Husbands Bosworth, 24/9895, Land East of Welford Road

### Site Details

<b>Site ref:</b>	24/9895
<b>Site name:</b>	Land East of Welford Road
<b>Parish:</b>	Husbands Bosworth
<b>Nearest Settlement:</b>	Husbands Bosworth
<b>Site map:</b>	



<b>Site area (ha):</b>	10.42
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, medical centre, telephone exchange

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Husbands Bosworth, a sustainable rural settlement and sits adjacent Husbands Bosworth Neighbourhood Plan's Limits to Development. Approximately half of the Site is Agricultural Land Classification Grade 2. Further surveys of the land would be required to fully understand any loss of best and most versatile agricultural land. Part of the site is also within an historic landfill zone and further assessment of this area would be required to determine potential mitigation and the Site is within Mineral Consultation Area. The Neighbourhood Plan designates ridge and furrow for protection on part of the Site. The Site is in close proximity to the GRS building products quarry. Assessment of the potential impacts of this use on the residential amenity of future residents would be required.
<b>Potentially suitable</b>	
<b>Availability:</b>	The site is in sole ownership and is the subject of a promotional agreement between a willing landowner and developer.
<b>Available</b>	
<b>Achievability:</b>	Further investigation required relating to Agricultural Land Classification Grade 2, historic landfill and the impact of the neighbouring quarry on the amenity of future occupiers. There is the potential that these factors could impact on the developable area and the viability of the site.
<b>Potentially achievable</b>	

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	10.42

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	195	<b>Estimated capacity (sqm):</b>	

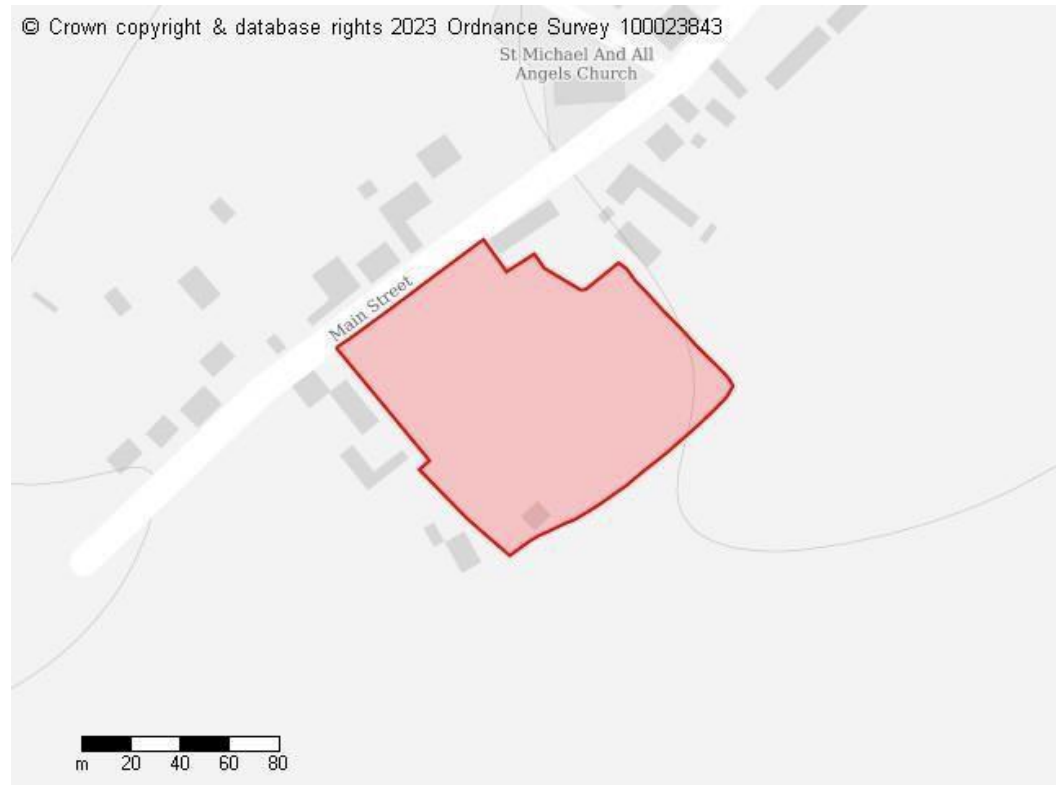
**Capacity Notes:**

This site is closely related to 21/8064. Only the capacity from this site has been reported, to avoid double counting.



**Illston on the Hill , 21/8079, Land off Main Street (opposite Straun Cottage)****Site Details**

<b>Site ref:</b>	21/8079
<b>Site name:</b>	Land off Main Street (opposite Straun Cottage)
<b>Parish:</b>	Illston on the Hill
<b>Nearest Settlement:</b>	Illston on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	1.15
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is within Illston on the Hill, a village which is not currently identified as a sustainable rural settlement. The site has frontage onto Main Street from which access is proposed. It is located within the Conservation Area and a listed building adjoins the western boundary, both of which would need to be considered. The site is considered potentially suitable.
<b>Availability:</b> Available	The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	The scale of the site, irrespective of its capacity, is unlikely to be acceptable given the size and level of services in Illston on the Hill. The potential capacity of the site could also be impacted by mitigation relating to heritage assets. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.15

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 28

**Economic capacity**

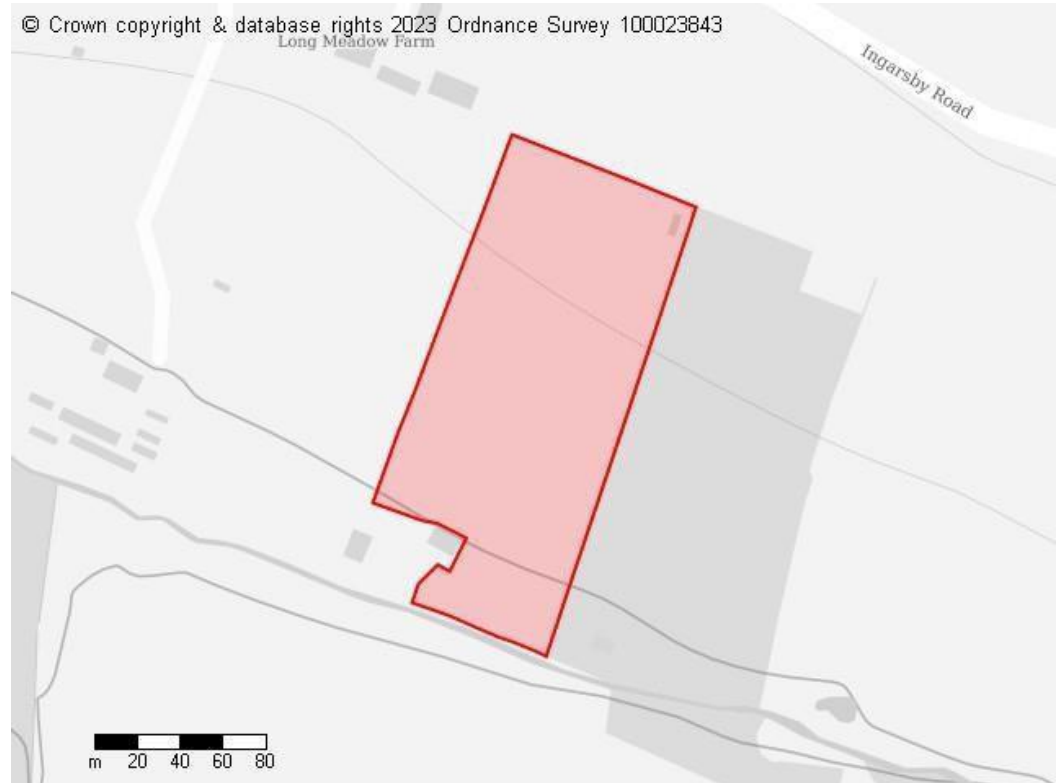
**Density applied:**

**Estimated capacity (sqm):**  
328

## Keyham, 21/8050, Snows Lane

## Site Details

**Site ref:** 21/8050  
**Site name:** Snows Lane  
**Parish:** Keyham  
**Nearest Settlement:** Keyham  
**Site map:**



**Site area (ha):** 2.01  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Agriculture  
**Adjacent land uses:** Agriculture, business

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is located in open countryside outside Keyham which is not currently identified as a sustainable rural settlement. Therefore, the site is not currently a sustainable location for housing development. Suitable access to the highway network is not demonstrated in the submission. The site is considered not currently suitable.

**Availability:**  
 Potentially available

There are no issues around the availability of the site itself as the landowners are in agreement. There has been no developer involvement. Current barn/stables would need to be demolished. It is not clear whether a suitable access is available. This could involve neighbouring land and ownership issues would need to be investigated. The site is considered potentially available.

**Achievability:**  
 Not currently achievable

In addition to its unsustainable location, it is not clear how access to the highway would be achieved given that the site does not have frontage onto the highway. The site is considered not currently achievable.

## Conclusions

**Deliverable or developable:** Developable  
**Reason if not currently developable:**  
**Timeframe for development:** Developable in 11-15 years  
**Net developable site area (ha):** 2.01

## Housing capacity

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

## Economic capacity

**Density applied:**

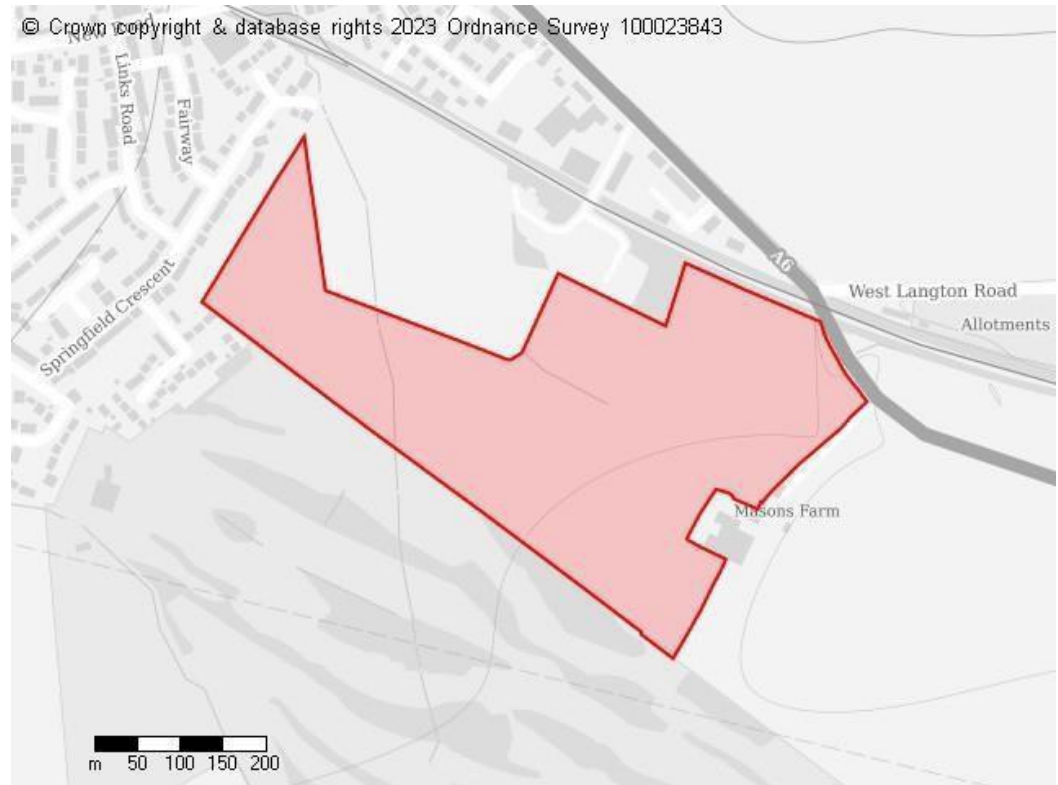
**Estimated capacity (dwgs):** 38

**Estimated capacity (sqm):**  
 329

# Kibworth, 21/8042, Land south of Harborough Road/A6

## Site Details

<b>Site ref:</b>	21/8042
<b>Site name:</b>	Land south of Harborough Road/A6
<b>Parish:</b>	Kibworth Beauchamp, Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	16.67
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, golf course, business park, railway line, sewage treatment works, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the south-eastern edge of The Kibworths, a sustainable settlement. Given its sensitive location on the A6, access off the A6 is unlikely to be acceptable to the Highway Authority. While the site area has been reduced to take account of land within Flood Zone 3b (red constraint), further land is in Flood Zones 3a and 2. The railway line and the sewage treatment works (as potentially contaminating land uses), and the north-eastern corner (within the landfill consultation zone) would need to be investigated. The site is considered not currently suitable.
<b>Availability:</b>	The site is in single ownership and discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The achievability of the site is dependent on the feasibility of providing an access off the A6 in this location. As such an access is unlikely to be acceptable to the Highway Authority, the site is not currently considered deliverable. The proximity of the railway line and sewage treatment works and the presence of Flood Zones 2 and 3 on the site would require mitigation, potentially impacting on the capacity of the site. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	13.67

Housing capacity

Economic capacity

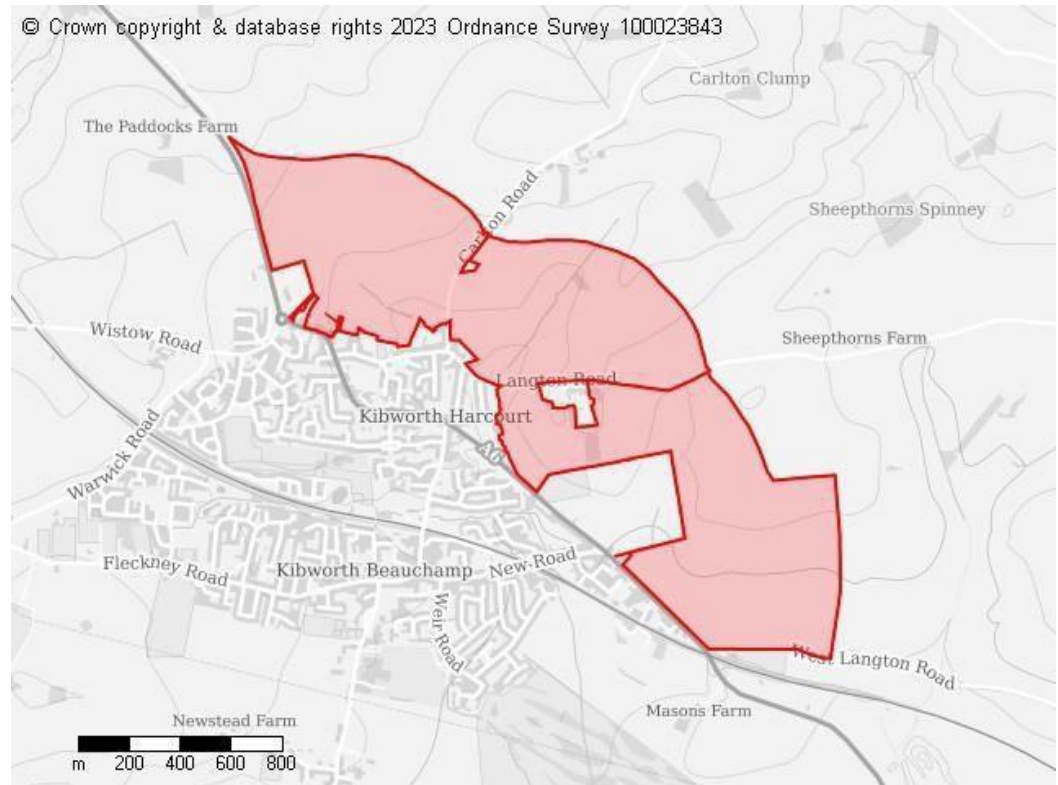
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	256	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>	Smaller sites within this site boundary have been submitted (21/8123 and 24/10478).		

## Kibworth, 21/8060, Land north east of Kibworth Harcourt

### Site Details

<b>Site ref:</b>	21/8060
<b>Site name:</b>	Land north east of Kibworth Harcourt
<b>Parish:</b>	Kibworth Harcourt, Tur Langton
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	164.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Mixed Development)
<b>Proposed use(s):</b>	Housing, employment, local centre, primary school, relief road
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site lies adjacent to the north and east of The Kibworths, a sustainable settlement. From the Midland Mainline railway bridge on the A6 at its southern extremity, the site broadly follows the A6, skirts round the cemetery and follows the edge of the built-up edge of Kibworth Harcourt northwards to meet the A6 again. The outer boundary of the site is in open countryside and is formed by the line of a potential relief road for the village (proposed as part of the strategic development area). Such a relief road would need to be supported by appropriate up to date traffic modelling and to the satisfaction of the Highway Authority. The standard of the existing rail bridge would also need to be investigated. The Kibworth Harcourt Conservation Area, part of which lies within the site, and the setting of several listed buildings, including the scheduled/listed Kibworth Harcourt post mill, could be impacted. The Neighbourhood Plan also identifies some ridge and furrow within the boundary as a non-designated heritage asset. Potentially contaminating land uses, including the cemetery, would require further investigation as would overhead power lines. Three Rights of Way within the site would need to be retained. The site is considered potentially suitable.

**Availability:**  
 Potentially available

The site has multiple landowners, and the submission indicates agreement between landowners in relation to the site. An adjustment has been made to the submitted site boundary to exclude site 21/8236 (which has been submitted and assessed as a standalone site) as the submission made no reference to being part of the proposed SDA. Pending clarity around this issue, the site considered potentially available.

**Achievability:**  
 Potentially achievable

The provision of a relief road is a critical component of the scheme and an up-to-date assessment of the infrastructure costs, together with transport modelling to assess the impacts of this new road infrastructure on the wider road network, is required. The standard of the existing rail bridge would need some significant investigation. The outcomes of this work could impact on the viability and achievability of the strategic development area. The site has been reduced in size to reflect the area subject to a separate submission and this could impact on viability. The capacity of the site could be impacted by mitigation in relation to landscape, heritage assets, rights of way, and potential contaminated land uses. Therefore, at this stage, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	164.62

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	3,900sqm/ha
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**Estimated capacity (dwgs):** 1489

**Estimated capacity (sqm):** 97,500

#### Capacity Notes:

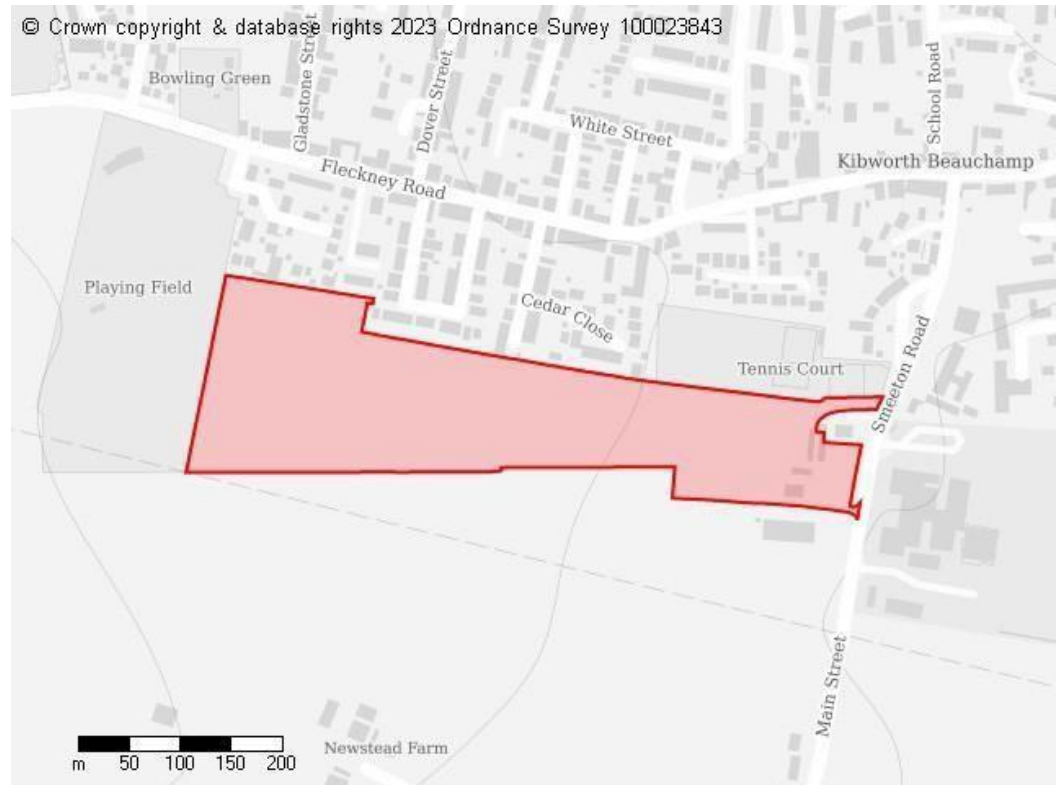
The capacity is based on information submitted. However, the submission housing capacity figure (1,700 dwellings) has been reduced to take account of the amended site boundary excluding site 21/8236 (submitted and assessed as a separate site with capacity of 211 dwellings). 25ha of employment provision is proposed. The employment capacity calculation assumes an equal split between office, industrial and small B8 as no information provided.

This site forms a larger site which also includes 21/8199 and 24/8162.

# Kibworth, 21/8061, Land west of Smeeton Road

## Site Details

<b>Site ref:</b>	21/8061
<b>Site name:</b>	Land west of Smeeton Road
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	7.99
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, medical centre, park, secondary school

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to The Kibworths, a sustainable settlement. It adjoins the southern boundary of the village and is well related to the built-up area. However, it would extend the edge of The Kibworths closer to Smeeton Westerby and is a sensitive edge of village location, particularly given the presence of three rights of way. The site has two points of access on to Smeeton Road. However, the capacity of Smeeton Road and the local highway network would need to be demonstrated. The Neighbourhood Plan identifies ridge and furrow on the site as a non-designated heritage asset. The site is considered potentially suitable.
<b>Availability:</b>	The site has two landowners who are in agreement regarding the site. There is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The extent of mitigation for any local highway impacts could impact on the site's viability. The site lies within the Area of Separation designated in the Neighbourhood Plan. The accompanying policy, which seeks to ensure that any development within the area is located and designed to maintain and where possible enhance the separation of the Kibworths and Smeeton Westerby, could impact on the deliverability of the site in the short term. A change to policy would be needed for the site to be achievable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	7.99

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 150  
**Capacity Notes:**



# Kibworth, 21/8113, Land adjacent to The Hollies, Fleckney Road

## Site Details

<b>Site ref:</b>	21/8113
<b>Site name:</b>	Land adjacent to The Hollies, Fleckney Road
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.25
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Residential garden
<b>Adjacent land uses:</b>	Garden centre/nursery, dwelling, allotments

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site lies to the south and west of the Kibworths, a sustainable settlement. It is not adjacent to the main built form of the village and is located opposite open countryside. Access is proposed via the existing drive off Fleckney Road. No physical constraints have been identified. However, given its current separation from the main built form, the site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	There are no market or cost factors that would make development economically unviable. However, in isolation, development on the site would not be well related to the current built form of The Kibworths and therefore delivery is unlikely within the next 5 years. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.25

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

**Estimated capacity (dwgs):** 8

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**  
336

# Kibworth, 21/8123, Land North of Wentworth Close

## Site Details

<b>Site ref:</b>	21/8123
<b>Site name:</b>	Land North of Wentworth Close
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.3
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, golf course, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to a sustainable settlement. Access is proposed via a vacant plot on Wentworth Close and would need to be demonstrated. Potential mitigation required for Flood Zone 3b adjacent to the site and non-designated heritage asset on the site.
Potentially suitable	
<b>Availability:</b>	The site is owned by one developer who has expressed interest in developing the site.
Available	
<b>Achievability:</b>	Several constraints identified which may impact delivery, including flood risk mitigation and access arrangements.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.3

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Capacity Notes:**

### Economic capacity

**Density applied:**

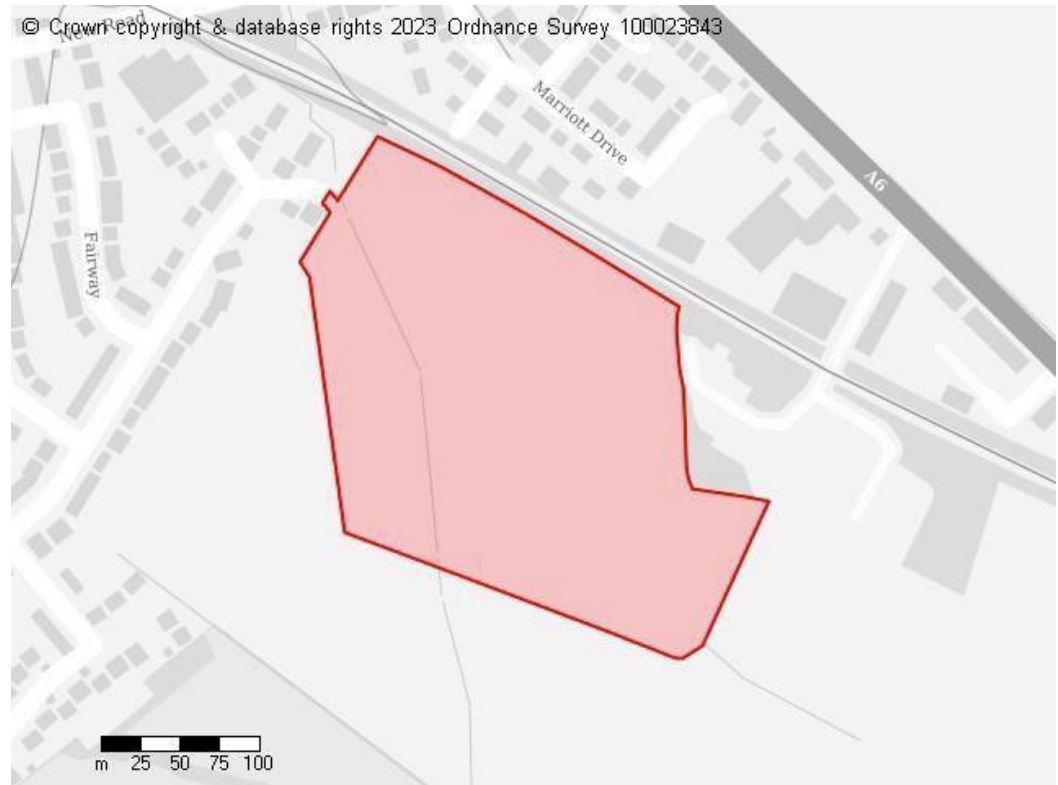
**Estimated capacity (sqm):**

Site sits within the larger site of 21/8042. The site has a capacity of 43 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Kibworth, 21/8145, Land at Birdie Close

## Site Details

<b>Site ref:</b>	21/8145
<b>Site name:</b>	Land at Birdie Close
<b>Parish:</b>	Kibworth Beauchamp, Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	5.83
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, sewage treatment works, agriculture, railway line

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to south-eastern edge of the Kibworths, a sustainable settlement. Access is proposed via Birdie Close but the capacity and suitability of such an access would need to be investigated and demonstrated. The overall site area has been reduced by 2.6ha to take account of land within Flood Zone 3b (red constraint). Additional land is in Flood Zones 3a and 2 and is a potential constraint. Along its northern boundary are the railway line and the sewage treatment works, both of which are potentially contaminating land uses which would need to be investigated. Given these constraints, the site is considered not currently suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The capacity of the proposed access would need to be demonstrated for the site to be considered achievable. The presence of Flood Zones 3b, 3a and 2 and the adjacent railway line and sewage treatment works (as potentially contaminating land uses and residential amenity considerations) would require mitigation and could impact on the capacity and viability of the site. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.23

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 61

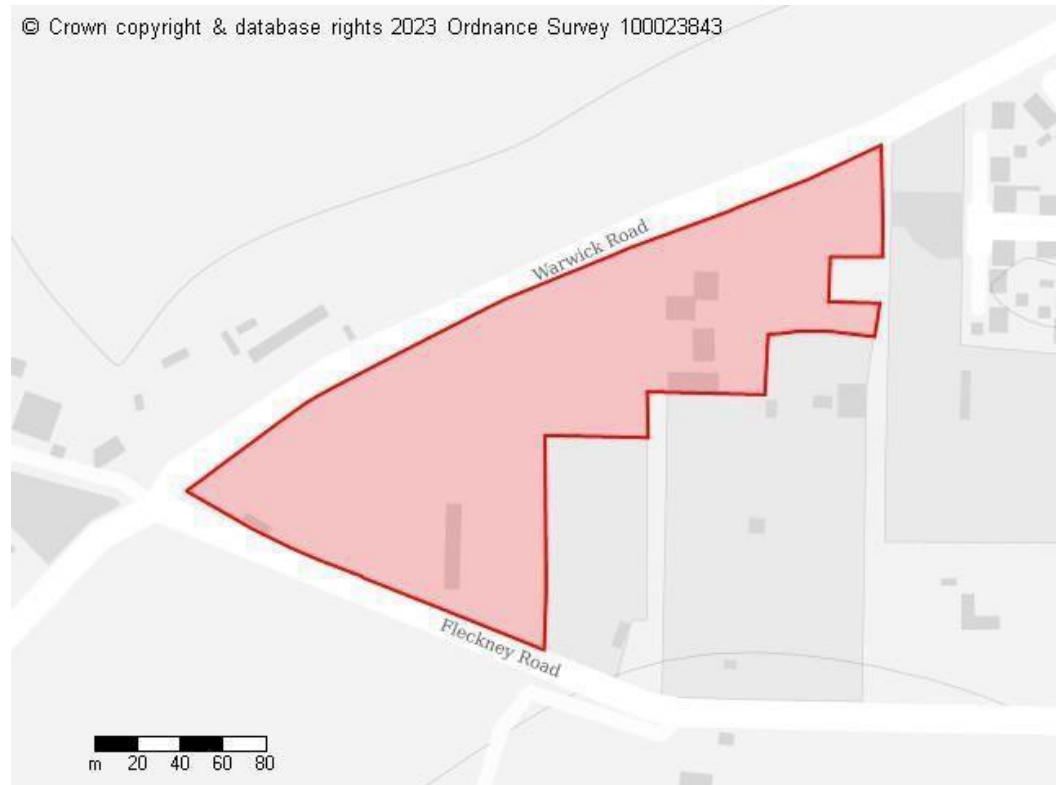
**Estimated capacity (sqm):**

**Capacity Notes:**

# Kibworth, 21/8149, Land off Fleckney Road/Warwick Road

## Site Details

<b>Site ref:</b>	21/8149
<b>Site name:</b>	Land off Fleckney Road/Warwick Road
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.63
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddocks, dwelling, agricultural buildings
<b>Adjacent land uses:</b>	Agriculture, paddock, dwellings

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is close to the existing built form of the Kibworths, a sustainable settlement. It would extend development significantly westwards to where Wistow Road meets Fleckney Road and development would be at least 1.2km from the village centre. Access to the site is proposed from Wistow Road or Fleckney Road. Any cumulative impacts on the local highway network (including the A6) would need to be considered. The Neighbourhood Plan identifies ridge and furrow on part of the site as a local heritage asset. The site is considered potentially suitable.
<b>Availability:</b>	The site has three landowners who agree regarding the promotion of the site. Discussion with developers is indicated. Existing structures would need to be demolished. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation in relation to cumulative impacts on the local highway network may be required along with appropriate pedestrian and cycle links to the village centre. Therefore, the site is potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.63

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 49

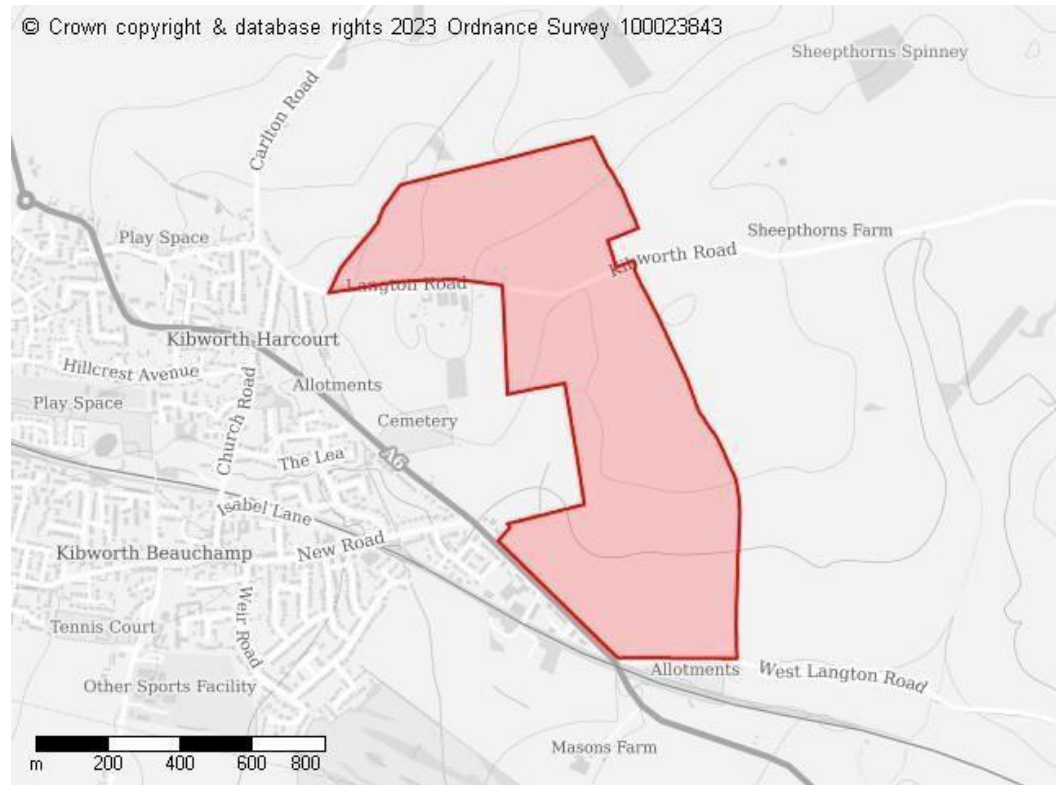
Estimated capacity (sqm):

Capacity Notes:

## Kibworth, 21/8162, Land off A6

## Site Details

<b>Site ref:</b>	21/8162
<b>Site name:</b>	Land off A6
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	71.80
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension
<b>Proposed use(s):</b>	Housing, employment, local centre
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, commercial, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

Site is separated from the built up boundary of Kibworth Harcourt by the A6 which runs along part of the south western boundary of the site. It becomes further separated from the built form of the village along the north western boundary as it edges around Kibworth Cemetery, leaving a gap between the built up boundary of Kibworth Harcourt and the site. The site also crosses Kibworth Road to the north. Overall, therefore, the site lies within an open countryside location and would require sensitive design and landscaping as well as connectivity to the village itself. The site would require the retention and improvement of trees and habitats. There are a number of physical constraints which would need to be modelled and assessed in order to understand the severity of impacts from the site. These include highways impacts, access from the A6 at the southern end of the site, access points at Kibworth Road. In addition, consideration of site impacts upon overhead cables from the mainline railway to the south, the standard of the existing railway bridge to accommodate additional through-flow of traffic. There are some areas of potential land contamination to be assessed on the site. Furthermore, Kibworth Harcourt Conservation Area lies to the west of the site, Tur Langton Conservation Area lies to the east of the site, Kibworth Harcourt Mill Listed Building is to the west of the site, Kibworth Hall Listed Building is to the north of the site. Careful consideration and design would be required to mitigate impacts on the setting of these historic features.

**Availability:**  
 Potentially available

The site has multiple landowners. There is no option on the land. Further information would be required to understand the ownership of this part of the larger proposed SDA to fully understand the level of availability.

**Achievability:**  
 Potentially achievable

The provision of highway access, and possible requirement for a bypass route for this smaller site (when compared to the larger SDA), is a critical component of the scheme. An up-to-date assessment of the infrastructure costs, together with transport modelling to assess the impacts of this site and the impact of access points on the wider road network, is required. The standard of the existing rail bridge would need some significant investigation. The outcomes of this work could impact on the viability and achievability of the site. The capacity of the site could be impacted by mitigation in relation to landscape, heritage assets, rights of way, and potential contaminated land uses. Therefore, at this stage, the site is considered potentially achievable.



## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	71

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	> 35 Ha = 50%

### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (dwgs):</b>	See Capacity Notes
<b>Estimated capacity (sqm):</b>	

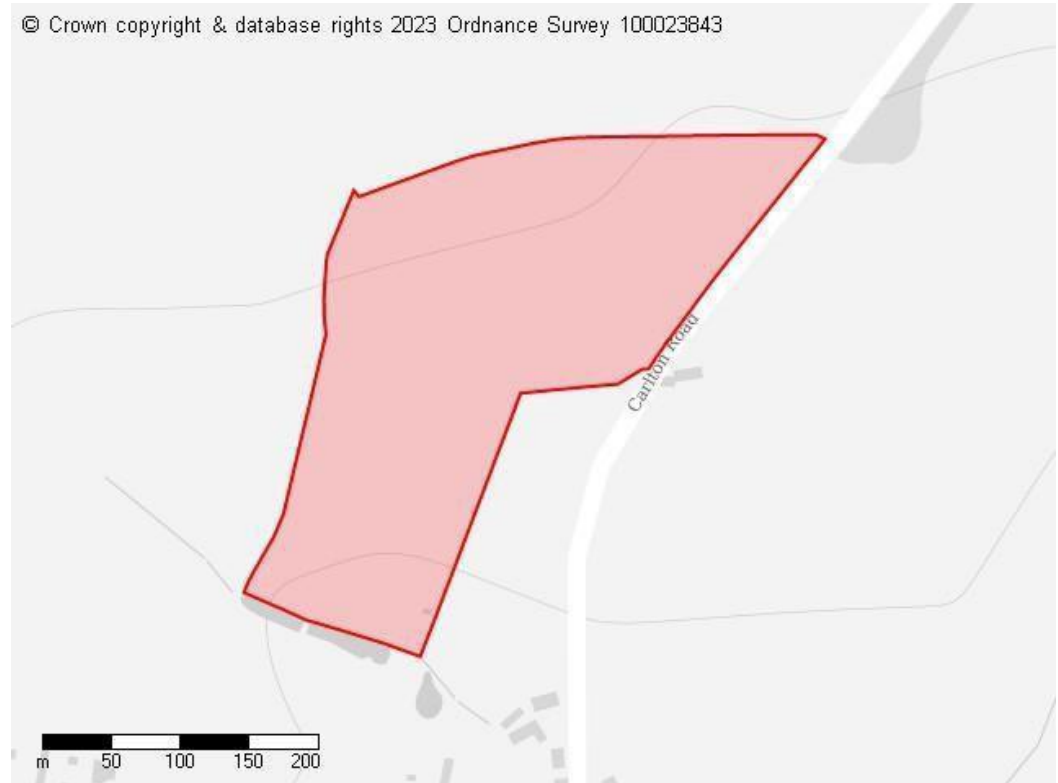
**Capacity Notes:**

The site promoter also submitted a larger site area (21/8060). The 2021 SHELAA assessed the site to have a capacity of 1,489. This site would provide approximately 1,065 dwellings. This is not noted in the section above, to avoid double counting.

# Kibworth, 21/8199, Land off Carlton Road

## Site Details

<b>Site ref:</b>	21/8199
<b>Site name:</b>	Land off Carlton Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	7.37
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	There are no major constraints on the site. However, the site is near but not adjoining the built up area and would be an intrusive and disruptive development in the open countryside.
<b>Availability:</b> Available	There is one landowner. There has been developer discussion. The site is under Option to Redrow Homes.
<b>Achievability:</b> Not currently achievable	Access arrangements and potential landscape and conservation area mitigation may impact achievability of the site, particularly due to its location in the open countryside.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	7.37

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

<b>Estimated capacity (dwgs):</b>	See Capacity Notes
<b>Capacity Notes:</b>	

### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

Site sits within the larger site of 21/8060. The site has a capacity of 138 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Kibworth, 21/8224, Land off Fleckney Road

## Site Details

<b>Site ref:</b>	21/8224
<b>Site name:</b>	Land off Fleckney Road
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.92
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddocks, stables
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to The Kibworths, a sustainable settlement. It is well related to the built form with recent residential to the north and east, while a single dwelling in extensive grounds lies to the west. Access to the site would be from Fleckney Road. No physical or environmental constraints have been identified. The site is considered suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	No market, cost or delivery factors have been identified that would make the development economically unviable. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.92

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	23

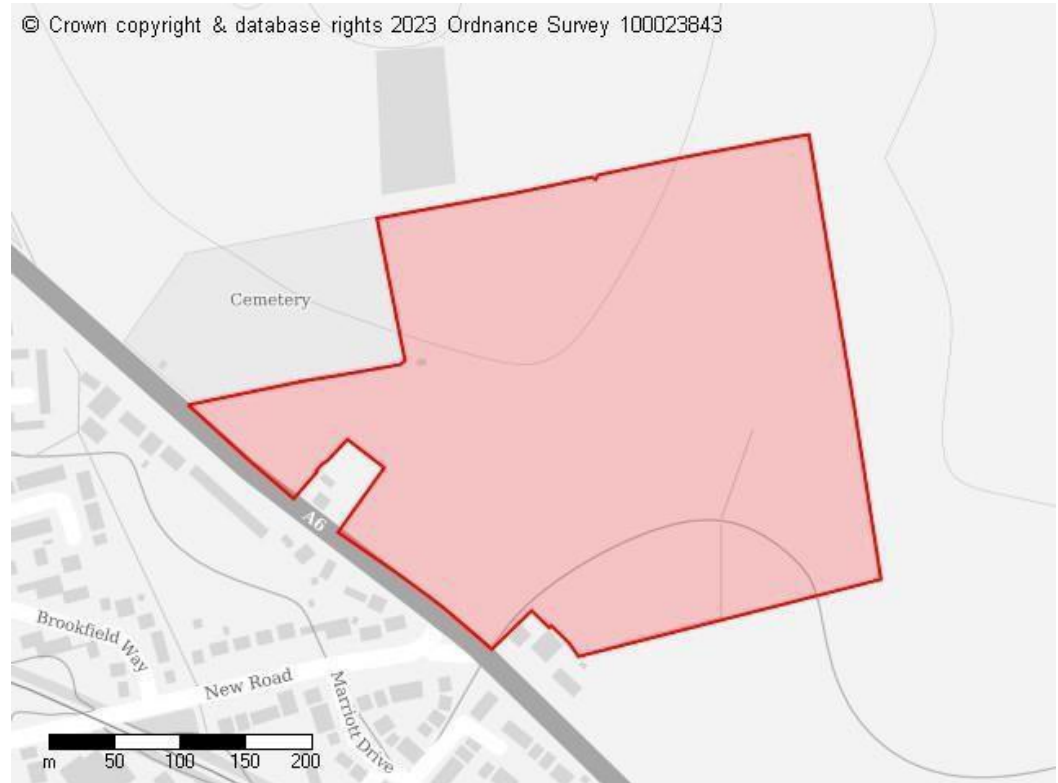
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Kibworth, 21/8236, Land north-east of Harborough Road

## Site Details

<b>Site ref:</b>	21/8236
<b>Site name:</b>	Land north-east of Harborough Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	12.66
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, employment
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, cemetery, telephone exchange

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is located adjacent to The Kibworths, a sustainable settlement, but separated from the main built form of the village by the A6. The site would extend development up to 0.5km into open countryside. Access is proposed from the A6 (via potential new roundabout). The adjacent cemetery is identified as a potentially contaminating land use requiring investigation but is likely to be mitigable. Public rights of way cross the southern part of the site (east-west) and would need to be accommodated. The Neighbourhood Plan identifies ridge and furrow on the site as a non-designated heritage asset. While this would require further investigation, an indicative layout shows retention of an area of ridge and furrow. The site is considered potentially suitable.

**Availability:**  
Available

The site is in single ownership and is subject to a promotional agreement. Discussions with developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Potentially achievable

Access is dependent on the delivery of the roundabout at the New Road/A6 junction and this could impact on the achievability of the site. Access arrangements onto the A6 would need to satisfy the Highway Authority. Landscape impacts, adjacent cemetery, and existing rights of way are likely to be mitigatable but may impact on capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	12.66

Housing capacity

Economic capacity

**Density applied:**

3,900sqm/ha

**Density applied (dph):****Development ratio:**

Not applicable

**Estimated capacity (dwgs):**

135

**Estimated capacity (sqm):**

3,900

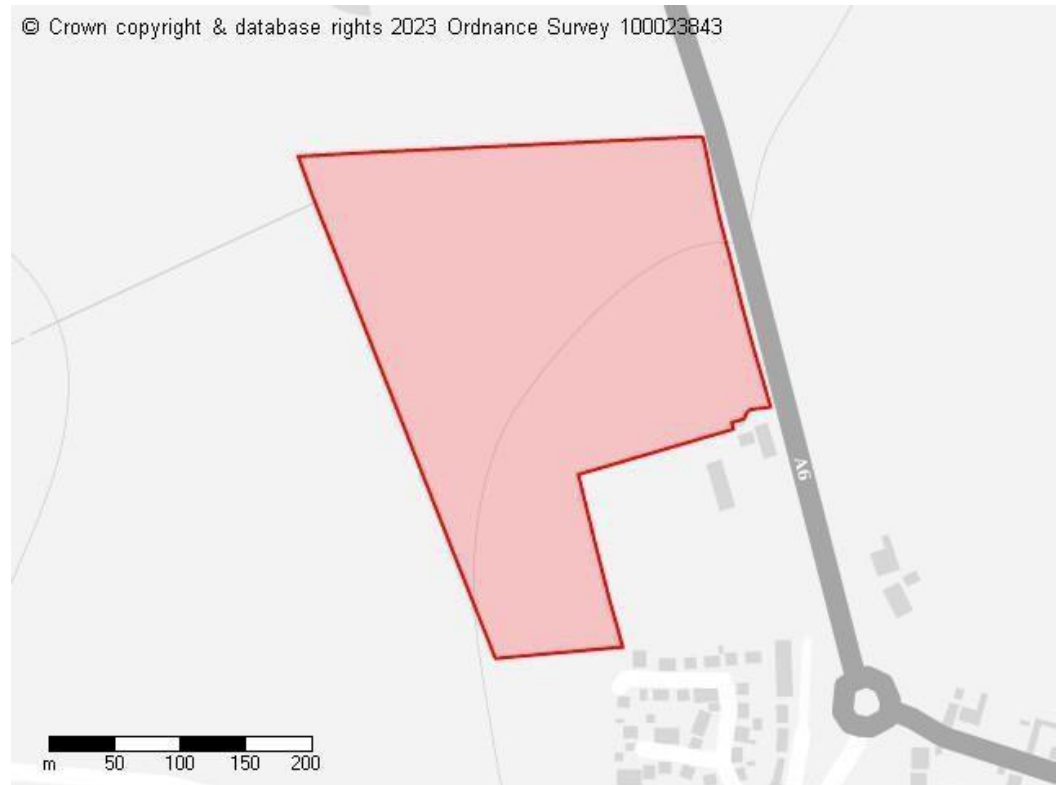
**Capacity Notes:**

The above capacity figures reflect submitted capacity figures as set out in the indicative layout (incorporating 1ha of employment land). Economic capacity calculation has assumed an equal split between office/industrial/non-strategic warehousing as no breakdown submitted. The standard calculation would give a housing capacity figure of 219 dwellings across 11.66ha of the site (i.e. site area minus 1.0ha proposed for employment uses).

# Kibworth, 21/8238, Land west of Leicester Road

## Site Details

<b>Site ref:</b>	21/8238
<b>Site name:</b>	Land west of Leicester Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	8.32
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is close to The Kibworths, a sustainable settlement. However, it is not well related to the existing built form. Currently, the site has no substantive connection to the existing village and it extends well into open countryside from the northern edge of The Kibworths. A new access to the site from the A6 is suggested. However, the provision of a safe and appropriate access onto the A6 would need to be demonstrated to the satisfaction of the Highway Authority. Given its relative isolation and lack of connectivity with the existing settlement, the site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership and is subject to a promotional agreement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	The site is currently not well connected to the village when considered in isolation. Furthermore, the deliverability of the site is dependent on a safe and appropriate access from the A6 which would need to be demonstrated to the satisfaction of the Highway Authority. Pending clarity around access and improved connectivity to the existing built-up area, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	8.32

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 156

**Estimated capacity (sqm):**

**Capacity Notes:**

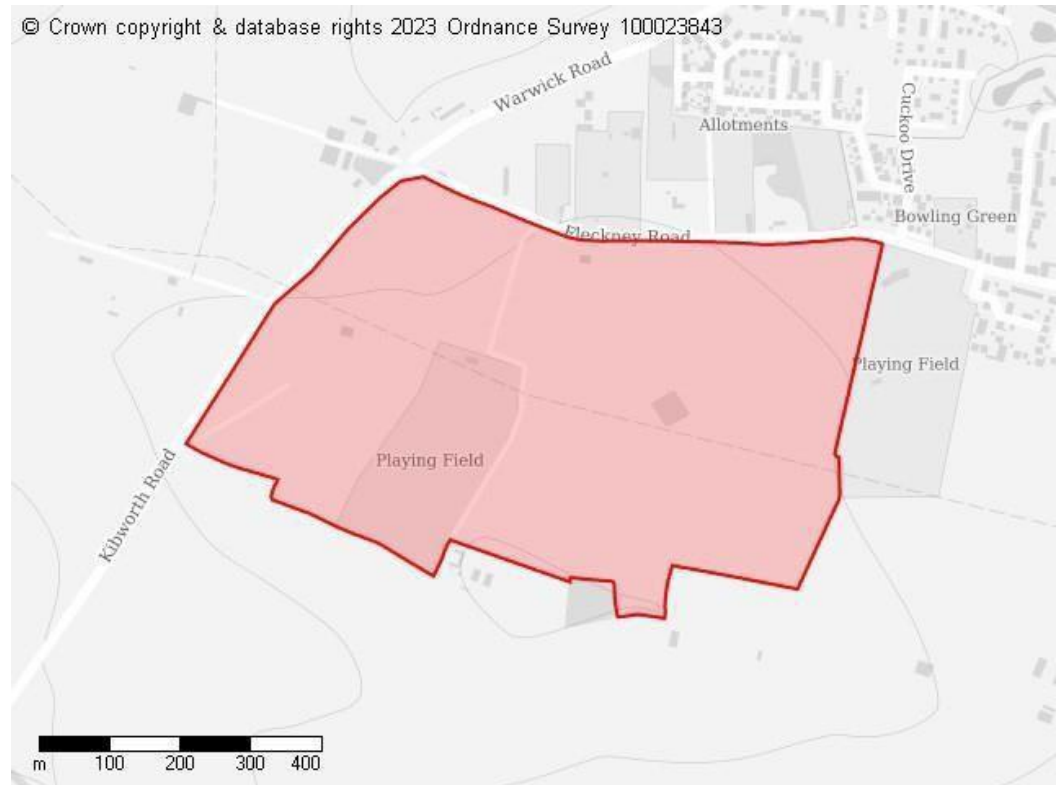
This site forms part of a larger site submission 21/8237 (24/12187) and therefore to avoid double counting the capacity it has not been included above. However, should the site come forward as a standalone site, the capacity based on standard calculation is 156 dwellings (8.32ha x 30dph x 62.5%).



# Kibworth, 21/8242, Land South of Fleckney Road

## Site Details

<b>Site ref:</b>	21/8242
<b>Site name:</b>	Land South of Fleckney Road
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	38.61
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, sports facilities, open space
<b>Current use:</b>	Agriculture, football ground
<b>Adjacent land uses:</b>	Predominantly agriculture, cricket ground, garden centre/nursery, single dwellings

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is on the western edge of The Kibworths, a sustainable settlement. Although its north-eastern corner is opposite recent development, the site is separated from the main built form of the village by the cricket ground to the east. The site's scale means it extends into open countryside to the south of Fleckney Road and incorporates land rising towards the southern boundary. Access is proposed from Fleckney Road and a new roundabout at the junction of Warwick Road and Fleckney Road. The Highway Authority has raised concerns regarding the ability to mitigate impact on the capacity of the local highway network, including the A6. The submission specifies that the football pitch (a Local Plan designated Open Space, Sport and Recreation site) located within the site would be retained. The overhead power line, Right of Way and ridge and furrow (identified in the NP) are likely to be mitigatable. Three areas of important trees identified in the Neighbourhood Plan would also need to be considered. Due to potential access/highways and landscape impacts, the site is considered potentially suitable.
<b>Availability:</b>	Available
	The site is in single ownership and a promotional agreement is in place. Replacement sports facilities may require demolition of existing structures. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The provision of appropriate site access and mitigation relating to wider highway network could impact on viability or limit capacity. Local landscape mitigation measures would also be required. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	38.61

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Density applied:**

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

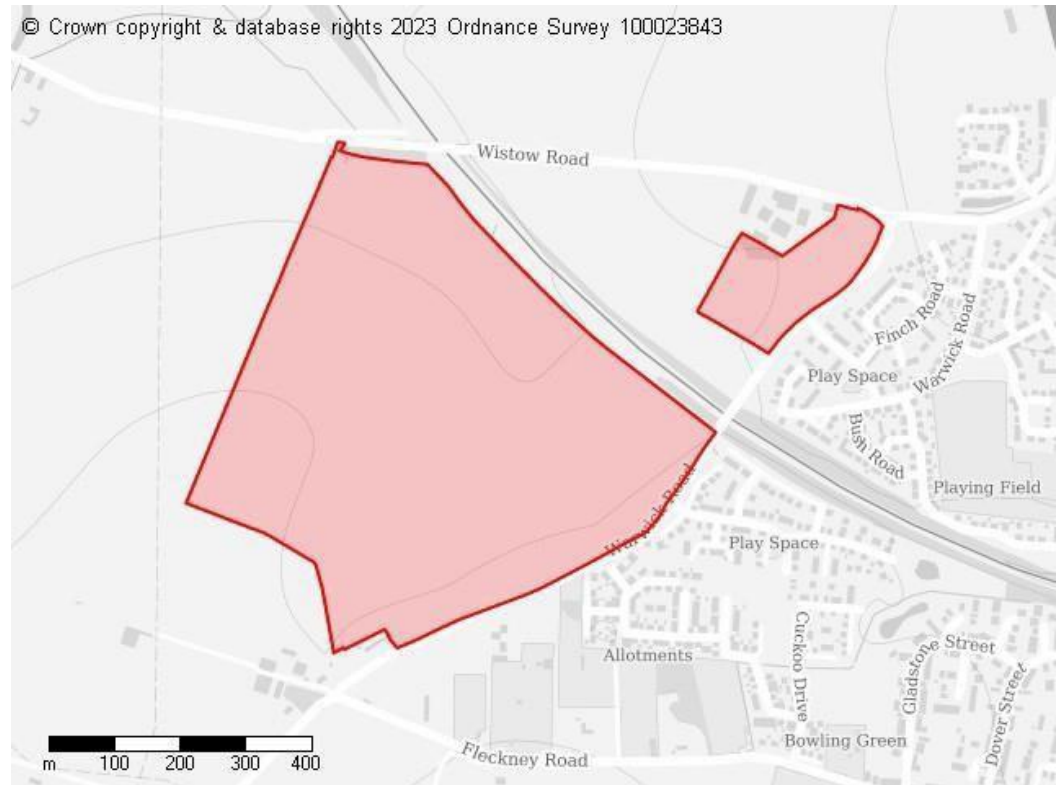
**Capacity Notes:**

Site capacity of 579 is not reported above, to avoid double counting with 24/10612.

# Kibworth, 21/8247, Land west of Warwick Road and south of Priory Business Park

## Site Details

<b>Site ref:</b>	21/8247
<b>Site name:</b>	Land west of Warwick Road and south of Priory Business Park
<b>Parish:</b>	Kibworth Beauchamp, Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	36.26
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, local centre, primary school
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, employment, railway line

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site comprises two parts and lies partly within and partly adjoining the Kibworths, a sustainable settlement. The site is split into two parts by the railway line with the residential uses and primary school proposed to the south of the railway and the employment, retail and leisure uses proposed to the north. As the site to the north of the railway line is already allocated in the Local Plan (Policy L1) for a mix of business, light industrial and retail development, this assessment is for the substantive western site only. Access to the western site is proposed via two accesses onto Warwick Road. The Highway Authority is concerned regarding the ability to mitigate impact on capacity on the local highway network, including the A6. This would need to be addressed to the satisfaction of the Highway Authority. An overhead power line crosses the site and the adjacent railway is a potentially contaminating land use requiring investigation. Both are likely to be mitigable. Given the site would extend development into open countryside, potential landscape impacts would need mitigation. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The provision of appropriate accesses off Warwick Road and mitigation for impacts on the wider local highway network could impact on viability and delivery. Landscape mitigation is also likely to be required. The case for the provision of a primary school in this location would be subject to further discussion. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years

Net developable site area (ha): 33.26

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

**Economic capacity**

Density applied:

Estimated capacity (dwgs): See Capacity Notes

Estimated capacity (sqm):

**Capacity Notes:**

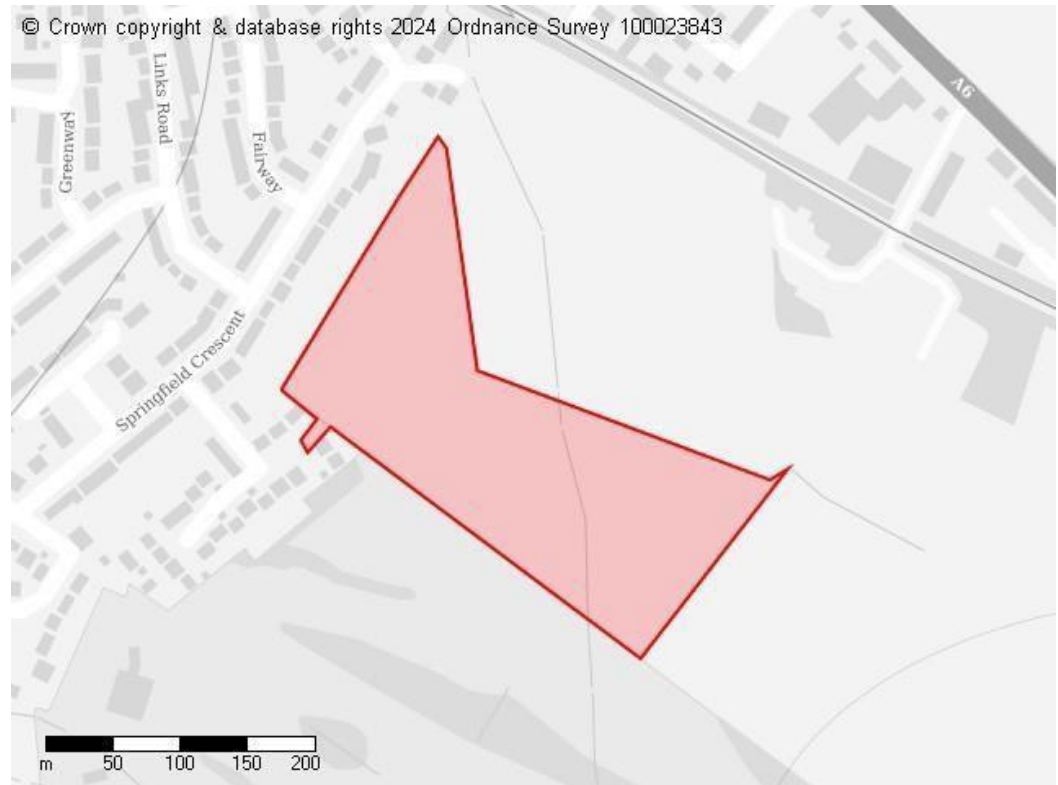
At this stage, the standard capacity calculation reflects housing on the full site area (western site) 624 dwellings. It is recognised that the indicative layout shows some of the site in primary school use and housing capacity as 400 dwellings.

Sites 24/10642 and 24/10594 propose a mix of uses on the sites. Capacity is not reported above to avoid double counting.

# Kibworth, 24/10478, Land at Wentworth Close

## Site Details

<b>Site ref:</b>	24/10478
<b>Site name:</b>	Land at Wentworth Close
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	4.74
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural Land
<b>Adjacent land uses:</b>	Dwellings, Agricultural

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to south-eastern edge of Kibworth Beauchamp, a sustainable settlement with access to services. Access is proposed from Wentworth Close and would need to be demonstrated. Part of the site is in Flood Zones 2 and 3 and the potential impact on flooding in the area would need to be investigated. The site is therefore considered not currently suitable.
<b>Availability:</b>	There is one landowner. No legal or ownership issues have been identified. The site is considered available.
<b>Achievability:</b>	The presence of Flood Zones 2 and 3 on the site would require mitigation, impacting on the capacity of the site. The site is considered not potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.34

Housing capacity		Economic capacity	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%	<b>Estimated capacity (sqm):</b>	
<b>Estimated capacity (dwgs):</b>	See Capacity Notes		

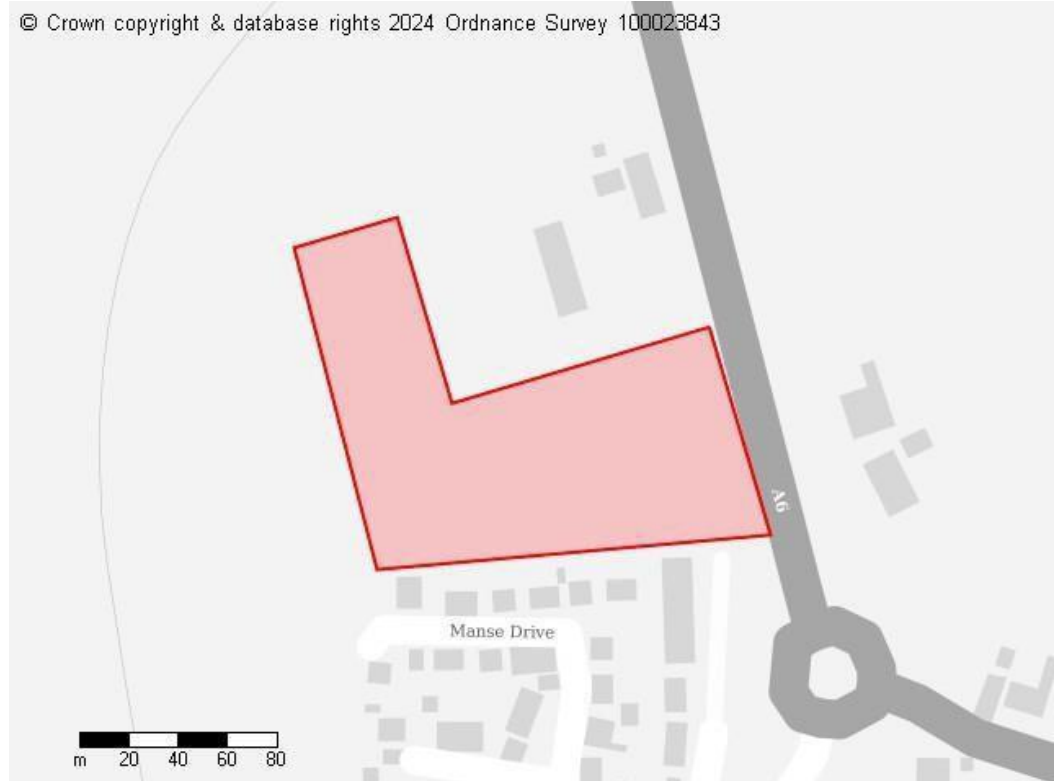
**Capacity Notes:**

Site has a capacity for 63 but is not reported above to avoid double counting with site 21/8042.

# Kibworth, 24/10501, Land adjacent to Westfield House, Leicester Road

## Site Details

<b>Site ref:</b>	24/10501
<b>Site name:</b>	Land adjacent to Westfield House, Leicester Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	1.47
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock, garden area, tennis court
<b>Adjacent land uses:</b>	residential and open fields

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	A new access to the site from the A6 is proposed in the submission attachment. However, the provision of a safe and appropriate access onto the A6 would need to be demonstrated to the satisfaction of the Highway Authority. No other constraints identified. The site is therefore considered not currently suitable.
<b>Availability:</b> Available	There is one landowner. The landowner is a housebuilder who has expressed intention to develop the site. The site is therefore considered available.
<b>Achievability:</b> Not currently achievable	The site is dependent on a new access onto the A6. the provision of such an access could impact on the viability and deliverability of the site. Pending clarity around access, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.47

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	36
<b>Capacity Notes:</b>	

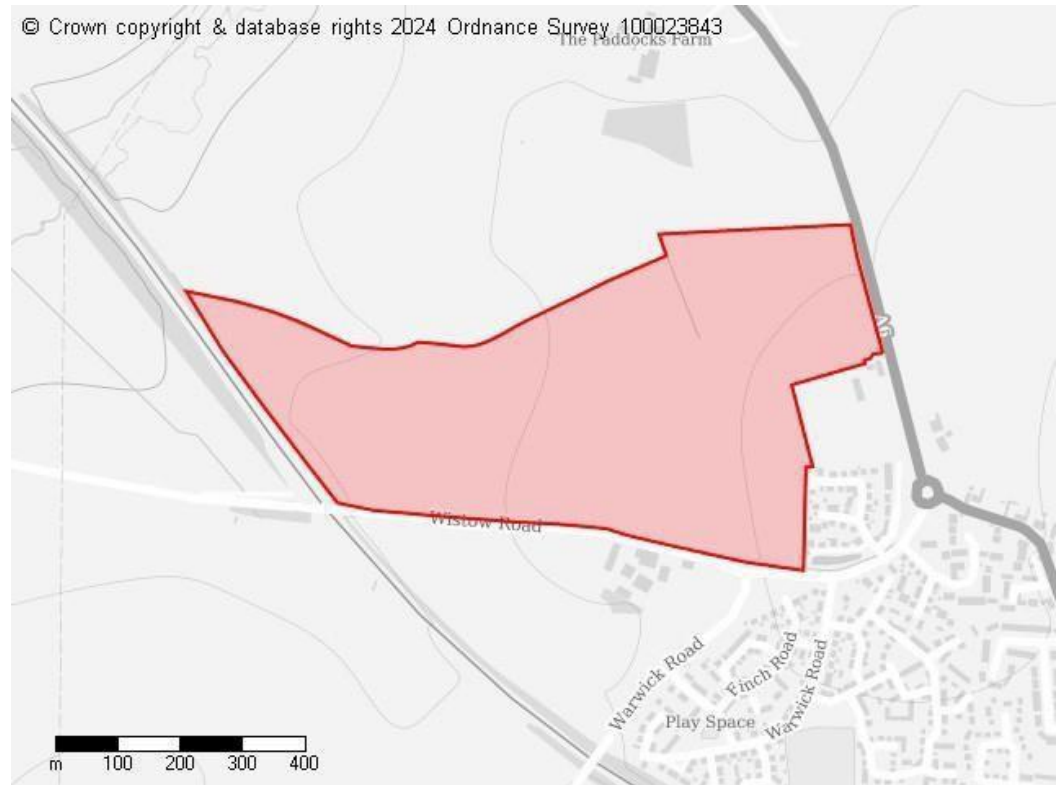
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Kibworth, 24/10519, Land north of Wistow Road

## Site Details

<b>Site ref:</b>	24/10519
<b>Site name:</b>	Land north of Wistow Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	34.16
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	General housing, infrastructure
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, employment and agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is located on the edge of the existing built up area, adjacent to residential development. The site is not well connected to Kibworth Harcourt. The site would potentially require new access onto the A6 with potential for safety issues and Wistow Road is likely to require further enhancements. The site is therefore considered not currently suitable.
<b>Availability:</b> Available	The site has two landowners, and discussions with potential developers have taken place. The site is under option with a developer. No legal or ownership impediments identified. The site is therefore considered available.
<b>Achievability:</b> Not currently achievable	The site is not well connected to Kibworth Harcourt. The site is dependent on new access from the A6 which would need to be demonstrated to the satisfaction of the Highway Authority. As such, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	34.16

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**



**Estimated capacity (dwgs):**

See Capacity Notes

**Estimated capacity (sqm):**

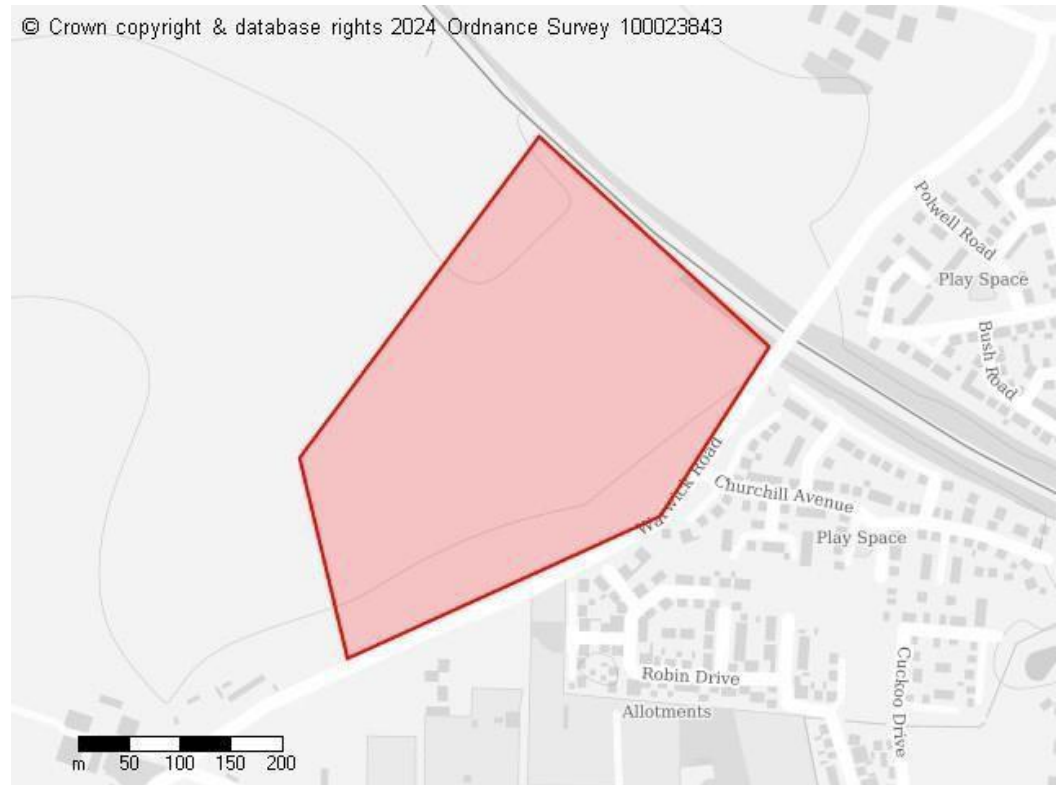
**Capacity Notes:**

Site within the larger site of 24/12187. The site has a capacity of 641 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Kibworth, 24/10594, Land North West of Warwick Road

## Site Details

<b>Site ref:</b>	24/10594
<b>Site name:</b>	Land North West of Warwick Road
<b>Parish:</b>	Kibworth Beauchamp, Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	12.17
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	Residential, agricultural, railway line

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The Site adjoins the settlement of the Kibworths. Access is proposed via two accesses onto Warwick Road. A larger Site (reference 8247) was previously considered in the SHELAA 2021 with the Highway Authority expressing concern regarding the ability to mitigate impact of the development on capacity on the local highway network, including the A6. Highway Authority comment on the reduced size site 10594 includes concerns in respect of the deliverability of roundabout access, opportunities to promote and deliver sustainable travel options and increase in traffic using Warwick Road railway bridge. Adjacent railway is a potentially contaminating land use requiring investigation, although likely mitigatable. Noise and vibration from the railway line would similarly require mitigation measures. In the vicinity of the Site, Warwick Road currently acts as a boundary to the built form of the settlement. The development of this Site would extend development into the open countryside with potential landscape impacts requiring mitigation.
<b>Availability:</b>	Site has been discussed with developers and Manor Oak Homes has a promotional agreement with the landowner. No legal, ownership or viability issues noted.
<b>Achievability:</b>	The provision of appropriate accesses off Warwick Road and delivery of sustainable travel measures could impact on viability and delivery. Masterplanning will be required in respect of access and active travel if part of wider development in the area. Mitigation against railway and landscape impacts could impact upon delivery.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	N/A
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	12.17

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 228

**Economic capacity**

**Density applied:** N/A  
**Estimated capacity (sqm):** N/A

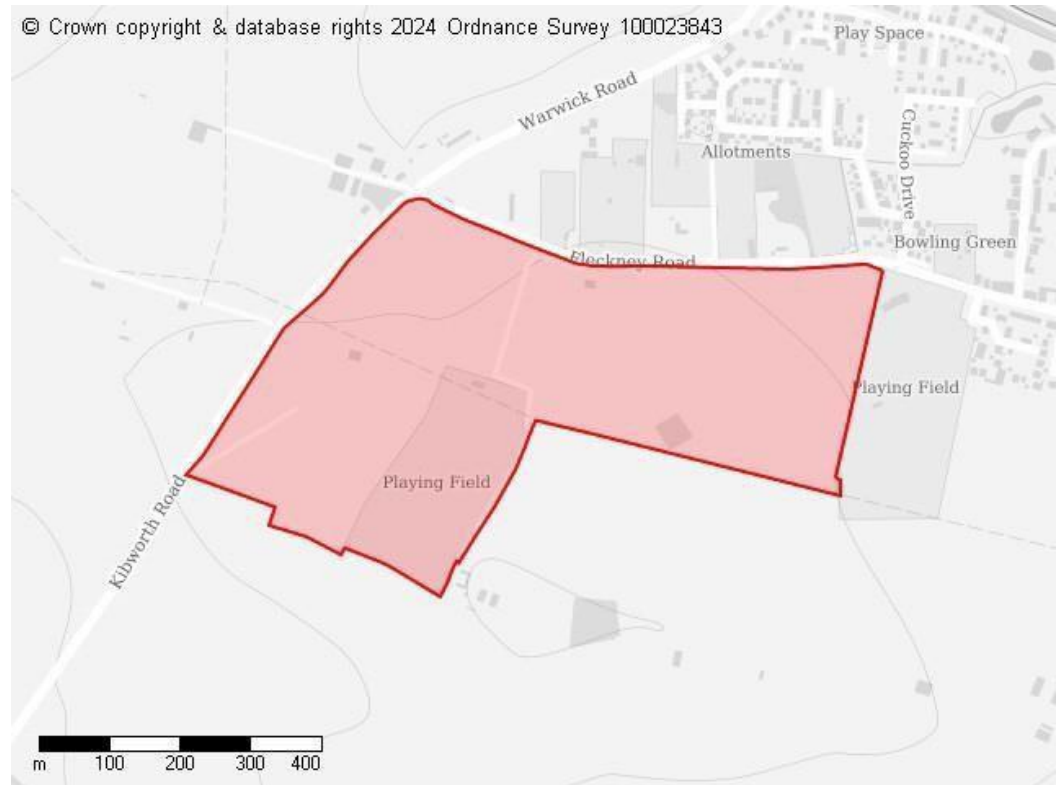
**Capacity Notes:**

This site forms part of 24/10594 and also supersedes 21/8247.

# Kibworth, 24/10612, Land South of Fleckney Road

## Site Details

<b>Site ref:</b>	24/10612
<b>Site name:</b>	Land South of Fleckney Road
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	29.21
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is at the south west of Kibworth Beauchamp, a sustainable settlement with access to services. The site does not adjoin any built up areas and would represent an incursion into the open countryside. Kibworth Road and Fleckney Road run along the western and northern boundaries of the site. Access is proposed off of Fleckney Road and a new roundabout at the junction of Warwick Road and Fleckney Road. The Highway Authority expresses concern in respect of the ability to mitigate impact on capacity on the local highway network, including the A6. An overhead power line crosses the site east to west, potential mitigation required.
<b>Availability:</b>	There is one landowner. The landowner has a promotional agreement with a developer. Potential demolition on site required.
<b>Achievability:</b>	Potential issues from access arrangements, traffic mitigation, and demolition on site.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	29.21

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

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**Estimated capacity (dwgs):** 547

**Estimated capacity (sqm):**

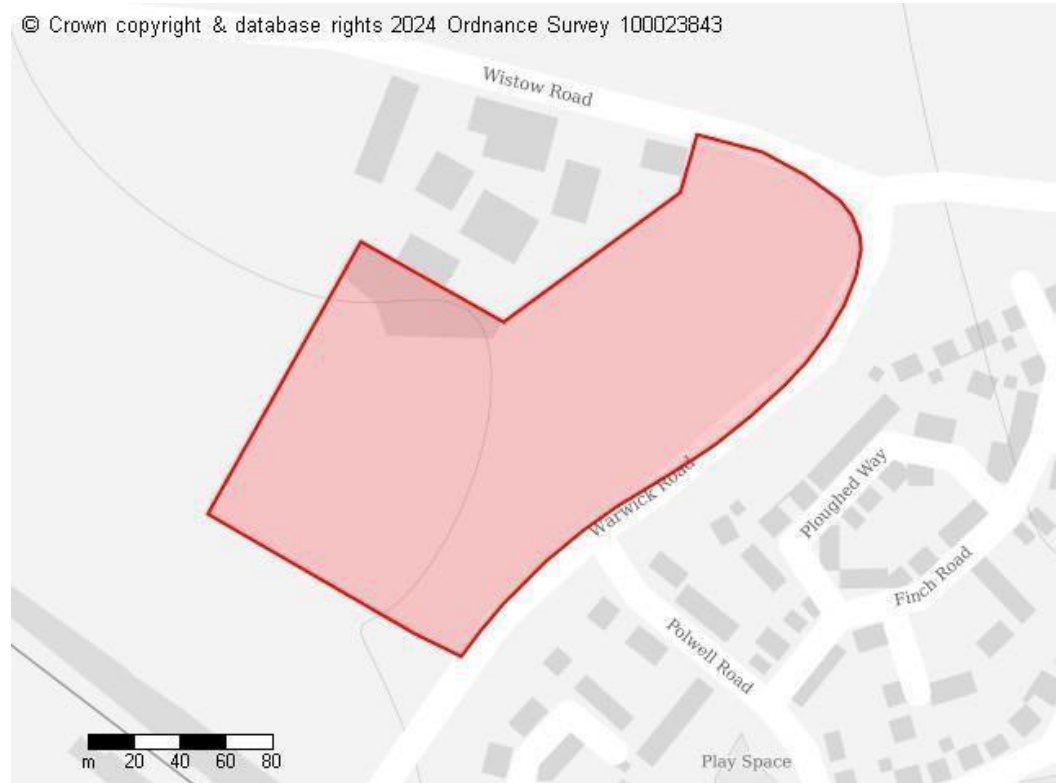
**Capacity Notes:**

Site capacity is reported for this site, but not for 21/8201 to avoid double counting.

# Kibworth, 24/10642, Land South of Priory Business Park

## Site Details

<b>Site ref:</b>	24/10642
<b>Site name:</b>	Land South of Priory Business Park
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	3.1
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Retail, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	employment uses, drainage basin

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of Kibworth Harcourt, a sustainable settlement and adjoins existing employment use. It has existing access points and there are no identified constraints on the site.
<b>Availability:</b>	There are several landowners. All landowners are in agreement. There has been developer discussion and there is a promotional agreement with a developer.
<b>Achievability:</b>	No market or cost factors identified that would make development economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	N/A
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	3.1

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	3,850 sqm/Ha
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**Estimated capacity (dwgs):**

<b>Estimated capacity (sqm):</b>	11,935 m <sup>2</sup>
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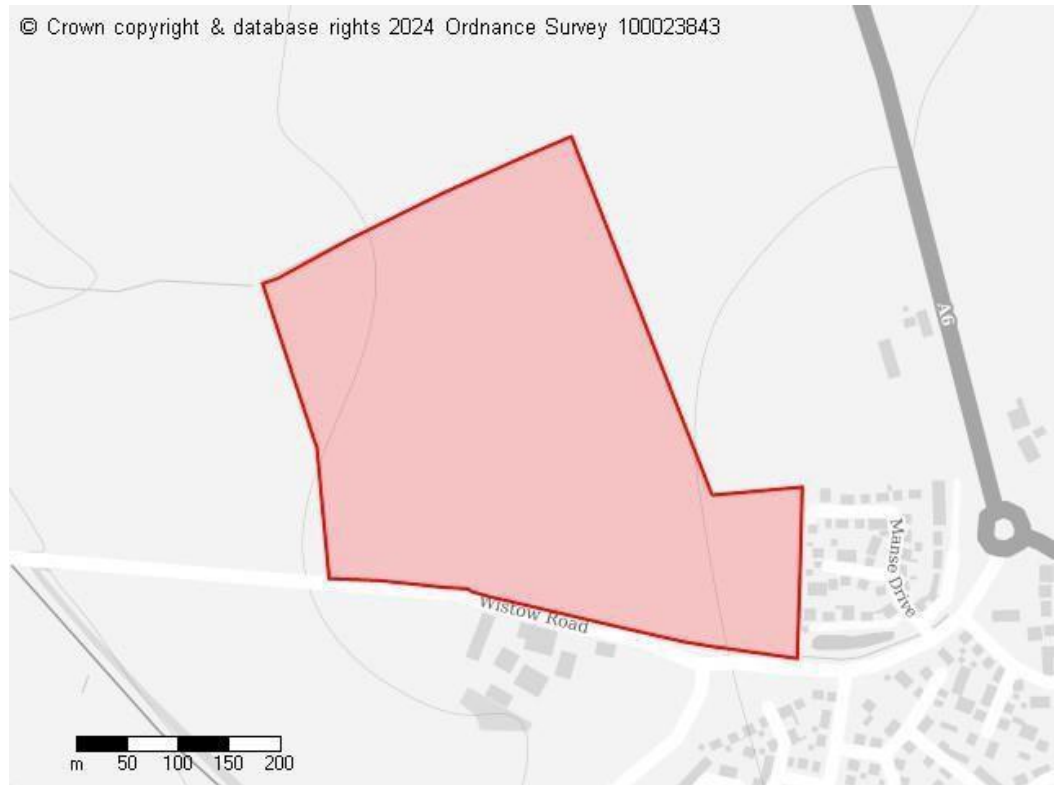
**Capacity Notes:**

This site forms part of 21/8247 and 24/10594.

# Kibworth, 24/12186, Land to the north of Wistow Road

## Site Details

<b>Site ref:</b>	24/12186
<b>Site name:</b>	Land to the north of Wistow Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	15.12
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	To the South East of the site lies an established residential development.  Immediately opposite the site lies the Priory Business Park, To the west of the Business Park, an application is currently being considered for further mixed-use commercial development.  The majority of the surrounding area to the north, east and west is comprised of open countryside.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	Enhancements likely required for Wistow Road if the site were to come forward. The site is not well related to Kibworth and connectivity to Kibworth is poor. The site is therefore considered not currently suitable.
<b>Availability:</b> Available	There has been developer discussion. The site is under option to a developer. The site is therefore considered available.
<b>Achievability:</b> Not currently achievable	The site is currently not well connected to Kibworth and does not relate well to the existing built form of the village. Improvements to the connectivity with Kibworth should be investigated further. As such, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	15.12

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:



**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

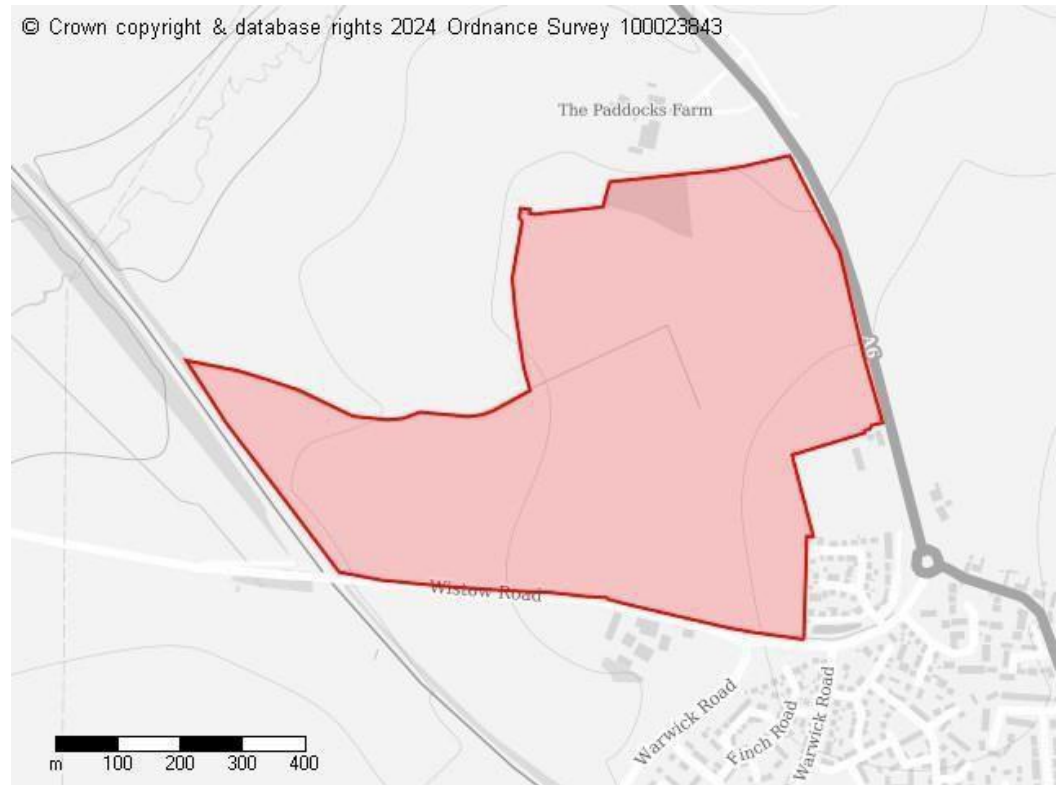
**Capacity Notes:**

Site sits within the larger site of 24/12187. The site has a capacity of 284 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Kibworth, 24/12187, Land north of Wistow Road

## Site Details

<b>Site ref:</b>	24/12187
<b>Site name:</b>	Land north of Wistow Road
<b>Parish:</b>	Kibworth Harcourt
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	45.73
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, agricultural, employment

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is not well related to Kibworth. Connectivity to Kibworth is poor and potential new highway access to the A6 should be investigated further. The site is therefore considered not currently suitable.
<b>Availability:</b> Available	There are two landowners. The site is under option and is actively marketed. The site is considered available.
<b>Achievability:</b> Not currently achievable	The site is not well connected to Kibworth Harcourt. The site is dependent on new access from the A6 which would need to be demonstrated to the satisfaction of the Highway Authority. As such, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	45.73

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	> 35 Ha = 50%

**Estimated capacity (dwgs):** 700

**Capacity Notes:**

### Economic capacity

**Density applied:**

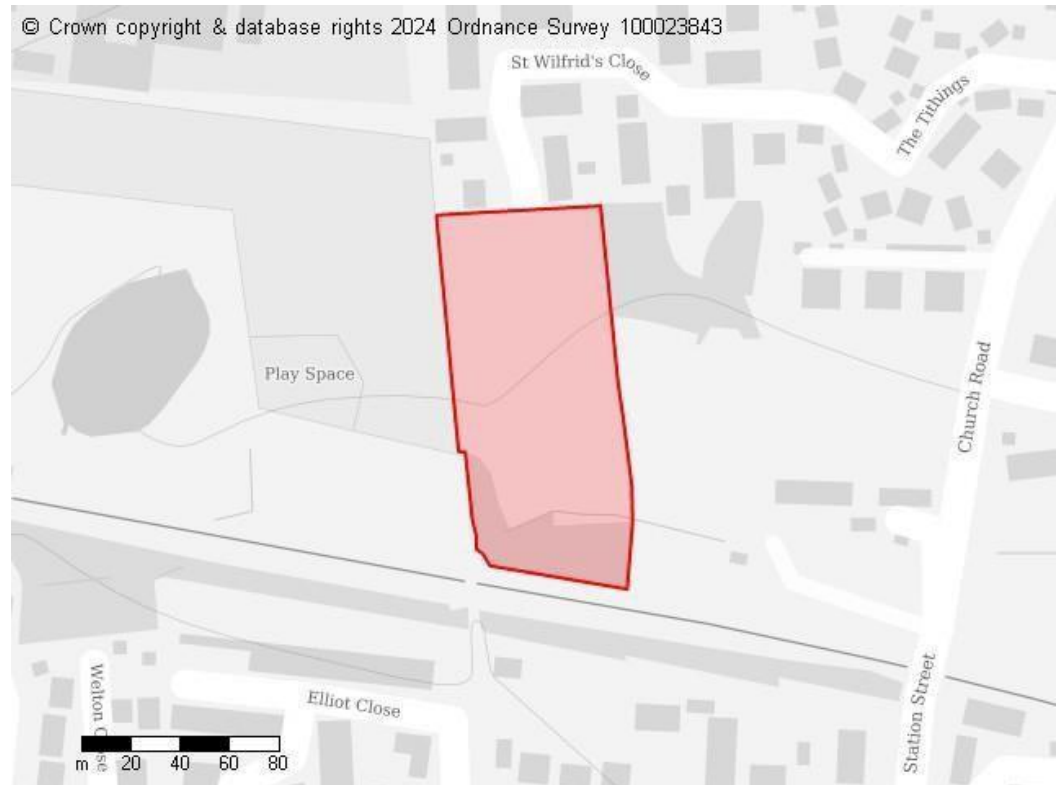
**Estimated capacity (sqm):**

This site forms a larger site which also includes 24/12186 and 24/10519.

# Kibworth, 24/12202, Land at St Wilfrids Close

## Site Details

<b>Site ref:</b>	24/12202
<b>Site name:</b>	Land at St Wilfrids Close
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.97
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Open space
<b>Adjacent land uses:</b>	Residential, playing field

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in the Kibworths, a sustainable location. However, further investigation is required for potential contaminated land and to identify and assess access arrangements.
Potentially suitable	
<b>Availability:</b>	Site is the subject of approved full planning application.
Potentially available	
<b>Achievability:</b>	Potential mitigation required for contaminated land. No market or cost factors identified that would make development economically unviable.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.97

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 24

**Capacity Notes:**

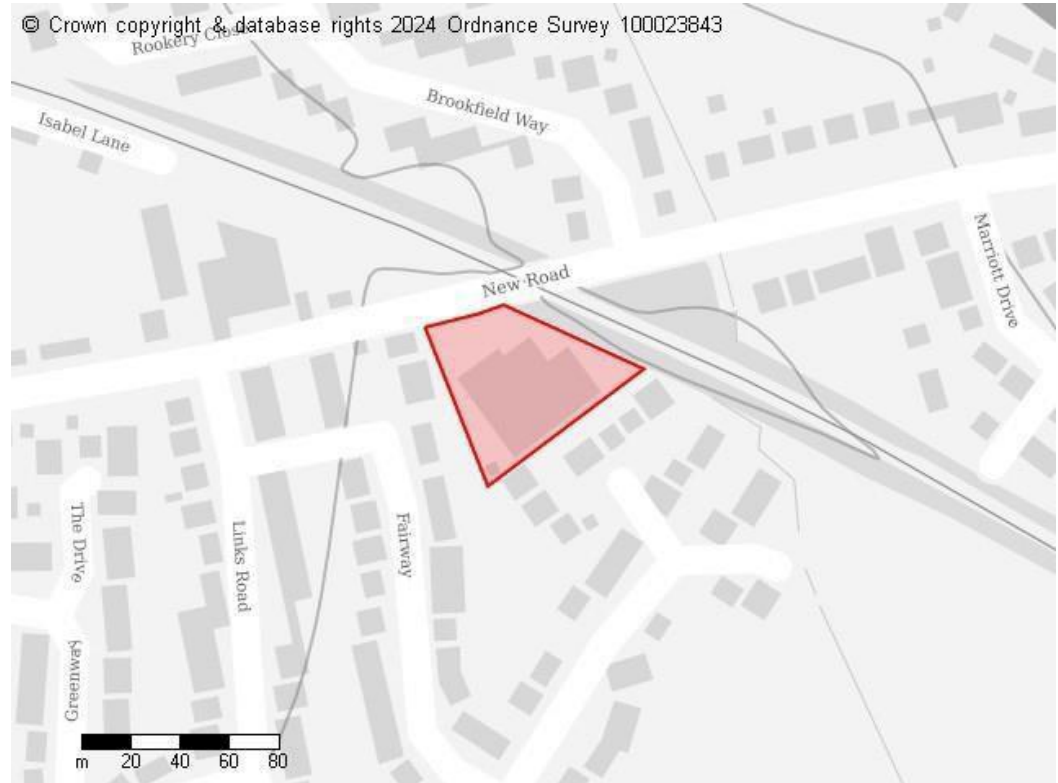
### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

**Kibworth, 24/12220, Clarkes of Great Glen Ltd, New Road, Kibworth Beauchamp****Site Details**

<b>Site ref:</b>	24/12220
<b>Site name:</b>	Clarkes of Great Glen Ltd, New Road, Kibworth Beauchamp
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.3
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Warehouse/plant and machinery.
<b>Adjacent land uses:</b>	Residential, train line, road.

**Site Assessment Summary****Red constraints:****Reason not assessed:****Suitability:**

Potentially suitable

The site is located adjacent to a trainline and railway bridge with hazardous overhead electricity cables in close proximity to the site. There may be noise and air quality impacts from the road and railway which may impact future occupiers. However, the site is located in a sustainable settlement with access to services and amenities.

**Availability:**

Potentially available

Current availability unknown.

**Achievability:**

Potentially achievable

A constrained site which is in close proximity to a railway bridge, overhead cables associated with railway line, and a road. The site is currently in use as a warehouse/factory. Although there is a historic outline planning permission for 10 units on the site, this was not taken forward to reserved matters which may indicate achievability concerns. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.3

**Housing capacity**

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	Not applicable

Estimated capacity (dwgs): 9

**Economic capacity****Density applied:**

Estimated capacity (sqm):

# Kibworth, 24/12223, The Nurseries, Flackney Road, Kibworth Beauchamp, Leicester, LE8 0HJ

## Site Details

<b>Site ref:</b>	24/12223
<b>Site name:</b>	The Nurseries, Flackney Road, Kibworth Beauchamp, Leicester, LE8 0HJ
<b>Parish:</b>	Kibworth Beauchamp
<b>Nearest Settlement:</b>	Kibworth
<b>Site map:</b>	



<b>Site area (ha):</b>	1.55
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	General housing, strategic development
<b>Current use:</b>	Wooded area surrounding a house, car dealer and out-buildings. Car dealer.
<b>Adjacent land uses:</b>	Road to the south, greenfield to the east and allotments to the west.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	Not currently available
<b>Achievability:</b>	Achievable

The site is located to the south of the existing built up boundary of Kibworth Beauchamp, outside the Kibworth Neighbourhood Plan Limits to Development policy boundary. The site has existing access points along the Fleckney Road. The biodiversity of the densely wooded site could be impacted by development. The site is therefore considered potentially suitable.

Three landowners on the site. All in agreement. However, no discussion with developers, options on the site. Therefore, the site is considered not currently available.

Improved access to the site, from Fleckney Road. No additional known factors to impact on the viability of the site. Therefore, the site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.55

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

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**Estimated capacity (dwgs):** 38

**Estimated capacity (sqm):**

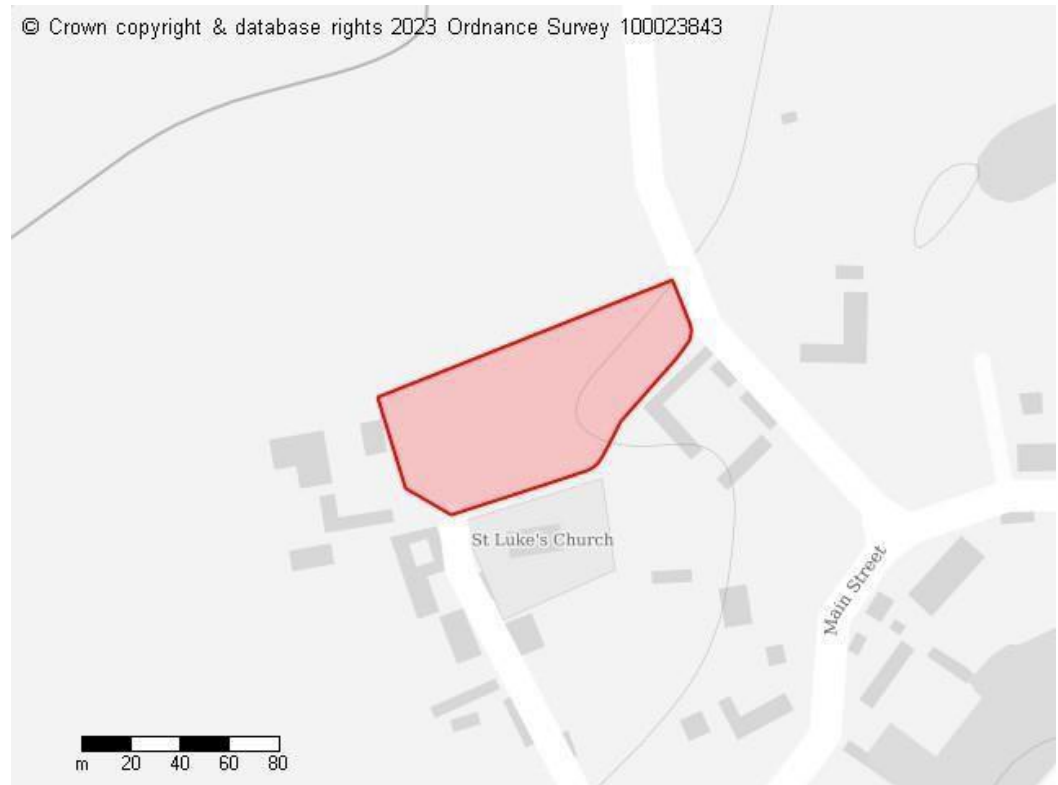
**Capacity Notes:**

The site has been promoted as having capacity for 10+ dwellings. The standard approach calculates a capacity of 38 dwellings, which will be used in this case.

## Laughton , 21/8186, Land at Church Farm

## Site Details

<b>Site ref:</b>	21/8186
<b>Site name:</b>	Land at Church Farm
<b>Parish:</b>	Laughton
<b>Nearest Settlement:</b>	Laughton
<b>Site map:</b>	



<b>Site area (ha):</b>	0.63
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and church

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is located adjacent to the settlement of Laughton which is not currently identified as a sustainable settlement for housing. The site currently has no access, although the submission states there is potential for this to be created. Residential development and the accompanying access would need to consider impacts on the setting of the adjacent Laughton conservation area and St Lukes Church grade 2 listed building. Given the village is not currently a sustainable location for development and potential impacts on heritage assets, the site is considered not currently suitable.
<b>Availability:</b> Available	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	While it is appreciated that the site is being promoted primarily as a rural exception site, the scale of the site is unlikely to be appropriate both in terms of need for affordable provision and the existing low level of services/facilities in the village. Furthermore, the site has no current access to a highway and suitable access through the conservation area and near the listed Church would need to be demonstrated for the site to be viable. At this stage, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.63

Housing capacity

Economic capacity



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**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%  
**Estimated capacity (dwgs):** 16  
**Capacity Notes:**

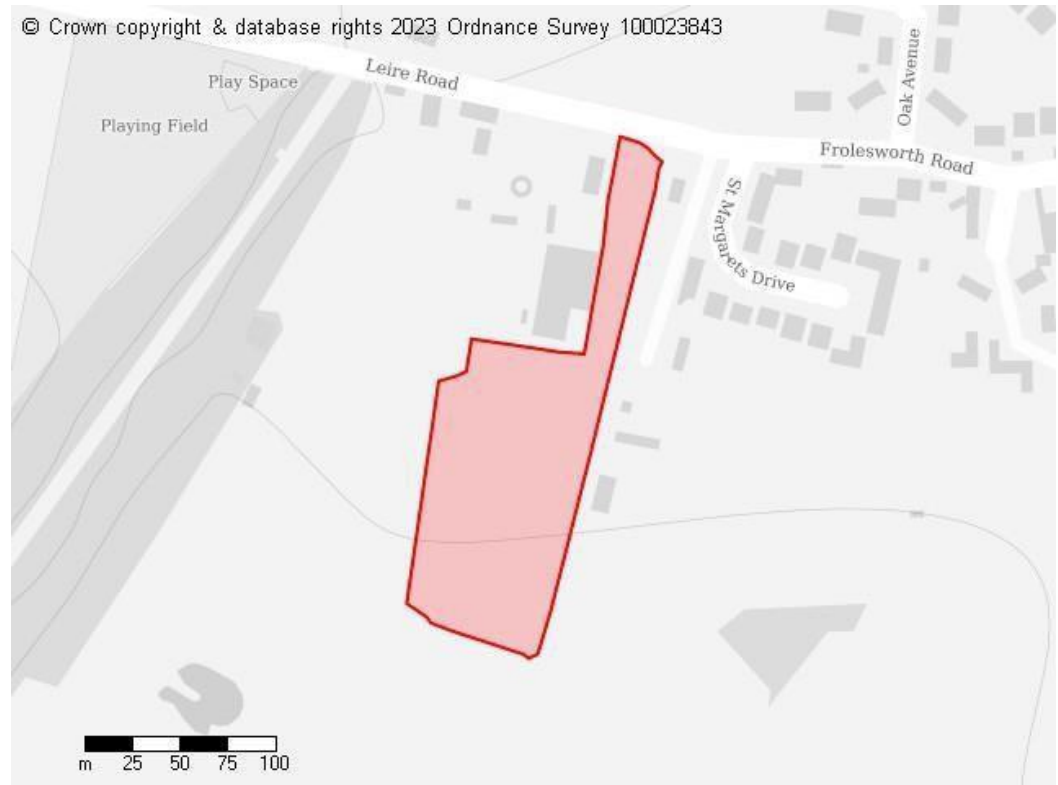
**Density applied:**

**Estimated capacity (sqm):**

# Leire, 21/8037, Land to the south of Frolesworth Road

## Site Details

<b>Site ref:</b>	21/8037
<b>Site name:</b>	Land to the south of Frolesworth Road
<b>Parish:</b>	Leire
<b>Nearest Settlement:</b>	Leire
<b>Site map:</b>	



<b>Site area (ha):</b>	1.37
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, riding school, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Leire which is not currently identified as a sustainable rural settlement. It is adjacent to the south-western edge of the village and extends into open countryside for which mitigation may be required. Access would be via Frolesworth Road onto which the site has only limited frontage. The acceptability and capacity of such an access would need to be demonstrated. A Right of Way crosses the site and would need to be retained. The site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

Site delivery is dependent on the provision of an appropriate access. Pending clarity on this issue, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.37

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 34

### Economic capacity

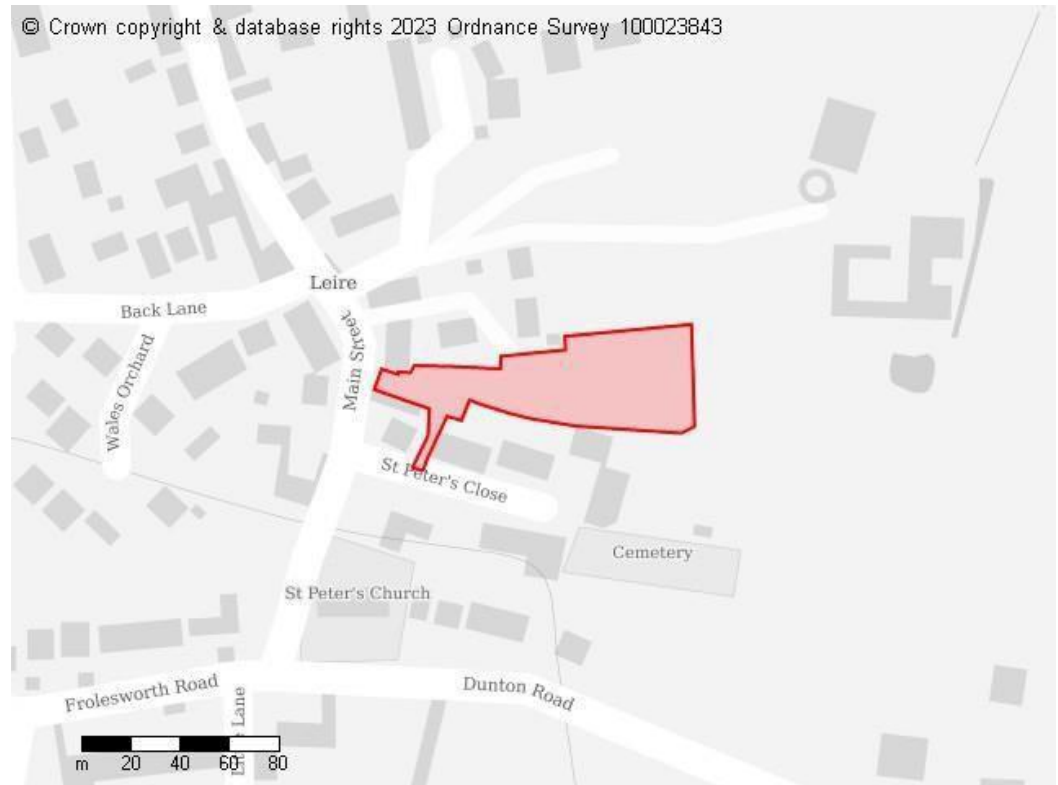
**Density applied:**

**Estimated capacity (sqm):**

377

**Leire, 21/8062, Land to rear of Orchard Cottage, Main Street****Site Details**

<b>Site ref:</b>	21/8062
<b>Site name:</b>	Land to rear of Orchard Cottage, Main Street
<b>Parish:</b>	Leire
<b>Nearest Settlement:</b>	Leire
<b>Site map:</b>	



<b>Site area (ha):</b>	0.36
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Part residential curtilage (Orchard Cottage), remainder agriculture.
<b>Adjacent land uses:</b>	Residential

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of Leire, which is not currently identified as a sustainable settlement. The site is partly within the Leire conservation area and adjacent to a grade 2 listed building. Any development on this site would need to ensure any harm to the heritage assets was subject to suitable mitigation. The site is identified as a proposed housing allocation in the Submission Leire Neighbourhood Plan. The site is considered suitable.
<b>Availability:</b>	There are two landowners, and they agree regarding the promotion of the site for development. Developer interest is indicated and a planning application for housing on the site is currently pending consideration. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site is a proposed housing allocation in the submission version of the Leire Neighbourhood Plan. There are no market, cost or delivery factors that would make development unviable within the next 5 years. The site is considered achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.36

**Housing capacity****Economic capacity**

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

**Density applied:**

**Estimated capacity (dwgs):** 5

**Estimated capacity (sqm):**

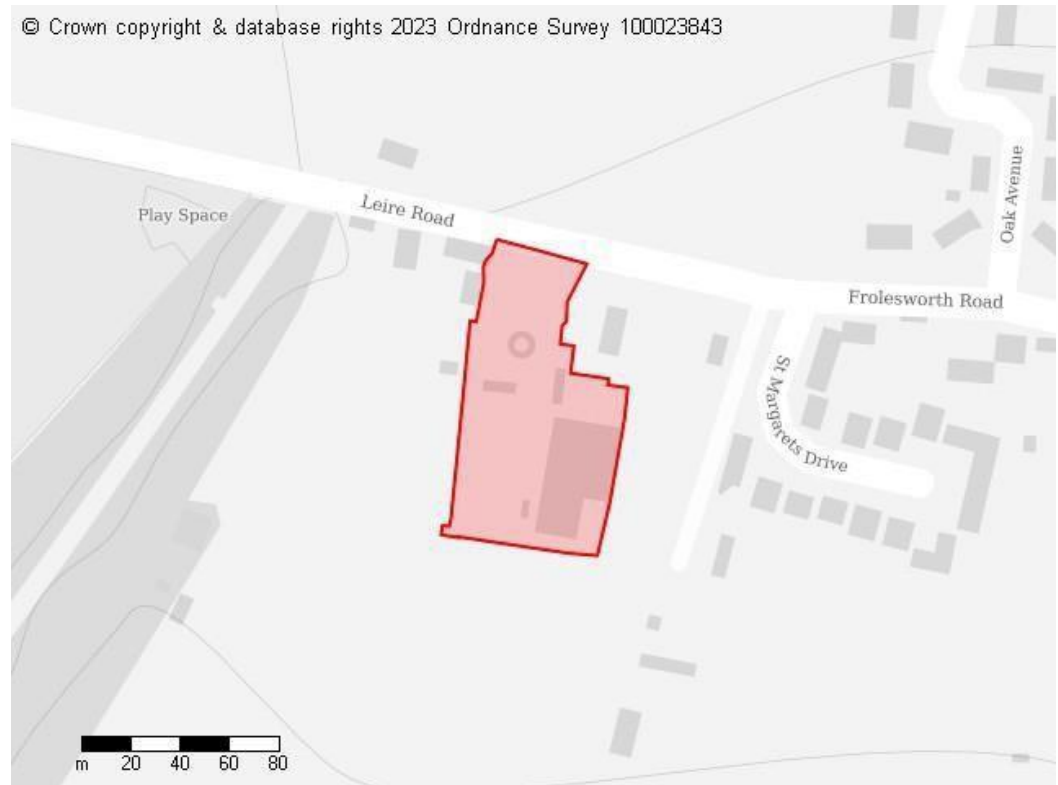
**Capacity Notes:**

Developer capacity used as it reflects the emerging neighbourhood plan allocation capacity of 5 dwellings. Based on the standard calculation, capacity would be 11 dwellings.

# Leire, 21/8097, South Leicestershire Riding Establishment, Frolesworth Road

## Site Details

<b>Site ref:</b>	21/8097
<b>Site name:</b>	South Leicestershire Riding Establishment, Frolesworth Road
<b>Parish:</b>	Leire
<b>Nearest Settlement:</b>	Leire
<b>Site map:</b>	



<b>Site area (ha):</b>	0.64
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Equestrian centre
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is previously developed land close to the village of Leire, which is not currently identified as a sustainable rural settlement. It is of a scale appropriate to the size of the village. While the site is close to the village, it is not adjacent to the existing built form and is currently separated by a small field. The site is considered potentially suitable.
<b>Availability:</b>	There is insufficient information to determine the availability of the site. There are two landowners however it is not known if they are in agreement about development of the land. While the promoter has said the existing buildings require demolition, it is not clear if the equestrian centre needs to relocate to an alternative site. Therefore, the site is considered potentially available.
<b>Achievability:</b>	It is unclear whether the current equestrian centre use requires relocation. The buildings would, however, require demolition which could impact the delivery of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.64

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 16

Estimated capacity (sqm):

Capacity Notes:

## Leire, 21/8211, Land north of Frolesworth Road

### Site Details

<b>Site ref:</b>	21/8211
<b>Site name:</b>	Land north of Frolesworth Road
<b>Parish:</b>	Leire
<b>Nearest Settlement:</b>	Leire
<b>Site map:</b>	



<b>Site area (ha):</b>	0.34
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, minor retail
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to existing residential uses on the edge of Leire, not currently identified as a sustainable rural settlement. Access to the site is assumed to be from its frontage along Frolesworth Road. The existing Public Right of Way crossing the site would need to be retained. Being situated close to the Leire Conservation Area, any future development of this site would need to be sensitively designed to mitigate any potential harm to the Conservation Area's setting. The site is considered potentially suitable.
<b>Availability:</b> Available	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Achievable	There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.34

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

#### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 10

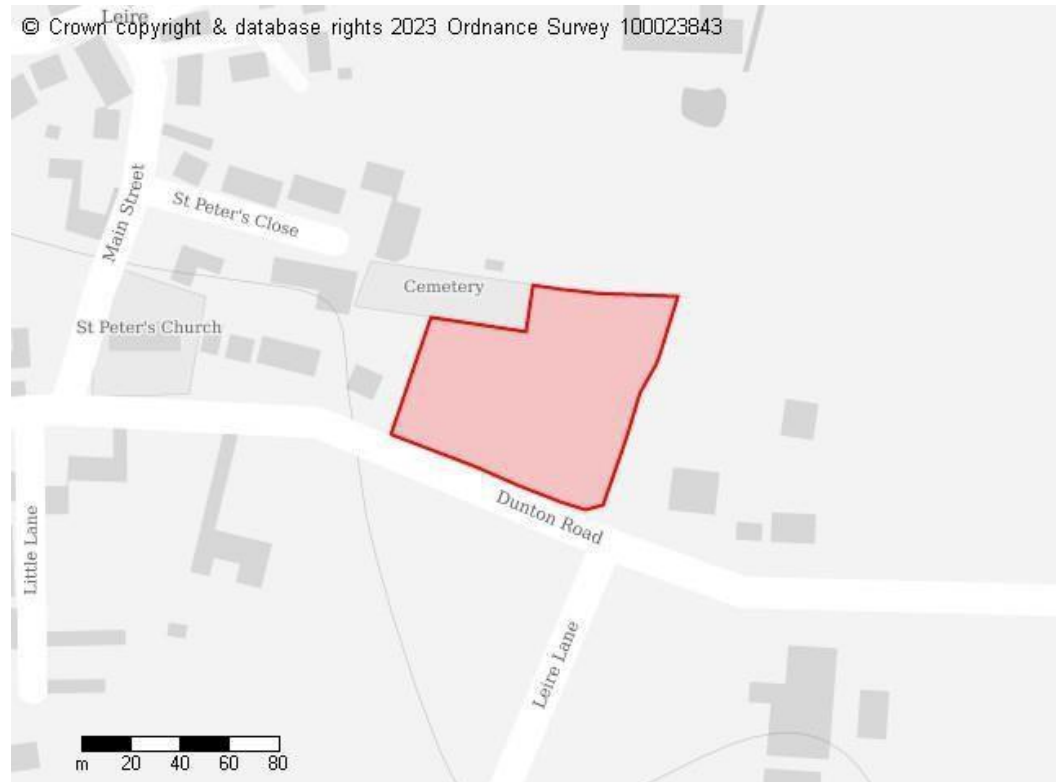
Estimated capacity (sqm):



# Leire, 21/8262, Land at Dunton Road

## Site Details

**Site ref:** 21/8262  
**Site name:** Land at Dunton Road  
**Parish:** Leire  
**Nearest Settlement:** Leire  
**Site map:**



**Site area (ha):** 0.66  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Agriculture  
**Adjacent land uses:** Agriculture, residential and open space.

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:**  
**Suitability:** Potentially suitable  
 The site is on the edge of Leire, not currently identified as a sustainable rural settlement. It has frontage onto Dunton Road, and appropriate access would need to be demonstrated. The site is adjacent to the Leire conservation area and any development on this site would need consider the potential impacts on nearby heritage assets and their setting. The site is considered potentially suitable.

**Availability:** Available  
 No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:** Achievable  
 Potential mitigation for any impacts on heritage assets could affect site capacity. However, although Leire is not identified currently as a sustainable settlement, no market or cost factors have been identified to make the site unviable. The site is considered achievable.

## Conclusions

**Deliverable or developable:** Developable  
**Reason if not currently developable:**  
**Timeframe for development:** Developable in 6-10 years  
**Net developable site area (ha):** 0.66

### Housing capacity

**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%  
**Estimated capacity (dwgs):** 16

### Economic capacity

**Density applied:**  
**Estimated capacity (sqm):** 384

# Leire, 24/12191, Land off Airedale Close AKA rear of Orchard Cottage

## Site Details

**Site ref:** 24/12191  
**Site name:** Land off Airedale Close AKA rear of Orchard Cottage  
**Parish:** Leire  
**Nearest Settlement:** Leire  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** PDL  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** The site is a duplicate of 21/8062  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:** None  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

**Housing capacity**

**Economic capacity**

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

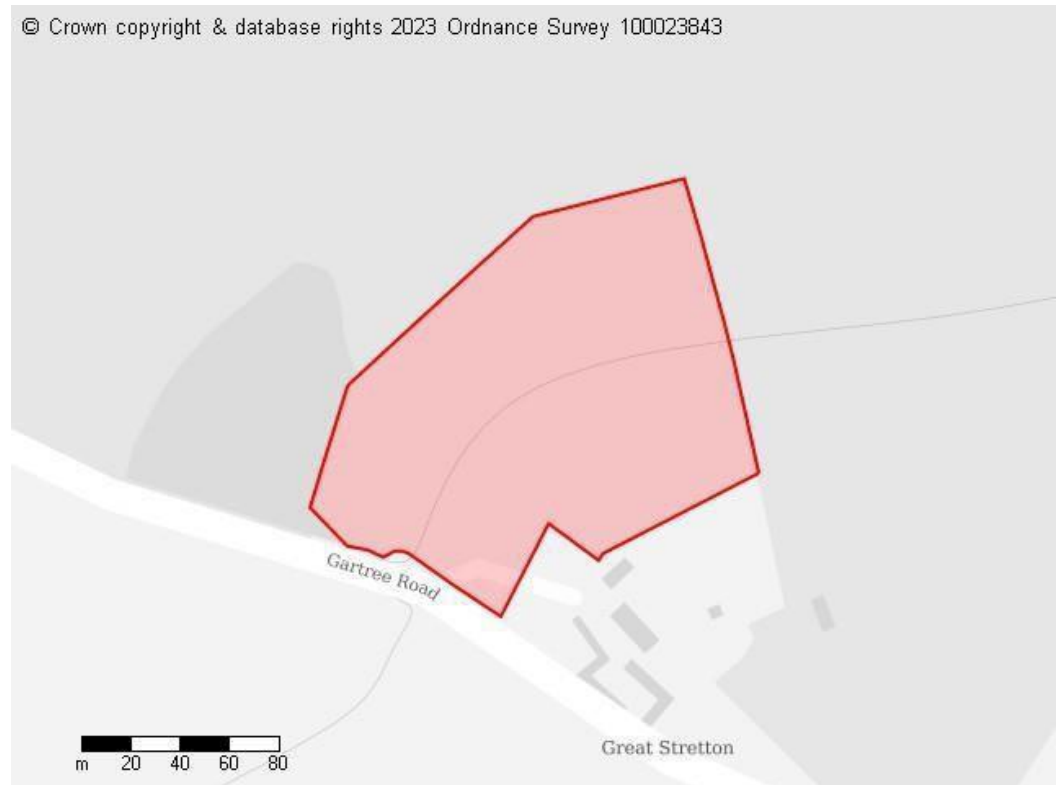
**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**

# Little Stretton, 21/8057, Land between Church Farm and Leicester Airport

## Site Details

<b>Site ref:</b>	21/8057
<b>Site name:</b>	Land between Church Farm and Leicester Airport
<b>Parish:</b>	Little Stretton
<b>Nearest Settlement:</b>	Little Stretton
<b>Site map:</b>	



<b>Site area (ha):</b>	1.93
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	

**Suitability:**  
Not currently suitable

The site is in open countryside and is not currently a sustainable location for housing. In addition, it is not well related to a sustainable settlement. There is no clarity around access to the site or the capacity of the local highway network. The setting of the adjacent Scheduled Monument and any related archaeological assets on the site would need to be protected. The potentially contaminating land use (airfield) affecting the site would need further investigation. The site is considered not currently suitable.

**Availability:**  
Available

The site is in single ownership. There has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified. The site is considered available.

**Achievability:**  
Not currently achievable

In addition to its unsustainable location, appropriate site access and mitigation relating to potential impacts on the local highway network would need to be demonstrated. Mitigation for the setting of the adjacent Schedule Monument and potentially contaminating land use (airfield) could impact on capacity. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.93

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**

386

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 48

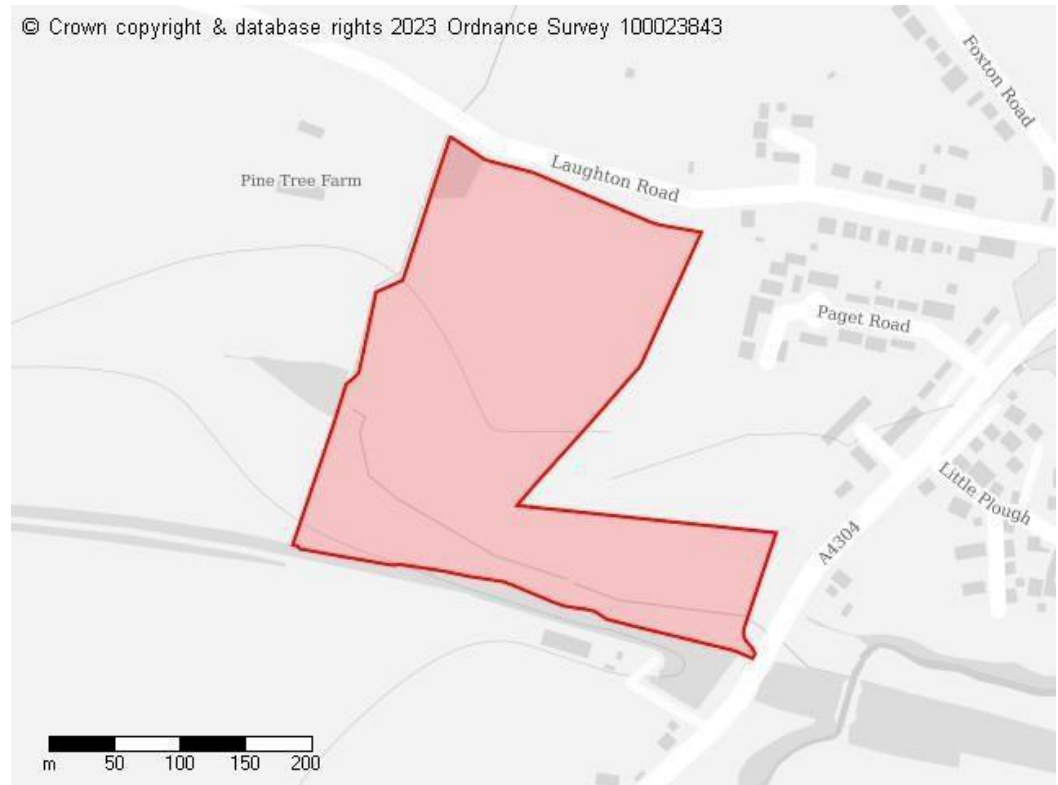
**Estimated capacity (sqm):**

**Capacity Notes:**

# Lubenham, 21/8017, Land south of Laughton Road

## Site Details

<b>Site ref:</b>	21/8017
<b>Site name:</b>	Land south of Laughton Road
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	6.90
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and Lubenham Neighbourhood Plan reserve housing allocation.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is on the western edge of the existing built form of Lubenham, a sustainable village within easy reach of Market Harborough. Residential development is currently under construction on the site's south eastern edge (20/00963/FUL), and land adjacent to the north east is allocated as a reserve site for residential development in the Lubenham Neighbourhood Plan. Development of the reserve site would improve the site's connection to the village. The full extent of the site submitted is unlikely to be appropriate for the scale and services of the village. A band of flood risk area 2 and 3 crosses the site and land adjacent to the site has potentially contaminating land uses that would require further investigation. The site is therefore considered potentially suitable.
<b>Availability:</b> Available	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	The site lies within a Minerals Consultation Area but, while appropriate consultation would need to take place prior to any development, it is unlikely to impact on achievability. Mitigation for flood zones 2 and 3 across the site will be required and could impact on site capacity and delivery costs. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.90

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	129	<b>Estimated capacity (sqm):</b>	

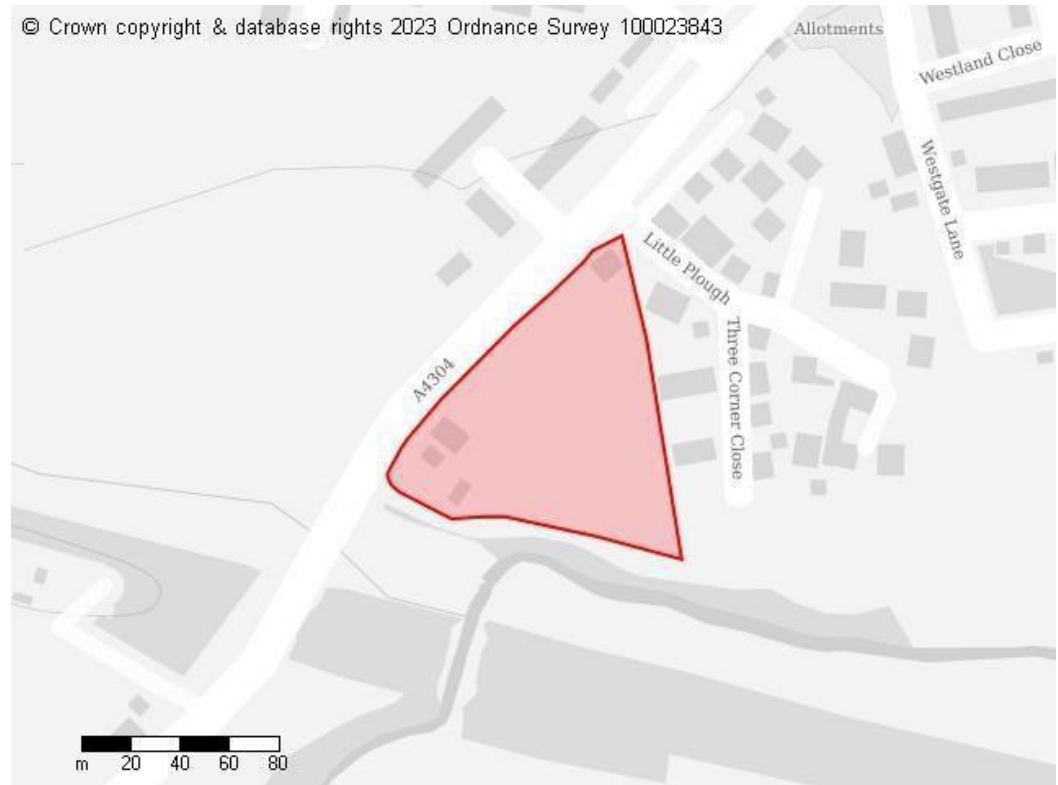
**Capacity Notes:**

This site includes the smaller site of 24/10080. The capacity figure is only reported for this site, to avoid double counting.

## Lubenham, 21/8018, Land east of Theddingworth Road

## Site Details

<b>Site ref:</b>	21/8018
<b>Site name:</b>	Land east of Theddingworth Road
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	0.86
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and new development to the east

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the built-up area of Lubenham, a sustainable rural village within easy reach of Market Harborough. There are no physical constraints which would prevent development of the proposed use. The site is considered suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	While the site is within a Mineral Consultation Area, this is unlikely to impact on achievability. At this stage, no market, cost or delivery factors have been identified to make development economically unviable. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.86

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	21

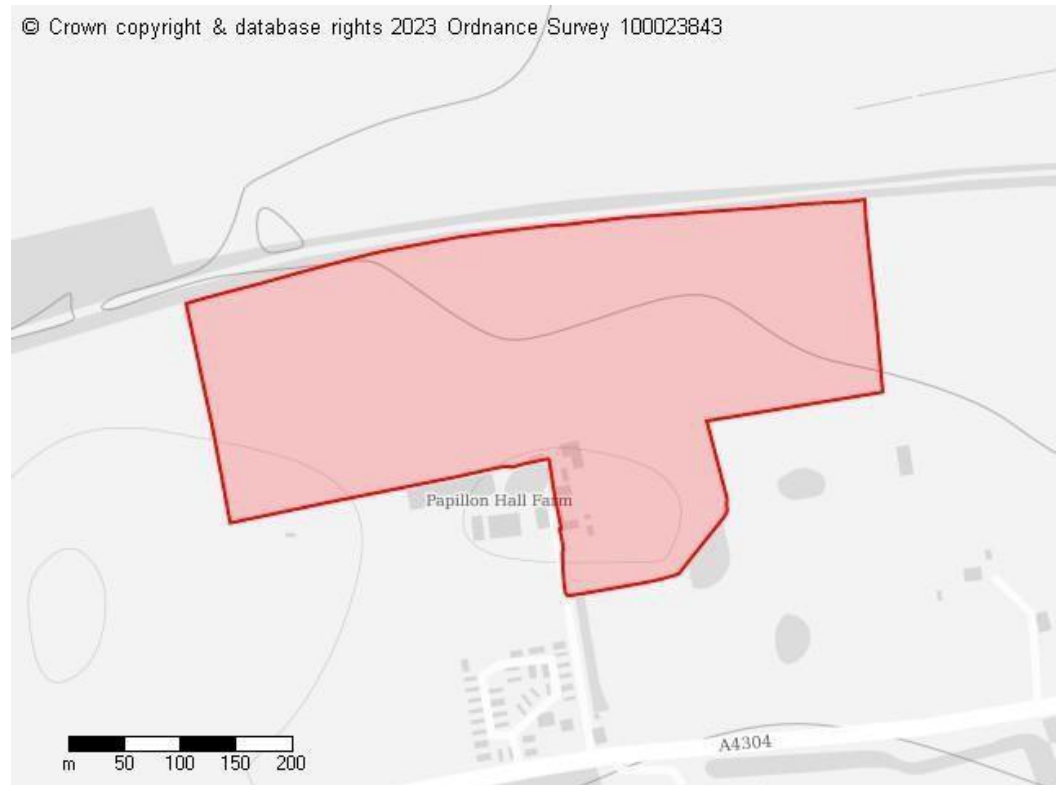
## Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Lubenham, 21/8020, Papillon Hall Farm, Theddingworth Road

## Site Details

<b>Site ref:</b>	21/8020
<b>Site name:</b>	Papillon Hall Farm, Theddingworth Road
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	13.87
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture and storage
<b>Adjacent land uses:</b>	Agriculture, over 50's mobile home park

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in an isolated location in the open countryside, does not relate well to nearest settlements of Lubenham and Theddingworth, and is accessed directly from a high-speed A-road. There is a small area of potentially contaminating land use related to gas within the site that would require further investigation. A grade 2 listed building, Papillon Hall Farm, is also located within the site. The site is considered not currently suitable for development.
<b>Availability:</b> Available	No legal or ownership issues have been identified to would prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	An area of potentially contaminated land is within the site and would require further investigation. The outcome of this investigation may affect the developable area of the site and may also delay delivery. Part of the site is a Mineral Consultation Area. Further consultation would be required and may delay delivery of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	13.87

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:



**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 260

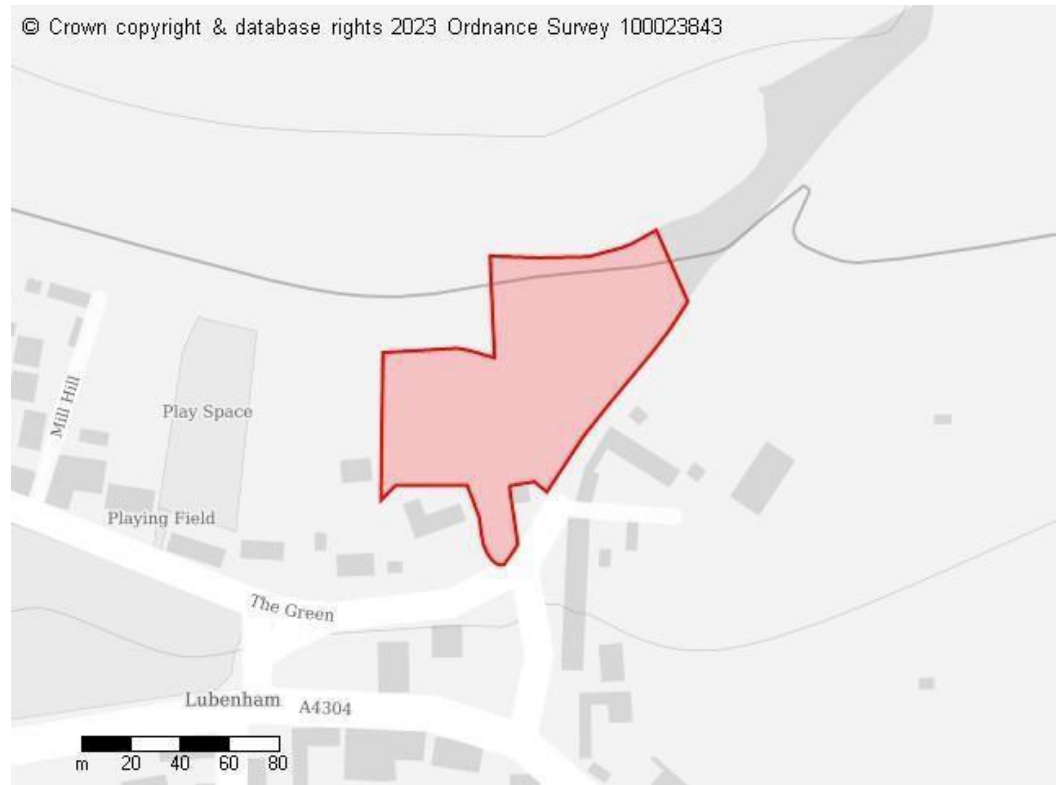
**Estimated capacity (sqm):**

**Capacity Notes:**

## Lubenham, 21/8118, Land off The Green

## Site Details

<b>Site ref:</b>	21/8118
<b>Site name:</b>	Land off The Green
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	0.82
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to the built-up area of Lubenham, a sustainable rural settlement. The site slopes steeply to the north and this could impact on the quantum of development the site could accommodate. More than half of the site is within the Lubenham Conservation Area. The potential impacts of development on the Conservation Area and nearby listed buildings would need to be considered. The capacity of The Green as an access would need to be demonstrated. The site is considered potentially suitable.
<b>Availability:</b> Available	The site owners agree regarding its promotion for development and discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Highway capacity, local topography and potential impact on heritage assets could impact on the site's capacity and viability. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.82

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

## Economic capacity

Density applied:

Estimated capacity (dwgs): 20

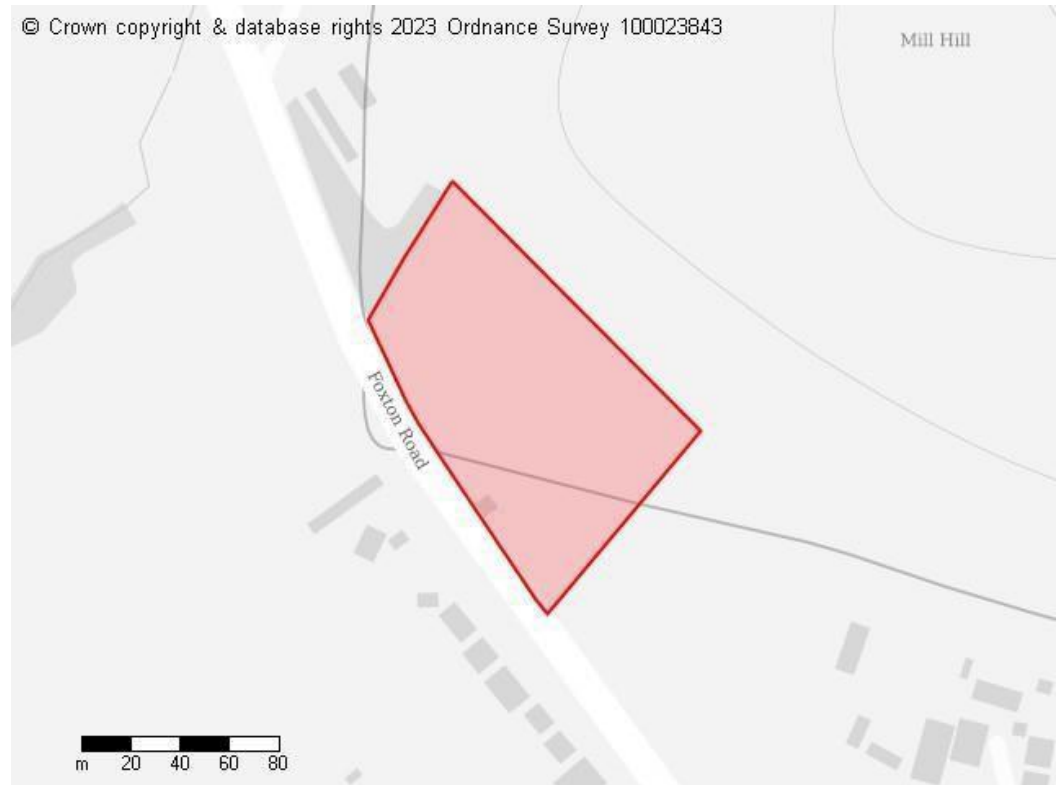
Estimated capacity (sqm):

Capacity Notes:

## Lubenham, 21/8260, Land east of Foxton Road

## Site Details

<b>Site ref:</b>	21/8260
<b>Site name:</b>	Land east of Foxton Road
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	1.13
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, Lubenham Neighbourhood Plan residential allocation to south

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is close to the built-up area of Lubenham, a sustainable rural settlement. The land to the south of the site is allocated for residential development in the Lubenham Neighbourhood Plan. Only with the development of this allocated site would the submission site have a good connection to the village form and be a suitable location for housing. The site has frontage onto Foxton Road, appropriate access would need to be demonstrated. The site slopes steeply to the north and this could impact on the quantum of development the site could accommodate. A public right of way runs within the site's eastern boundary. The site is considered potentially suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Given its current poor relationship with the village, the adjoining Neighbourhood Plan allocated site would need to be developed for this site to be deliverable. In addition, landscape mitigation could impact on the site's capacity. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.13

## Housing capacity

Density applied (dph): 30

## Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 28

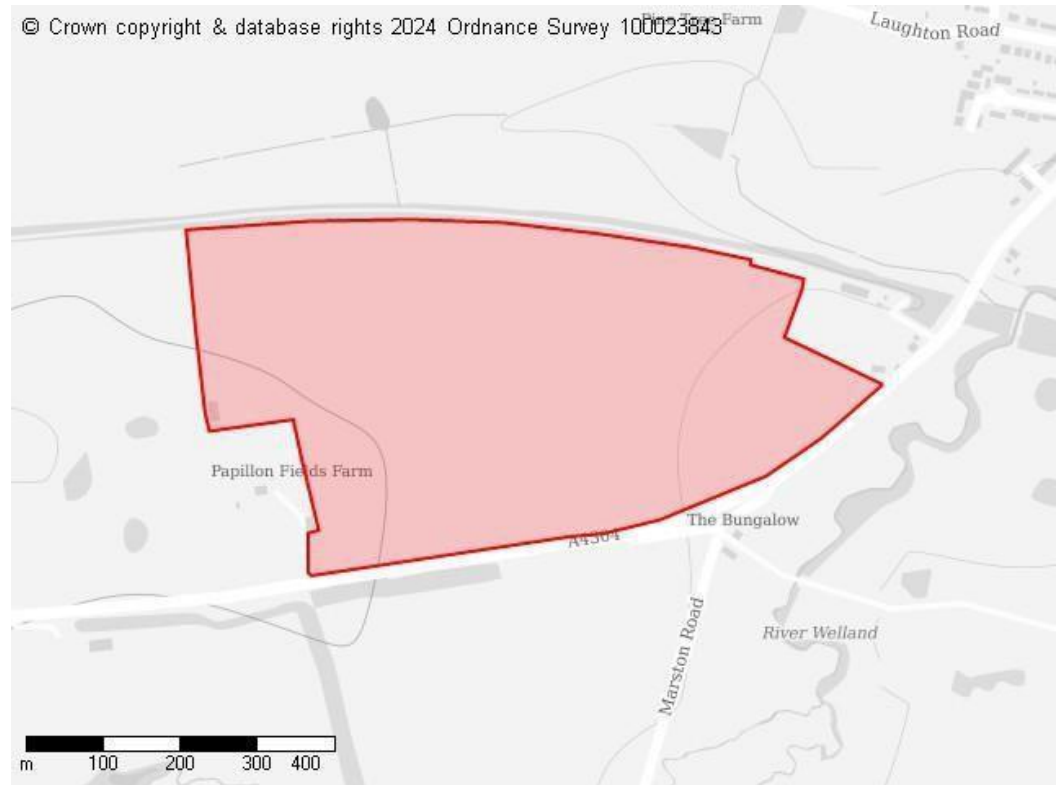
**Estimated capacity (sqm):**

**Capacity Notes:**

## Lubenham, 24/9180, Land to the west of Lubenham

## Site Details

<b>Site ref:</b>	24/9180
<b>Site name:</b>	Land to the west of Lubenham
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	28.93
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Affordable housing only (e.g. rural exception site), Self-build and custom housebuilding
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	Agricultural use

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is not in an appropriate location for development because it is not directly adjacent to the boundary of the village of Lubenham. The Highway Authority also comment that it has concerns with access onto the A4304 and the remote location of the site from services. The site is at risk from surface water flooding (1in30) and is an area of potentially contaminated land lies to the north of the site.
<b>Availability:</b> Available	The site is owned by one landowner and discussions have taken place with potential developers.
<b>Achievability:</b> Potentially achievable	Mitigating the risk of surface water flooding and delivering sustainable travel routes to the small village, to serve potential future residents with access to services, may have an economic impact on the delivery of the site and would require investigation. However, these factors are not considered significant enough to result in the site becoming economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	28.83

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

## Economic capacity

<b>Density applied:</b>	N/A
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<b>Estimated capacity (dwgs):</b>	541	<b>Estimated capacity (sqm):</b>	N/A
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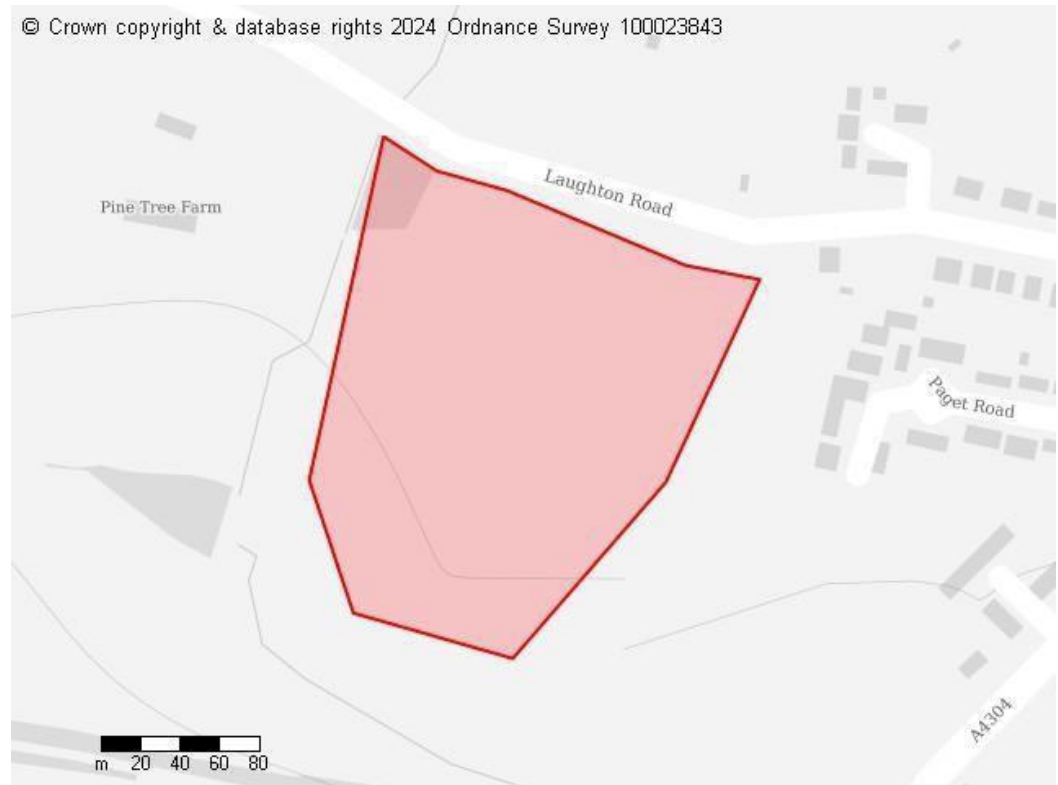
**Capacity Notes:**

The site promoter has calculated a significantly lower site capacity than when using the approach taken in this standard assessment. It is not clear why the promoter has reduced the capacity by such a significant amount. This requires further investigation into the developable area of the site. It is proposed that for this assessment, the site capacity of 541 estimated number of dwellings is used.

## Lubenham, 24/10080, Land south of Laughton Road, Lubenham

### Site Details

<b>Site ref:</b>	24/10080
<b>Site name:</b>	Land south of Laughton Road, Lubenham
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Lubenham
<b>Site map:</b>	



<b>Site area (ha):</b>	3.5
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture and access to Pine Tree Farm.
<b>Adjacent land uses:</b>	Lubenham Neighbourhood Plan housing reserve site to the east. Flood Zones 2 and 3 and watercourse to the west of the site and Pine Tree Farm lies approximately 70 metres to the west.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site lies directly adjacent to the Lubenham Neighbourhood Plan Housing Reserve Site, which creates a gap between the site and the built boundary of Lubenham. Development of the Housing Reserve Site would improve the site's connection to the village.
Potentially suitable	The proposed boundary and size of the site has reduced in comparison to the site submitted for consideration for the 2021 SHELAA. This responds to the suitability conclusions from 2021 which state that "The full extent of the site submitted is unlikely to be appropriate for the scale and services of the village...". This recent submission identifies the land which has been removed from the proposed site as having potential for public open space, landscape buffer, biodiversity improvements etc. A band of flood risk 2 and 3, surface water flood risk and a watercourse lie to the west of the site and would require further investigation. The site is not currently directly related to the built boundary of the village. It is therefore potentially suitable.
<b>Availability:</b>	The site is owned by a national housebuilder and will be actively promoted through the Local Plan. The site is considered to be available.
Available	
<b>Achievability:</b>	The site lies within a Minerals Consultation Area but, while appropriate consultation would need to take place prior to any development, it is unlikely to impact on achievability. Mitigation for flood zones 2 and 3 and surface water flooding may be required despite the band of floor risk being located outside the site boundary to the west. Further investigation would be required. The site is considered achievable.
Achievable	

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years



Net developable site area (ha): 3.5

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

**Economic capacity**

Density applied:  
  
Estimated capacity (sqm):

Estimated capacity (dwgs): See Capacity Notes

**Capacity Notes:**

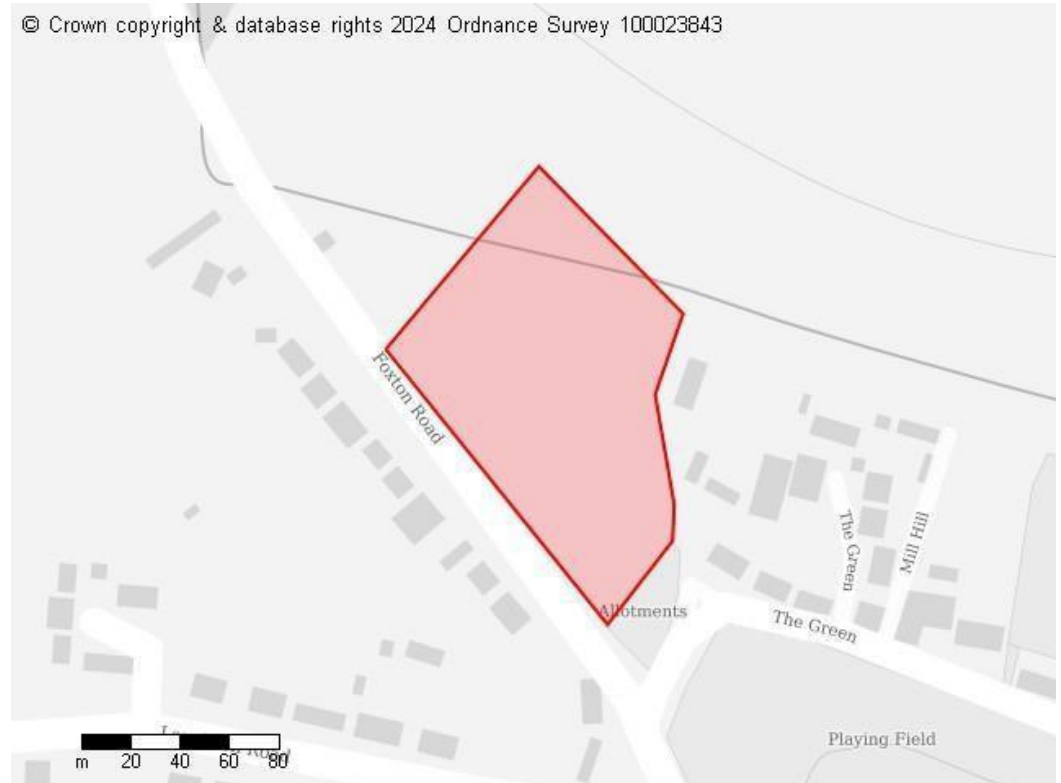
There is a significant difference in site capacity between the SHELAA capacity formula used (resulting in an estimated capacity of 66 units), and the developer's proposed capacity of up to 150 dwellings. This may be due to the fact that the site promoter is proposing delivery of on-site mitigation within additional land under the promoter's ownership, which would increase the developable area of the main site. However, it is proposed that the SHELAA capacity formula for capacity is used in this case, which is for 66 dwellings.

The site capacity is not reported above, to avoid double counting with the larger site 21/8017.

## Lubenhams, 24/12193, Land north of Foxtan Road, Lubenhams

## Site Details

<b>Site ref:</b>	24/12193
<b>Site name:</b>	Land north of Foxtan Road, Lubenhams
<b>Parish:</b>	Lubenhams
<b>Nearest Settlement:</b>	Lubenhams
<b>Site map:</b>	



<b>Site area (ha):</b>	1.21
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Allotments, agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is allocated within the Lubenhams Neighbourhood Plan for residential development. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan, but no firm progress made towards submission of an application.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.21

## Housing capacity

## Economic capacity

<b>Density applied (dph):</b>	n/a	<b>Density applied:</b>
<b>Development ratio:</b>	Not applicable	

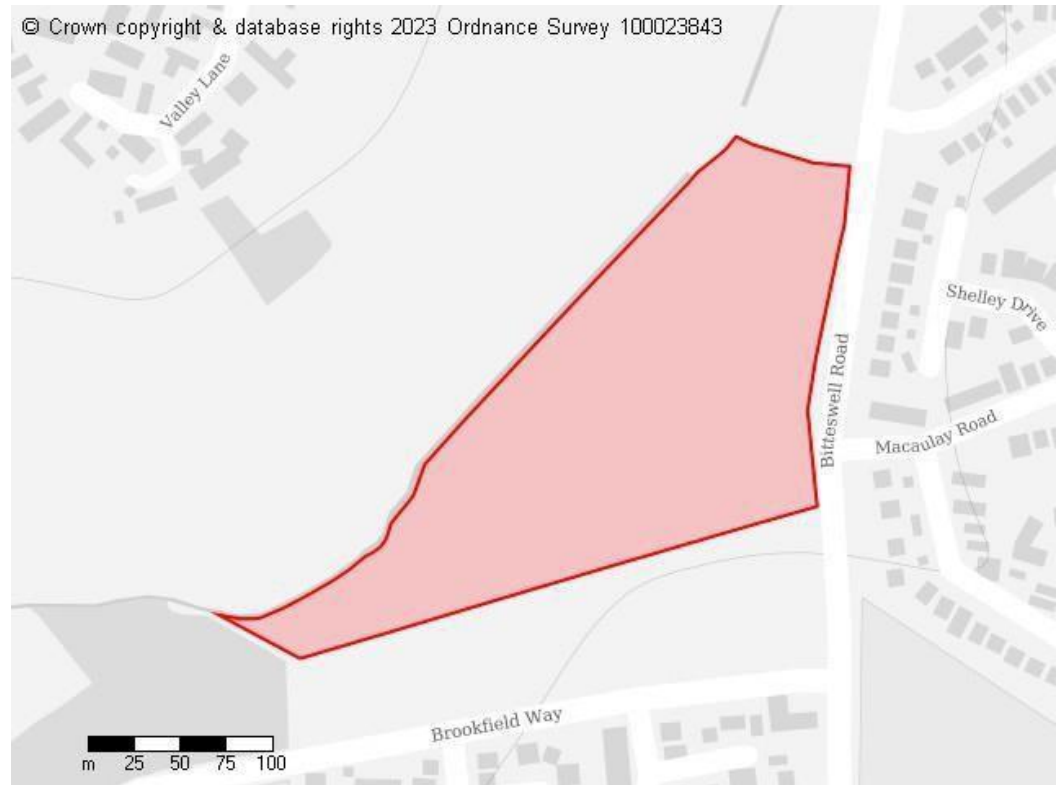
**Capacity Notes:**

The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 27 dwellings for the site is used for the site capacity.

# Lutterworth, 21/8034, Land off Bitteswell Road

## Site Details

<b>Site ref:</b>	21/8034
<b>Site name:</b>	Land off Bitteswell Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	3.93
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Field
<b>Adjacent land uses:</b>	Agriculture and housing to east of Bitteswell Road

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of the built area of Lutterworth, a sustainable settlement. Potential impact on the setting of Bitteswell Conservation Area may require mitigation and careful design. No other physical or environmental constraints have been identified. The site is considered suitable.
<b>Availability:</b>	The site is in dual ownership with landowners in agreement. Developer interest is indicated. No legal or ownership issues have been identified to prevent delivery. The site is considered available.
<b>Achievability:</b>	No physical constraints have been identified to make this site unviable for housing development. However, a change in the Area of Separation boundary would be needed. Therefore, the site is considered potentially achievable.

## Conclusions

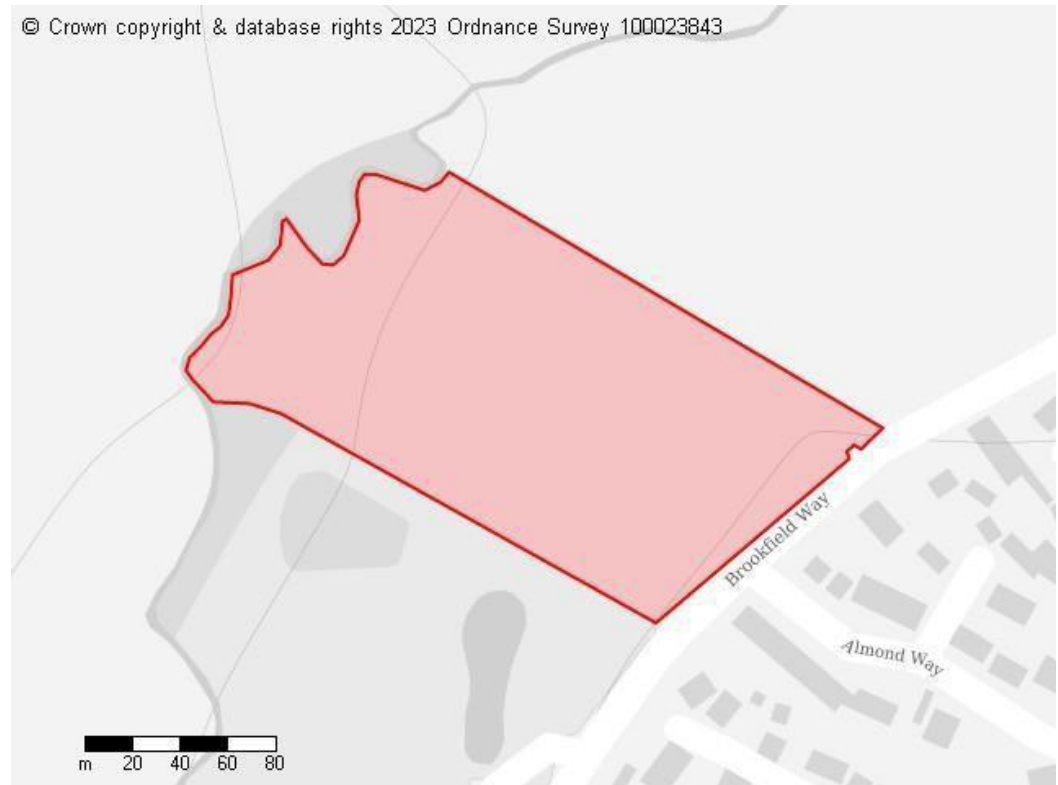
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.93

	Housing capacity	Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%	
<b>Estimated capacity (dwgs):</b>	74	<b>Estimated capacity (sqm):</b>

## Lutterworth, 21/8048, Land off Brookfield Way

### Site Details

<b>Site ref:</b>	21/8048
<b>Site name:</b>	Land off Brookfield Way
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.66
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, wind turbine
<b>Current use:</b>	Field
<b>Adjacent land uses:</b>	Fields, Lutterworth Country Park, agriculture, residential beyond Brookfield Way

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Lutterworth, a sustainable settlement. The site is stated as having no access to the highway and further information would be required to demonstrate this issue can be overcome. Development would impact on separation between Lutterworth and Magna Park. No other physical or environmental constraints have been identified. The site is considered potentially suitable for housing.
<b>Availability:</b>	The site is in multiple ownership and there are legal/ownership impediments that affect its potential development. It is not subject to developer interest and is not under option. Further information would be needed to demonstrate availability and deliverability. Therefore, the site is considered not currently available.
<b>Achievability:</b>	The site is in multiple ownership and legal/ownership impediments potentially affect the provision of highway access and servicing. As the site is entirely within the Lutterworth/Bitteswell/Magna Park Area of Separation a change to policy would also be required to make the site achievable. Therefore, the site is considered not achievable.

### Conclusions

<b>Deliverable or developable:</b>	Not currently developable
<b>Reason if not currently developable:</b>	Multiple owners and complex legal issues.
<b>Timeframe for development:</b>	
<b>Net developable site area (ha):</b>	

#### Housing capacity

#### Economic capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

**Density applied:**

Estimated capacity (dwgs): 187

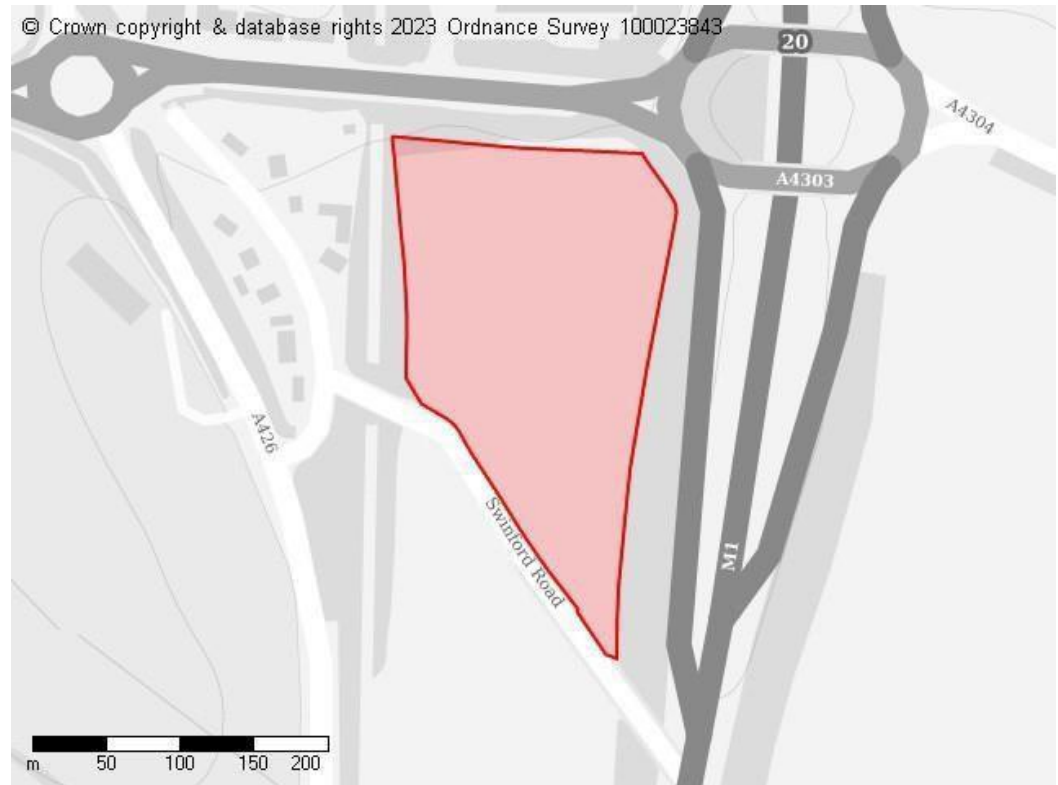
Estimated capacity (sqm):

Capacity Notes:

## Lutterworth, 21/8104, Land at M1 Junction 20/Swinford Road

## Site Details

<b>Site ref:</b>	21/8104
<b>Site name:</b>	Land at M1 Junction 20/Swinford Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	4.13
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	M1, A4303, agriculture, disused railway line

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of the existing built-up area of Lutterworth, a sustainable settlement. Nearby services and facilities are located to the north of the A4303 and provision of connectivity by sustainable modes would be a necessary part of development. Various issues including landscape impact, potential contamination, and air and noise pollution would require investigation and potential mitigation. An indicative masterplan and highway access design indicate that suitable access off Swinford Road can be achieved. Therefore, the site is considered suitable for housing.
<b>Availability:</b>	Site is in the ownership of a land promoter/developer. No other legal or ownership issues have been identified to prevent delivery. The site is considered available.
<b>Achievability:</b>	There are no market, cost or delivery factors that would make housing development unviable and there is a reasonable prospect that housing could be developed at some stage. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	4.13

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

## Economic capacity

Density applied:

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**Estimated capacity (dwgs):** 90

**Estimated capacity (sqm):**

**Capacity Notes:**

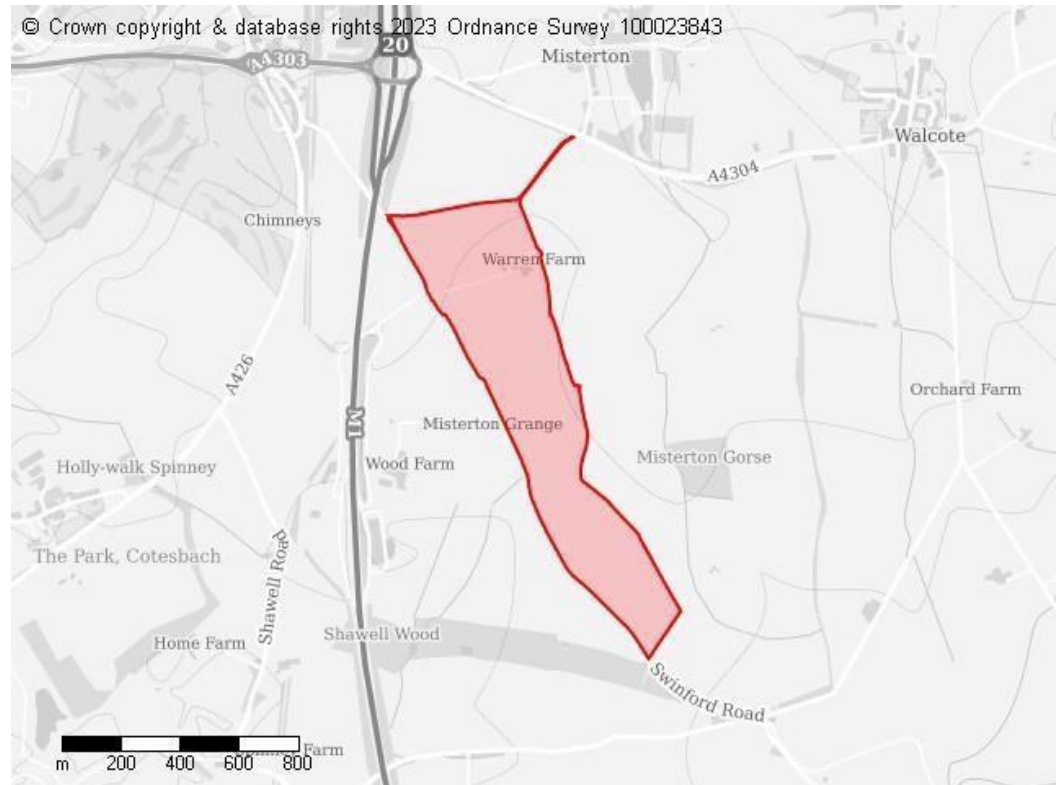
Indicative masterplan and supporting information for a past planning application, provided with the submission, indicate that 90 dwellings are deliverable.



## Lutterworth, 21/8105, Warren Farm (West)

### Site Details

<b>Site ref:</b>	21/8105
<b>Site name:</b>	Warren Farm (West)
<b>Parish:</b>	Misterton with Walcote
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	44.72
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (large warehouses)
<b>Current use:</b>	Agriculture (including farmhouse and farm buildings)
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is on the edge of Lutterworth, a sustainable settlement and economic centre, and lies adjacent to the boundary of a committed employment allocation. However, the full extent of the site relates poorly to the built form of Lutterworth, and the site extends into open countryside some distance from the committed settlement edge with consequential impacts on the landscape and open views. The two Public Rights of Way bisecting the site would need to be retained.

As a location for employment, the site has potential to meet some of the specific locational requirements of the strategic warehouse sector. The submission indicates that access to service the site is reserved through consented land to the north west. However, access and highway capacity, appropriate to accommodate the proposed use, has not been demonstrated and further investigation is required. It is unlikely that access could be delivered without conflicting with the East of Lutterworth SDA. Access via Swinford Road would not be acceptable to the Highway Authority. Therefore, the site is considered potentially suitable for economic uses.

**Availability:**  
 Available

The site is in single ownership. There has been developer interest, but the site has not been marketed and is not under option. Current farm buildings would need to be removed. The site is considered available.

**Achievability:**  
 Not currently achievable

The site is well located in relation to the Strategic Road Network (SRN) and potentially attractive to the market for the proposed use (large warehouses). The submission indicates that this site and the adjoining site (ID 21/8108) would, over time, be developed as one. No cost or delivery factors are identified to make the site unviable for economic use. Suitable highway access arrangements could impact on the achievability and market attractiveness of the site. Potential impact on nearby residents would require consideration. Market supply in the immediate and surrounding area could impact delivery timescales. The site is considered not currently achievable.

### Conclusions

**Deliverable or developable:** Developable

**Reason if not currently**

**developable:**  
**Timeframe for development:** Developable in 11-15 years  
**Net developable site area (ha):** 44.72

**Housing capacity**

**Density applied (dph):**  
**Development ratio:** Not applicable

**Economic capacity**

**Density applied:** 3,500sqm/ha

**Estimated capacity (dwgs):**

**Estimated capacity (sqm):** 156,520

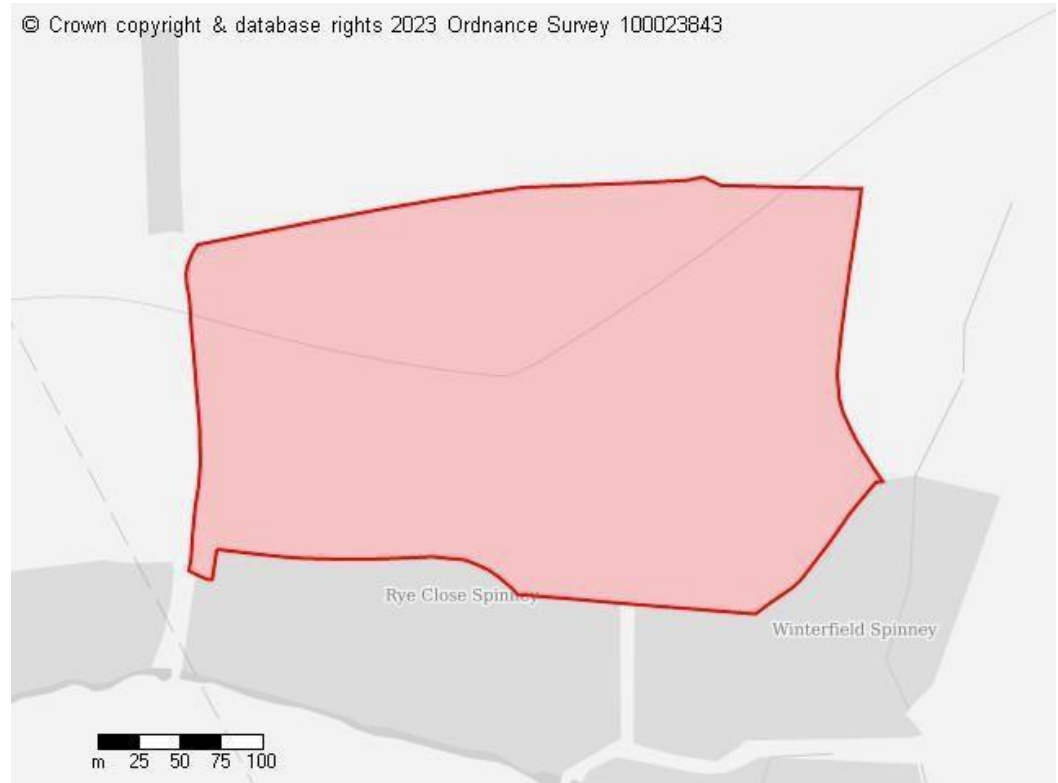
**Capacity Notes:**

Capacity calculation applies standard density for large warehousing.

## Lutterworth, 21/8107, Land North West of Walcote

## Site Details

<b>Site ref:</b>	21/8107
<b>Site name:</b>	Land North West of Walcote
<b>Parish:</b>	Misterton with Walcote
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	9.27
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and woodland

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is on the edge of the committed built-up area of Lutterworth, a sustainable settlement. Its suitability is dependent on the delivery of the committed East of Lutterworth Strategic Development Area (SDA) and its associated infrastructure, and highway access to appropriate standards being provided. The site is classified Grade 2 agricultural land and lies entirely within a Mineral Consultation Area. No other physical or environmental constraints have been identified. The site has potential to be master planned and delivered comprehensively with adjoining site 21/8152. Given its dependence on the delivery of substantive infrastructure associated with the SDA over the next 10 years, the site is considered not currently suitable.

**Availability:**  
 Available

The site is in single ownership and is identified as being available for development within 6-10 years. It has not been marketed and is not under option but has been discussed with the adjoining landowner (site 21/8152) and is included within an indicative master plan for the comprehensive development of both sites. No availability issues have been identified. The site is considered available.

**Achievability:**  
 Not currently achievable

Provision of substantial strategic infrastructure associated with the committed East of Lutterworth SDA, including highways and services, would be required for this site to be achievable. While the site has potential to be incorporated into the wider SDA, given the timescales involved in the delivery of the SDA and associated infrastructure, development of this site is unlikely to be achievable within the next 10 years. Therefore, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	9.27

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 174  
**Capacity Notes:**

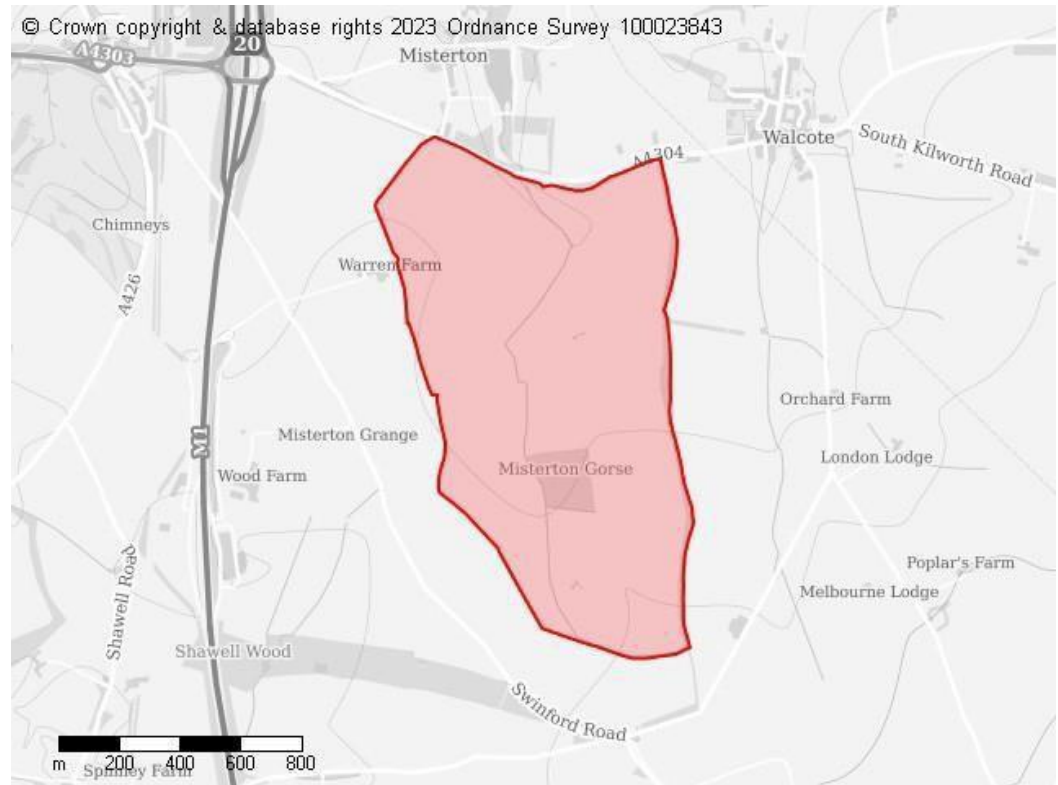
**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

## Lutterworth, 21/8108, Warren Farm (East)

### Site Details

<b>Site ref:</b>	21/8108
<b>Site name:</b>	Warren Farm (East)
<b>Parish:</b>	Misterton with Walcote
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	118.64
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Large Warehouses)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is on the edge of Lutterworth, a sustainable settlement and economic centre, and lies adjacent to the boundary of a committed employment allocation. However, the full extent of the site relates poorly to the built form of Lutterworth, and the site extends into open countryside some distance from the committed settlement edge with consequential impacts on the landscape and open views. Three Public Rights of Way that bisect the site would need to be retained. Access to the site would seem possible but would require Highway Authority input regarding appropriate highway infrastructure and mitigation. As a location for employment, the site has potential to meet some of the specific locational requirements of the strategic warehouse sector. The site is considered potentially suitable for economic uses.

**Availability:**  
 Not available

The site is in single ownership and has received developer interest but has not been marketed and is not under option. While no legal or ownership issues have been identified, a prospective temporary use, the likelihood of which is unknown, could affect availability over the next 20 years. Therefore, the site is considered not available.

**Achievability:**  
 Not achievable

The site is well located in relation to the Strategic Road Network (SRN) and potentially attractive to the market for the proposed use (large warehouses). The submission indicates that the intention is for this site and the adjoining SHELAA site (ID 21/8105) to be developed as one over time. Impact on nearby residents would require consideration and potential mitigation. Prospective temporary use for sand / gravel extraction (with any associated restoration or aftercare obligations that may apply) either before or phased alongside economic use, and market supply in the immediate and surrounding area, could impact delivery timescales. Clarity around any temporary use and the timescales involved, or its non-pursuit, could expedite economic uses. However, given current uncertainty the site is considered not achievable.

### Conclusions

**Deliverable or developable:** Not currently developable

**Reason if not currently developable:** Prospective temporary use means that the site is unlikely to be developable within the next 20 years.

Timeframe for development:  
Net developable site area (ha): 118.64

**Housing capacity**

Density applied (dph):  
Development ratio: Not applicable

Estimated capacity (dwgs):  
Capacity Notes:

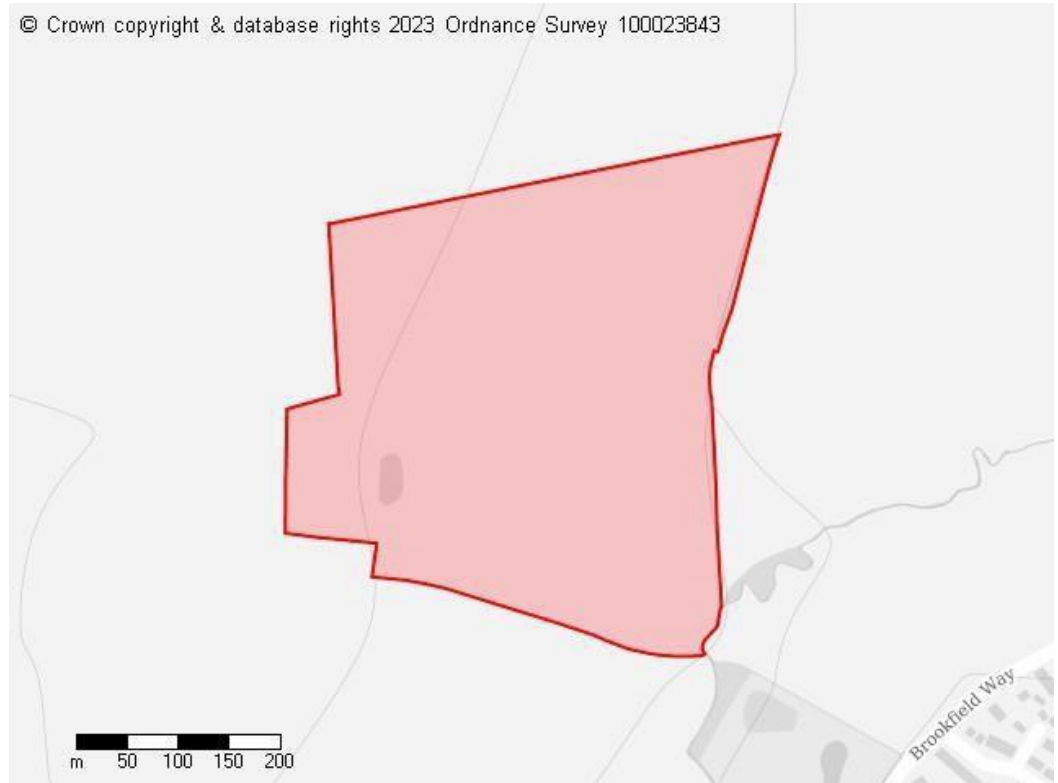
**Economic capacity**

Density applied:  
  
Estimated capacity (sqm):

# Lutterworth, 21/8110, Land west of Lutterworth

## Site Details

**Site ref:** 21/8110  
**Site name:** Land west of Lutterworth  
**Parish:** Bitteswell with Bittesby  
**Nearest Settlement:** Lutterworth  
**Site map:**



**Site area (ha):** 16.57  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Strategic development area / urban extension  
**Proposed use(s):** SDA (Housing)  
**Current use:** Agriculture  
**Adjacent land uses:** Agriculture

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** Site is a duplicate forming part of 21/8191.  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

### Economic capacity

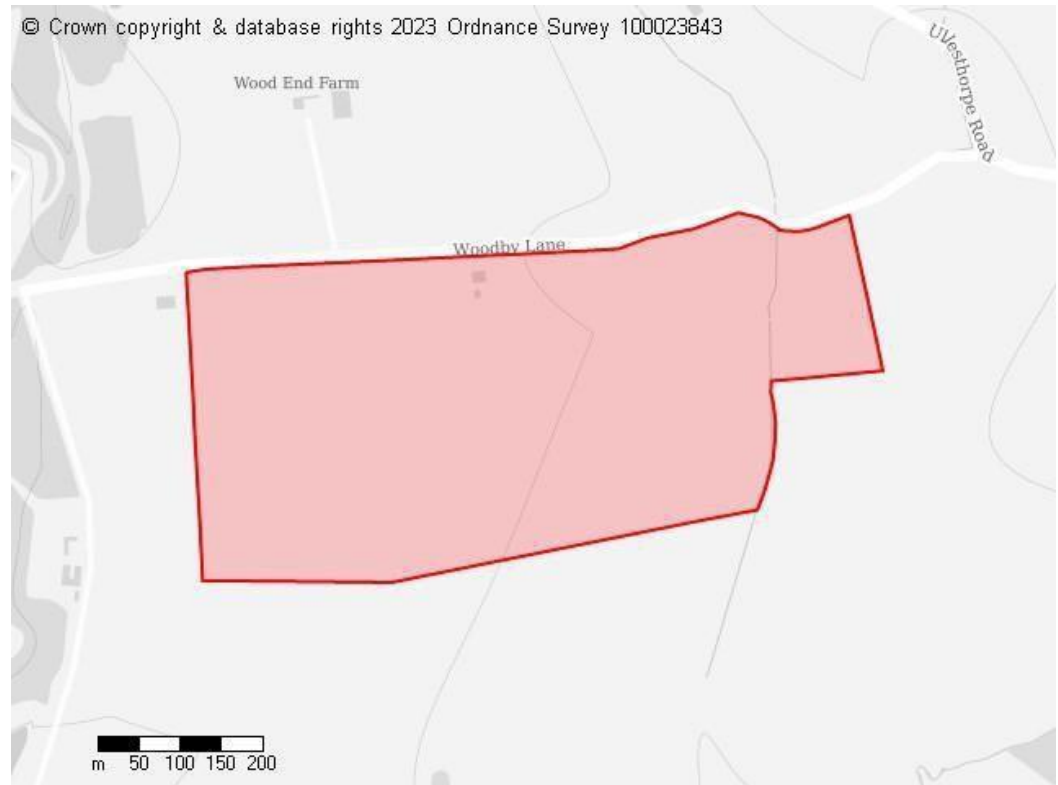
**Density applied:**

**Estimated capacity (sqm):**

## Lutterworth, 21/8111, Land south of Woodby Lane

### Site Details

<b>Site ref:</b>	21/8111
<b>Site name:</b>	Land south of Woodby Lane
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	26.85
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

The site does not adjoin Lutterworth or Bitteswell and is not well related to the built form or facilities of either settlement, with consequential impacts on the landscape, open views, and potentially a negative effect on separation between these settlements and Magna Park. While the site has frontage onto Woodby Lane, suitable access is likely to be dependent on adjoining site (21/8191) coming forward. The site is considered not currently suitable.

**Availability:**  
Available

Site is in dual ownership and no availability issues are identified. Submitter indicates site is most likely to be developed in conjunction with adjoining sites. The site is considered available.

**Achievability:**  
Not achievable

The site is not well related to the existing built-up area of Lutterworth or Bitteswell, and would result in isolated development poorly connected to the existing settlements. The use of Woodby Lane as an access is unlikely to be appropriate given potential impacts on the local highway network. Both issues and potential delivery in conjunction with adjoining sites could delay the site coming forward. The site lies within the Bitteswell/Lutterworth/Magna Park Area of Separation and a change to policy would be needed. In isolation, the site is considered not achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	26.85

Housing capacity

Economic capacity



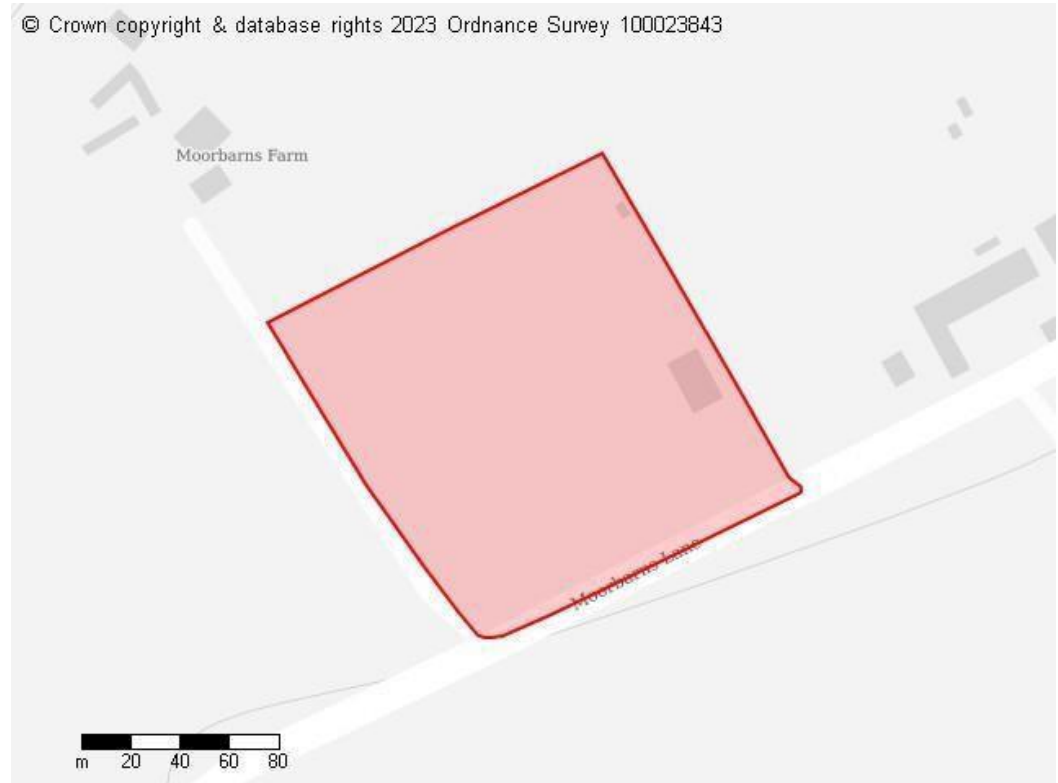
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	503	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

# Lutterworth, 21/8133, Land at Moorbarns Lane

## Site Details

<b>Site ref:</b>	21/8133
<b>Site name:</b>	Land at Moorbarns Lane
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.35
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Field containing disused barn
<b>Adjacent land uses:</b>	Agriculture and fields

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is located in open countryside outside Lutterworth and therefore is not a sustainable location for development. The site does not have suitable access to the highway. The site is considered not suitable.
<b>Availability:</b> Available	The site is in dual ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
<b>Achievability:</b> Not currently achievable	The site is poorly related to the existing built-up area of Lutterworth. The use of Moorbarns Lane as an access and the potential wider impacts on the local highway network would need further investigation. Both issues could prevent the site coming forward and impact on its viability. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	2.35

	Housing capacity	Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%	
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>

**Capacity Notes:**

Site sits within the larger site of 24/10433. The site has a capacity of 44 dwellings. The capacity of this site is not reported above, to avoid double counting. While the submission indicated some employment provision, in the absence of quantitative information from the submitter, the site is assessed as 100% housing.

## Lutterworth, 21/8136, Land off Moorbarns Lane

## Site Details

<b>Site ref:</b>	21/8136
<b>Site name:</b>	Land off Moorbarns Lane
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	6.69
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Mixed (housing and economic)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, golf course, household waste site and A4303

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to the southern edge of Lutterworth, a sustainable settlement and established economic centre. The site extends into open countryside beyond the A4303, a physical barrier. There is a potentially contaminated land use identified across much of the site which would require further investigation and all the site is within a Mineral Consultation Area. Moorbarns Lane is not currently suitable to cater for any additional traffic and adjoining land uses affect the appropriateness and market appeal of the site. Therefore, overall, the site is considered not currently suitable for housing or economic uses.
<b>Availability:</b> Available	The site is in single ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
<b>Achievability:</b> Potentially achievable	The site is not well related to the settlement, lying beyond the A4303, and adjoins uses that could negatively impact market appeal and amenity for would-be occupiers. The use of Moorbarns Lane as an access and the wider impacts on the local highway network would need further investigation, as would the implications of the potentially contaminating land use. Both issues could delay the site coming forward and its viability. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	6.69

Housing capacity

Economic capacity

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**Density applied:** 3,800sqm/ha**Density applied (dph):** 30**Development ratio:** >2.0 to 35 Ha = 62.5%**Estimated capacity (dwgs):** See Capacity Notes**Estimated capacity (sqm):** 12,730**Capacity Notes:**

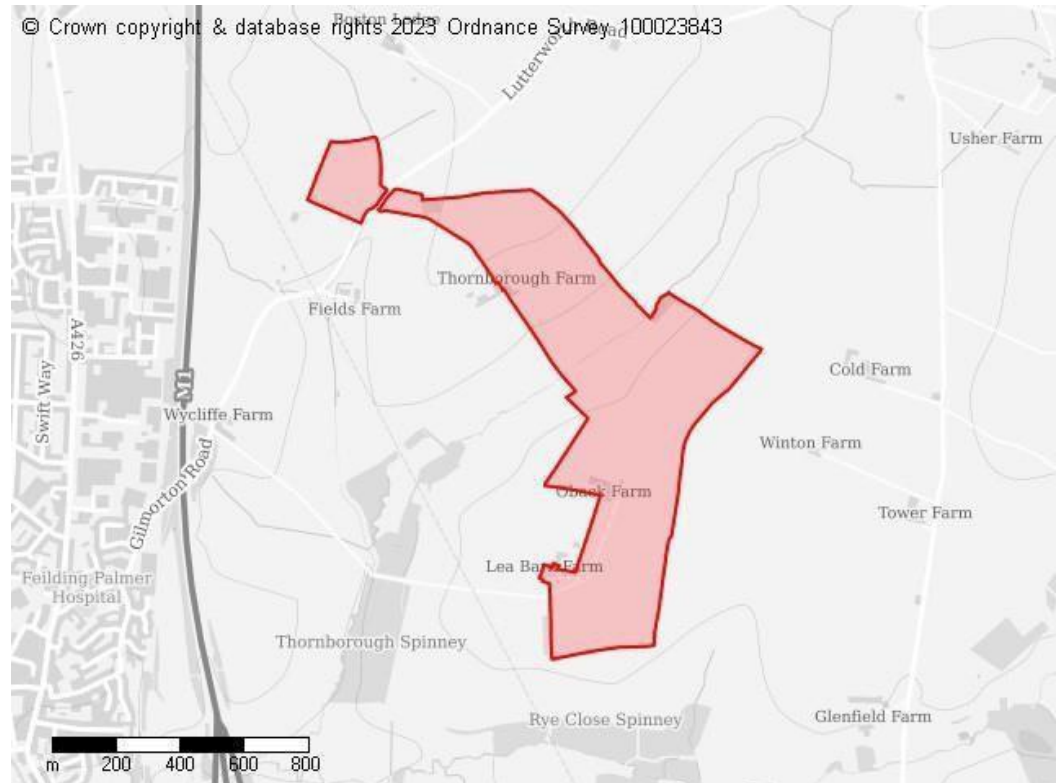
Site sits within the larger site of 24/10433. The site has a capacity of 63 dwellings. The capacity of this site is not reported above, to avoid double counting. In the absence of submitter information on mix of uses, an equal split has been assumed (50% housing and 50% economic).

In calculating economic floorspace capacity, the average density is based on an equal split between Office/Industrial /Warehousing.

# Lutterworth, 21/8152, North and South of Gilmorton Road (Extension to Lutterworth East SDA)

## Site Details

<b>Site ref:</b>	21/8152
<b>Site name:</b>	North and South of Gilmorton Road (Extension to Lutterworth East SDA)
<b>Parish:</b>	Lutterworth, Misterton with Walcote
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	51.93
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Mixed Development)
<b>Proposed use(s):</b>	Strategic Development Area (housing and economic)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture. Land to the west of the site is an allocated Strategic Development Area (East of Lutterworth SDA).

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is close to Lutterworth, a sustainable settlement, and on the edge of the committed built-up area of the town. However, development would be dependent on the delivery of the East of Lutterworth Strategic Development Area (SDA) and its associated infrastructure. Only once the SDA is developed would the site adjoin the built-up area. However, the site adjoins the permitted SDA and could form part of a comprehensive approach to the latter phases of the SDA. Part of the site is within flood zones 2 and 3. The southern half of the site is Grade 2 agricultural land and some of the northern section is within a Mineral Consultation Area. Misterton Marshes SSSI is close by and two Public Rights of Way cross the site. Further investigation and careful design will be necessary. An indicative master plan indicates that known physical and environmental constraints can be addressed by appropriate mitigation. However, given its dependence on the delivery of substantive infrastructure associated with the SDA over the next 10 years, the site is considered not currently suitable.
<b>Availability:</b>	The site is in single ownership, with development intended via a partnership venture. No marketing or discussion has taken place with potential developers. The estimated start for the development is within 11-15 years with circa 10 years to complete. No availability issues have been identified. The site is considered available.
<b>Achievability:</b>	Provision of substantial strategic infrastructure associated with the committed East of Lutterworth SDA, including highways and services, would be required for this site to be achievable. While the site has potential to be incorporated into the wider SDA, given the timescales involved in the delivery of the SDA and associated infrastructure, development of this site is unlikely to be achievable within the next 10 years. Therefore, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently</b>	

**developable:**  
**Timeframe for development:** Developable in 16+ years, Developable in 11-15 years  
**Net developable site area (ha):** 47.73 (housing) and 4.2 (economic)

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Economic capacity**

**Density applied:** 4,200sqm/ha

**Estimated capacity (dwgs):** 716

**Estimated capacity (sqm):** 17,640

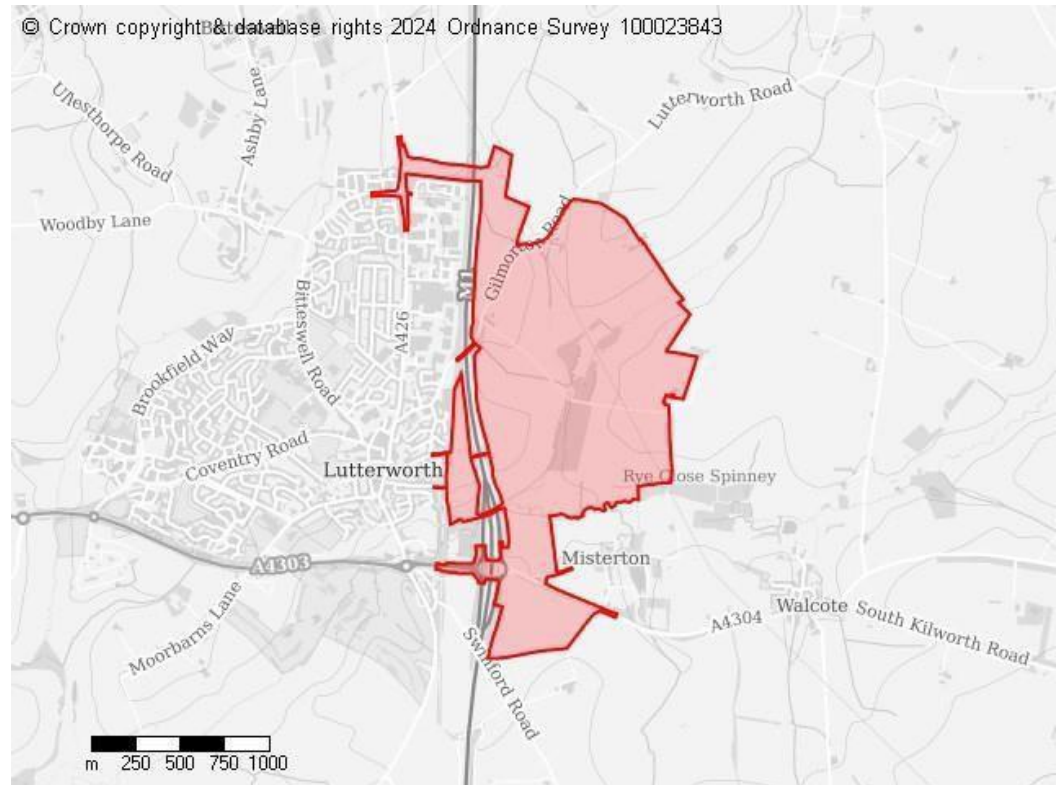
**Capacity Notes:**

Developer estimates higher capacity of 1250-1320 dwellings (excluding adjoining site 21/8107 to the south in third party ownership) and up to 1500 dwellings in conjunction with adjoining site. Economic capacity is based on standard density for Industrial uses.

## Lutterworth, 21/8153, East of Lutterworth SDA

### Site Details

<b>Site ref:</b>	21/8153
<b>Site name:</b>	East of Lutterworth SDA
<b>Parish:</b>	Lutterworth, Misterton with Walcote
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	225.22
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension
<b>Proposed use(s):</b>	SDA: Housing, business (Office / Industrial / Warehousing), education, community hub
<b>Current use:</b>	Agriculture.
<b>Adjacent land uses:</b>	Highway infrastructure (M1/A4304), agriculture (including farm buildings/dwellings)

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b, Internationally / nationally designated sites of biodiversity and geological interest (e.g. SSSIs)
<b>Reason not assessed:</b>	The site was previously excluded from the 2021 SHELAA because it is allocated in the Local Plan as East of Lutterworth Strategic Development Area (Policy L1) and outline planning permission has been granted. The site has now been reassessed under site reference 24/12210.
<b>Suitability:</b>	
<b>Availability:</b>	
<b>Achievability:</b>	

### Conclusions

<b>Deliverable or developable:</b>	
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	
<b>Net developable site area (ha):</b>	

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

**Density applied:**

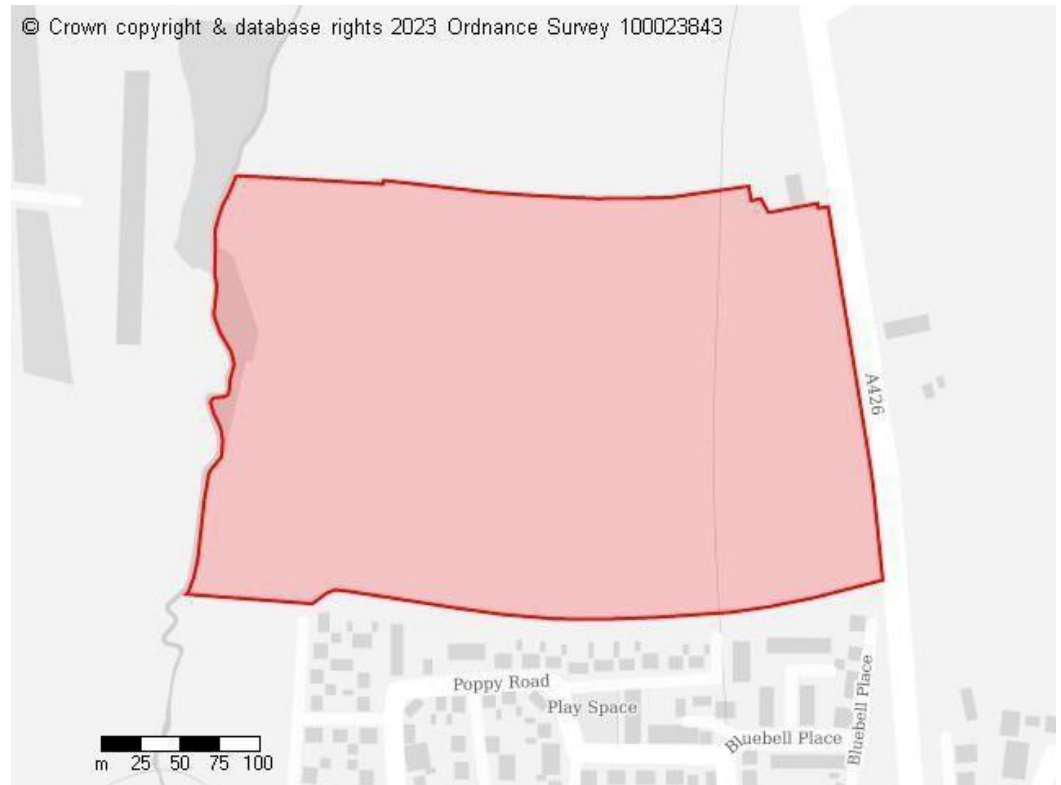
**Estimated capacity (sqm):**



# Lutterworth, 21/8167, Land off Leicester Road

## Site Details

<b>Site ref:</b>	21/8167
<b>Site name:</b>	Land off Leicester Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	10.08
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Predominantly agriculture with residential to the south.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site adjoins the edge of the built-up area of Lutterworth, a sustainable settlement. Access from Leicester Road requires further investigation due to proximity to land safeguarded for the northern access to the spine road for the East of Lutterworth Strategic Development Area. A Public Right of Way crosses part of the site north to south. The site is considered suitable.
<b>Availability:</b> Available	Site is under option to a housing builder who intends to develop it themselves. There are no ownership or legal impediments to prevent delivery. The site is considered available.
<b>Achievability:</b> Achievable	The south-western corner of the site lies within the Local Plan Area of Separation. However, the scale of the site and submission masterplan indicate that housing development on this part of the site can be avoided to respect and maintain the effectiveness of the Area of Separation. No factors have been identified that have potential to affect viability or delivery. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	10.08

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 189

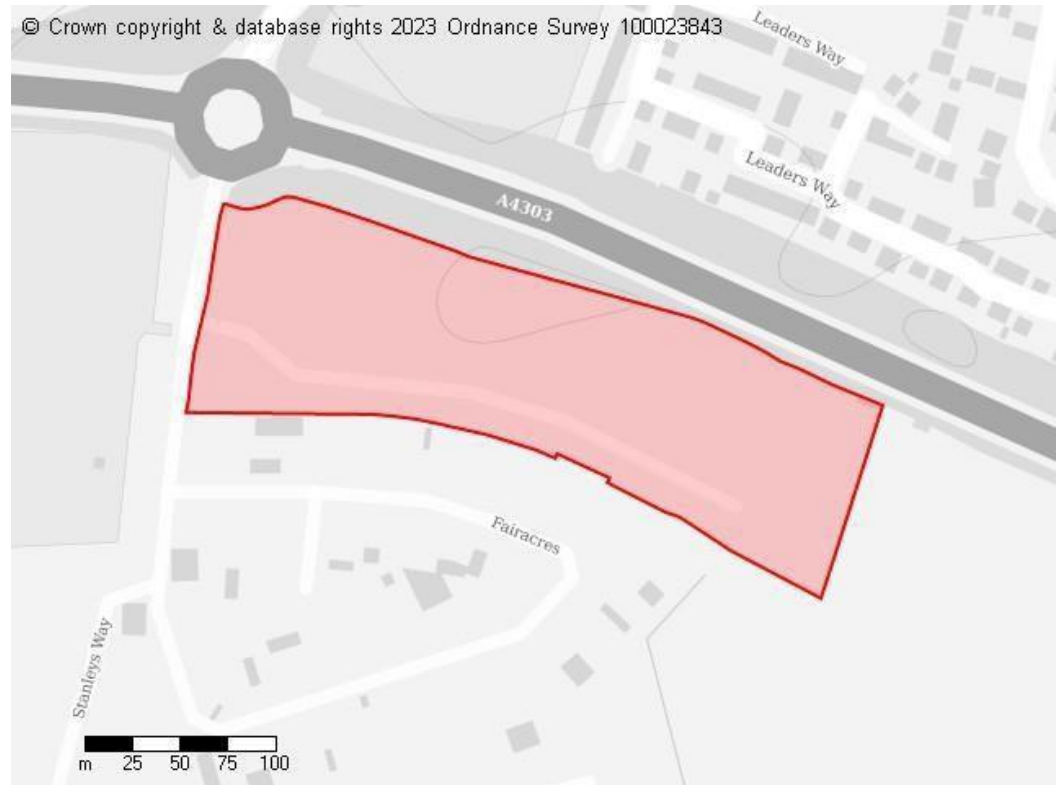
Estimated capacity (sqm):

Capacity Notes:

# Lutterworth, 21/8179, Land south of Lutterworth Road / Coventry Road

## Site Details

<b>Site ref:</b>	21/8179
<b>Site name:</b>	Land south of Lutterworth Road / Coventry Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	3.38
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Office, Industrial, Non-strategic warehouses)
<b>Current use:</b>	Partly serviced allocated employment site.
<b>Adjacent land uses:</b>	Agriculture, allotments, Travelling Showpeople's site (residential) and A4303.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	N/A
<b>Suitability:</b> Suitable	The site is a Business Allocation (L2) within the adopted Harborough Local Plan, under Policy BE1. General industrial and warehouse uses are not considered appropriate due to the proximity of the adjoining Fairacres Travelling Showpeople's site. There are no environmental or heritage features of note on the site but the site is separated from the built-up area of Lutterworth by the A4303 (southern bypass) which means it is not in a sustainable location. Subject to improved connectivity to the built up area of Lutterworth and appropriate buffer areas to protect the amenity of the Fairacres site, it is considered suitable for employment uses.
<b>Availability:</b> Available	The site is an allocation within the adopted Local Plan and has extant permission on part of the site for restaurant/drive thru units. The site is considered to be available.
<b>Achievability:</b> Achievable	The site is a Local Plan allocation and has therefore been tested through the plan-making process. The site has extant planning permission on part of the site for restaurant/drive thru units. The site is considered to be achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	3.38

Housing capacity

Economic capacity

Density applied (dph):

Density applied:

**Development ratio:** Not applicable

**Estimated capacity (dwgs):** **Estimated capacity (sqm):** 11,830

**Capacity Notes:**

Capacity based on formula rather than using the Local Plan allocation of 10,000sqm.

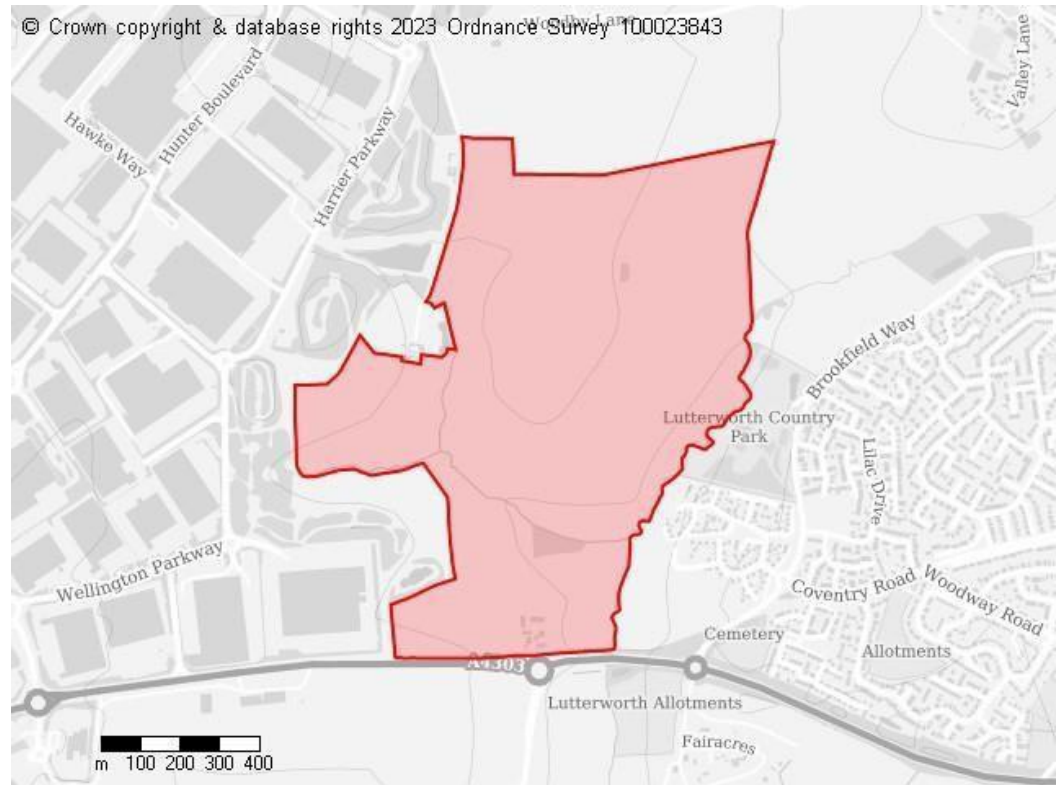
It should be noted that this site falls within the boundary of site 24/10433 which is considered for residential use.

Although both sites have been assessed and the capacity counted towards the SHELAA totals, it is important to note that these totals may result in some cross-over depending on which uses are taken forward on a case by case basis.

## Lutterworth, 21/8191, Land north of Coventry Road.

### Site Details

<b>Site ref:</b>	21/8191
<b>Site name:</b>	Land north of Coventry Road.
<b>Parish:</b>	Bitteswell with Bittesby, Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	93.54
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	SDA (Housing)
<b>Current use:</b>	Agriculture.
<b>Adjacent land uses:</b>	Agriculture, woodland & country park and committed residential / employment.

### Site Assessment Summary

**Red constraints:**  
**Reason not assessed:**  
**Suitability:**  
 Potentially suitable

The site is on the edge of Lutterworth, a sustainable settlement, and adjoins the committed built-up area at its SW corner. It would extend development up to 1km from the edge of Lutterworth into open countryside towards Magna Park compromising separation between Lutterworth, Bitteswell and Magna Park, potentially impacting on the setting of Bitteswell Conservation Area. While access is proposed off Coventry Road, a secondary point of access to Brookfield Way would be required as well as consideration of A5 capacity issues. There are three PROW's crossing the site, parts of the site along the brook are affected by Flood Zones 2/3 and two separate portions of the site lie within a Mineral Consultation Area and an area identified as potentially contaminated land. Further investigation of these issues would be required, retention of the PROW's and careful master planning. This site is therefore considered potentially suitable.

**Availability:**  
 Available

The site (parts A,B and C in combination) is in multiple ownership. Discussions with potential developers are indicated, although the site is not under option and has not been actively marketed. No availability issues have been identified. The site is considered available.

**Achievability:**  
 Not currently achievable

As regards access, further investigation into a secondary point of access and the capacity of the A5 is required. The entire site lies within a designated Area of Separation and a change of policy would be required to make the site achievable. Furthermore, the delivery timescales suggested for this site would coincide with the expected build-out of the East of Lutterworth Strategic Development Area allocation (projected to be delivering c.200dpa from 2026 to 2036). The ability of the market to absorb a further 140dpa in the Lutterworth vicinity during this timeframe is questionable. Therefore, the site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years

Net developable site area (ha): 93.54

**Housing capacity**

Density applied (dph): 30  
Development ratio: > 35 Ha = 50%

Estimated capacity (dwgs): 1403

**Capacity Notes:**

This site forms a larger site which also includes 24/10082 and 24/10238.

**Economic capacity**

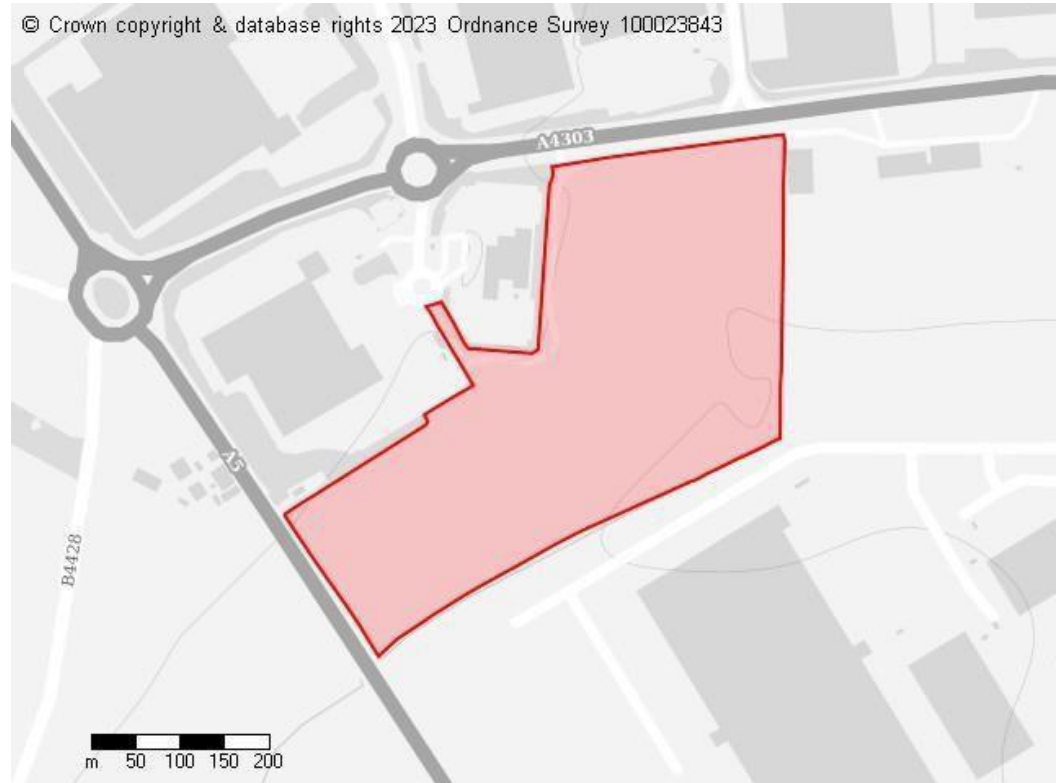
Density applied:

Estimated capacity (sqm):

# Lutterworth, 21/8201, Land South of George House, Coventry Road.

## Site Details

<b>Site ref:</b>	21/8201
<b>Site name:</b>	Land South of George House, Coventry Road.
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	15.80
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Large Warehouses)
<b>Current use:</b>	Field
<b>Adjacent land uses:</b>	Warehouses (Magna Park), agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to Magna Park and the committed Magna Park South development, a sustainable location for the proposed use. There are potentially contaminating land uses across two parts of the site. While this is likely to be mitigatable, further investigation may be required. Access to Coventry Road/A4303 is possible using existing highway infrastructure. The site is considered suitable for economic use.
<b>Availability:</b> Potentially available	The site is in single ownership. It has not been actively marketed and is not under option. Discussions have taken place with a developer who has a history of delivery for the proposed use. A legal obligation exists to provide HGV parking on part of the site. Therefore, the site is considered potentially available.
<b>Achievability:</b> Potentially achievable	The site adjoins Magna Park and the committed/allocated extensions currently under construction. There are no market, cost or delivery factors to indicate that development for large warehouses is economically unviable, and there is a reasonable prospect of delivery. An alternative location for HGV parking, a legal obligation associated with part of the site, would be necessary to make this site achievable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	15.80

### Housing capacity

### Economic capacity

Density applied (dph):

Density applied:

**Development ratio:** Not applicable

**Estimated capacity (dwgs):** **Estimated capacity (sqm):** 66,600

**Capacity Notes:**

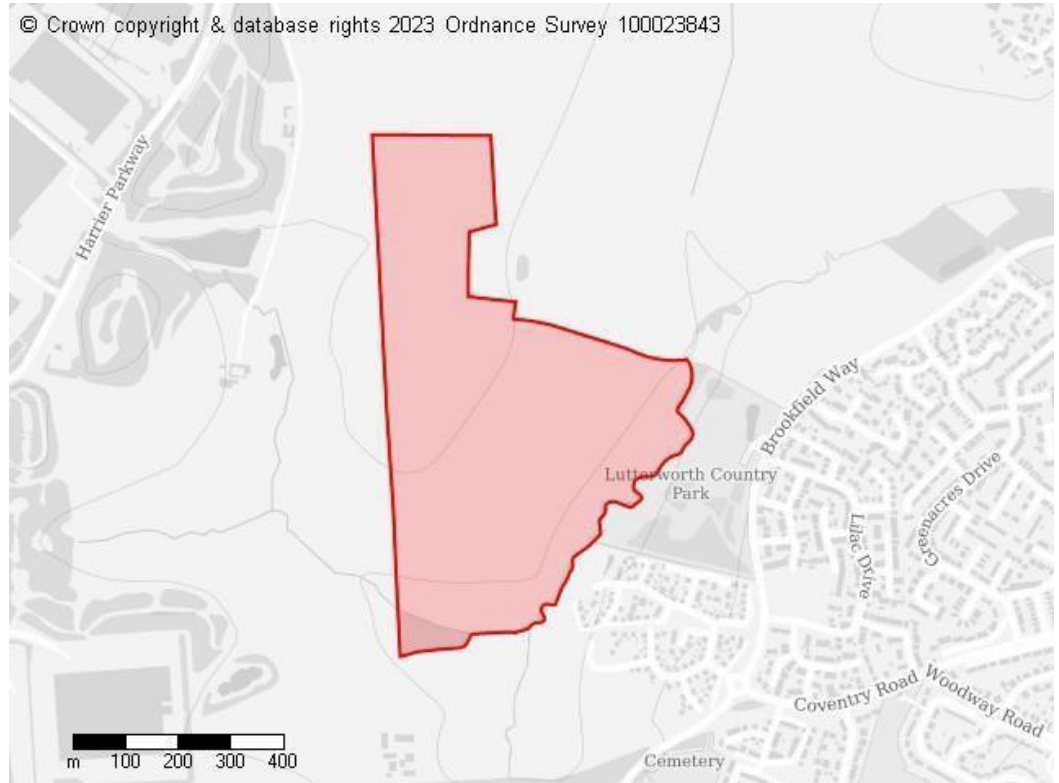
Illustrative layout provided with submission accommodates a total of 66,660sqm. Estimated capacity using standard density is lower at 53,300sqm. Site capacity is not reported to avoid double counting with site 24/10595.



# Lutterworth, 21/8221, Land west of Lutterworth

## Site Details

**Site ref:** 21/8221  
**Site name:** Land west of Lutterworth  
**Parish:** Bitteswell with Bittesby  
**Nearest Settlement:** Lutterworth  
**Site map:**



**Site area (ha):** 32.80  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Strategic development area / urban extension  
**Proposed use(s):** SDA (Housing)  
**Current use:** Agriculture  
**Adjacent land uses:** Agriculture, Lutterworth Country Park, residential on south-eastern edge

### Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** This is a duplicate site which forms part of a larger site (21/8191 Land north of Coventry Road). Therefore, the site has not been assessed as a standalone site. Please refer to 21/8191 assessment.  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

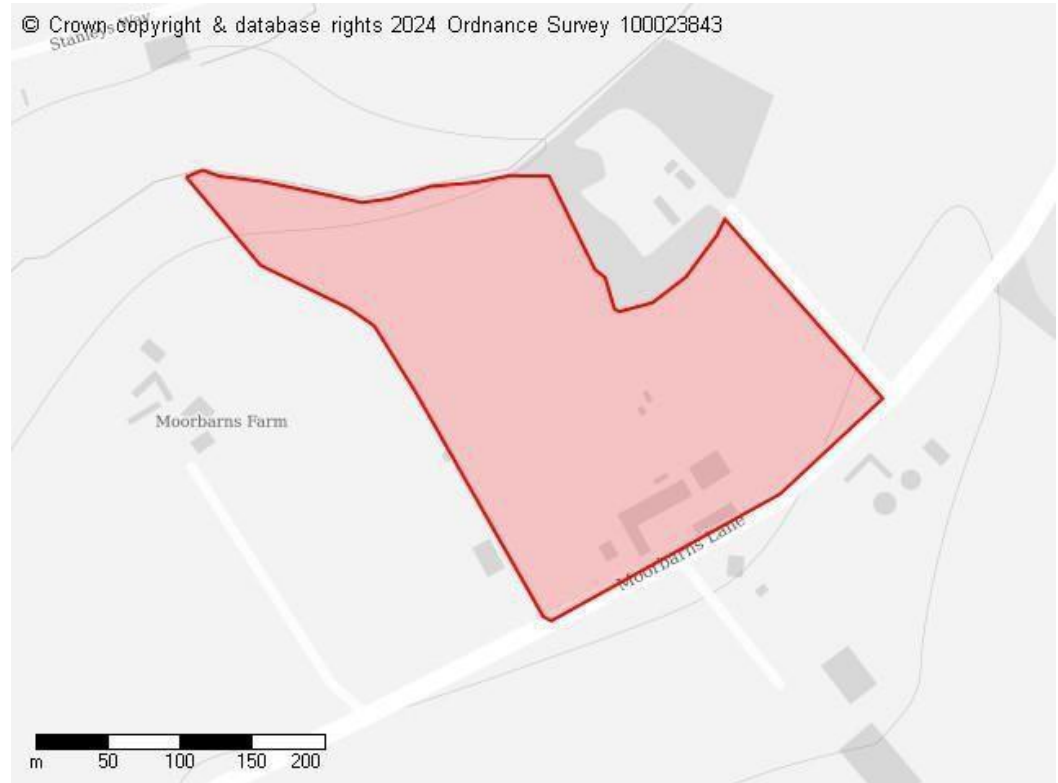
**Density applied:**

**Estimated capacity (sqm):**

# Lutterworth, 24/9005, Spring Farm, Moorebarns Lane

## Site Details

<b>Site ref:</b>	24/9005
<b>Site name:</b>	Spring Farm, Moorebarns Lane
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	7.07
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, recycling centre

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is not located directly adjacent to the edge of Lutterworth, therefore it is not considered to be in a sustainable location. A waste site lies adjacent to the eastern boundary of the site which would have amenity impacts on future residents. The residential site may also impact on the function of the waste site. The site is located within an historic landfill zone which would need further investigation. The LHA comments that the site does not easily lend itself to access via the public highway or a suitable route. Overall, the site is not considered to be suitable.
<b>Availability:</b> Available	The site is owned by one landowner who is promoting the site and has had discussions with a developer.
<b>Achievability:</b> Not currently achievable	Further investigation relating to and could have viability impacts. The site access is another factor which could impact on the viability of the site due to the rural nature of the lane which the site would need to be accessed from.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	7.07

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 132

**Estimated capacity (sqm):**

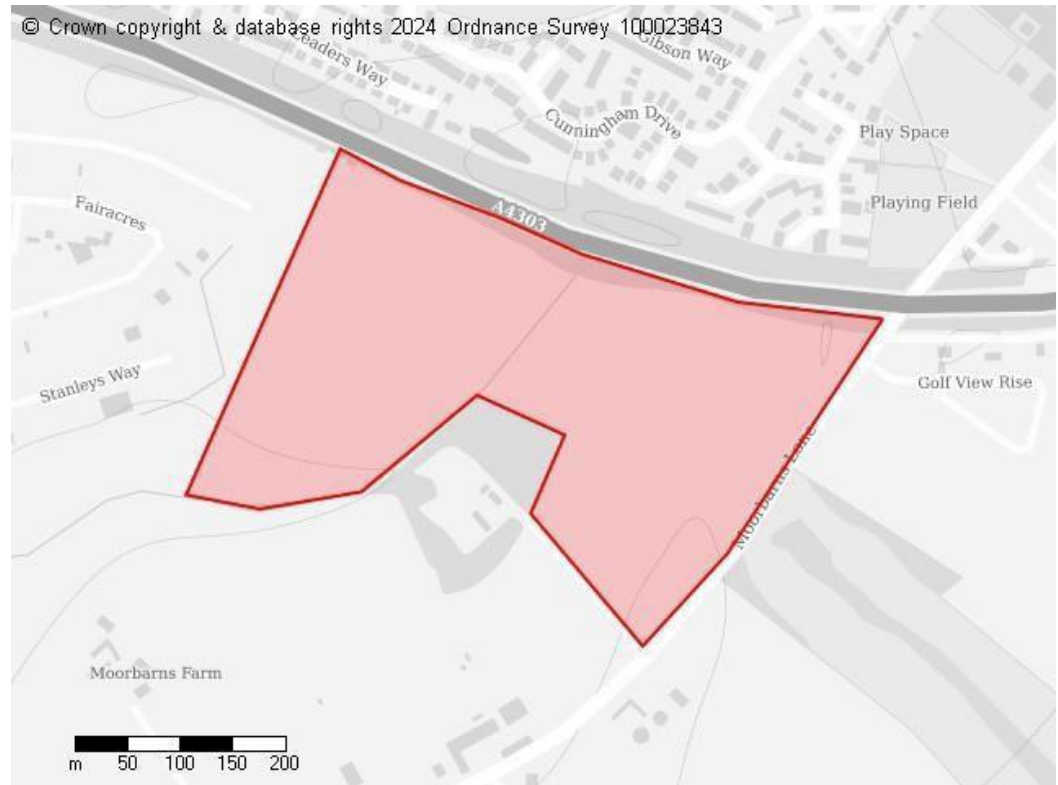
**Capacity Notes:**

Site sits within the larger site of 24/10433. The site has a capacity of 132 dwellings. The capacity of this site is not reported above, to avoid double counting. Developer proposes the site could deliver approximately 70 more dwellings than the calculation made using the Council's formula.

## Lutterworth, 24/9301, Land to the west of Moorbarns Lane (Employment)

### Site Details

<b>Site ref:</b>	24/9301
<b>Site name:</b>	Land to the west of Moorbarns Lane (Employment)
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	13 Ha
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Non-strategic warehousing (B8 units <9,000sqm)
<b>Current use:</b>	Greenfield/agriculture
<b>Adjacent land uses:</b>	A4303, Gypsy, Traveller and Showpeople site, Golf course, agricultural land, Land South of Lutterworth employment allocation for B1 uses (Policy L2) and waste disposal facility.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is well related to compatible uses including a waste facility and employment allocation for B1 uses. It is well related to the transport network for non-strategic warehouse/employment uses. It is located within an historic landfill zone, which would need further investigation.
<b>Availability:</b>	Landowner agreement to sell site for employment use. Developer discussion but no further information regarding developer interest.
<b>Achievability:</b>	Site requires further investigation relating to historic landfill.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	13.00

#### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

#### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

45,500 sqm

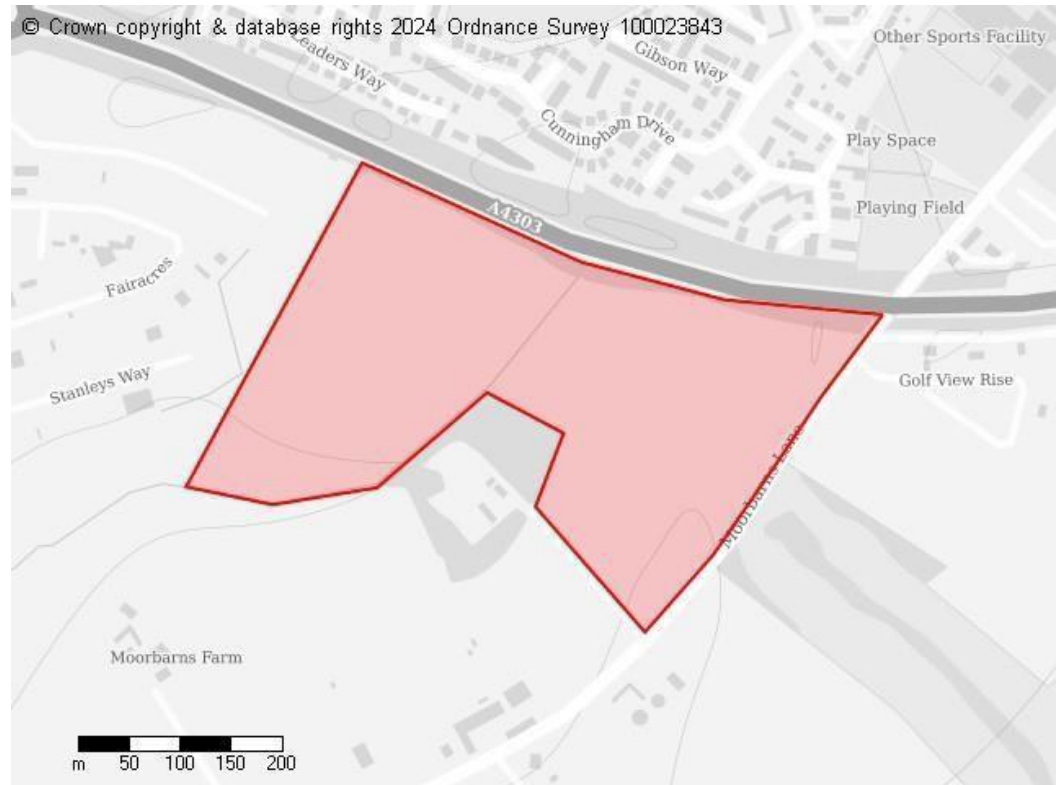
**Capacity Notes:**

Site promoter proposes a lower density for non-strategic B8 uses than that standard methodology.

# Lutterworth, 24/9318, Land to the west of Moorbarns Lane

## Site Details

<b>Site ref:</b>	24/9318
<b>Site name:</b>	Land to the west of Moorbarns Lane (Housing)
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	13 Ha
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Approximately 350 - 400 dwellings including self-build plots and specialist housing for older people as required.
<b>Current use:</b>	Greenfield/agriculture
<b>Adjacent land uses:</b>	A4303, Gypsy, Traveller and Showpeople site, Golf course, agricultural land, Land South of Lutterworth employment allocation for B1 uses (Policy L2) and waste disposal facility.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The greenfield, agricultural site is located south of the A4303 which separates it from the nearest town of Lutterworth. It is located adjacent to a waste site and employment allocation, and also within an historic landfill zone. It is therefore not considered to be in a location suitable for residential use.
<b>Availability:</b>	There is more than one landowner. They are all in agreement. Discussions have taken place with developers.
<b>Achievability:</b>	Further investigation relating to historic landfill. The site is located to the south of Lutterworth and is separated from the town by the A4303. Therefore, the provision of essential services and facilities, or improved access to them would be required. These factors will have viability impacts. In addition, the attractiveness of the site to potential buyers may be diminished by its location in close proximity to a waste facility.

## Conclusions

<b>Deliverable or developable:</b>	Not currently developable
<b>Reason if not currently developable:</b>	The site is not in a suitable location for housing development due to the proximity of unsuitable uses adjacent to the site, and because it is located on a historic landfill.
<b>Timeframe for development:</b>	
<b>Net developable site area (ha):</b>	13 Ha

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

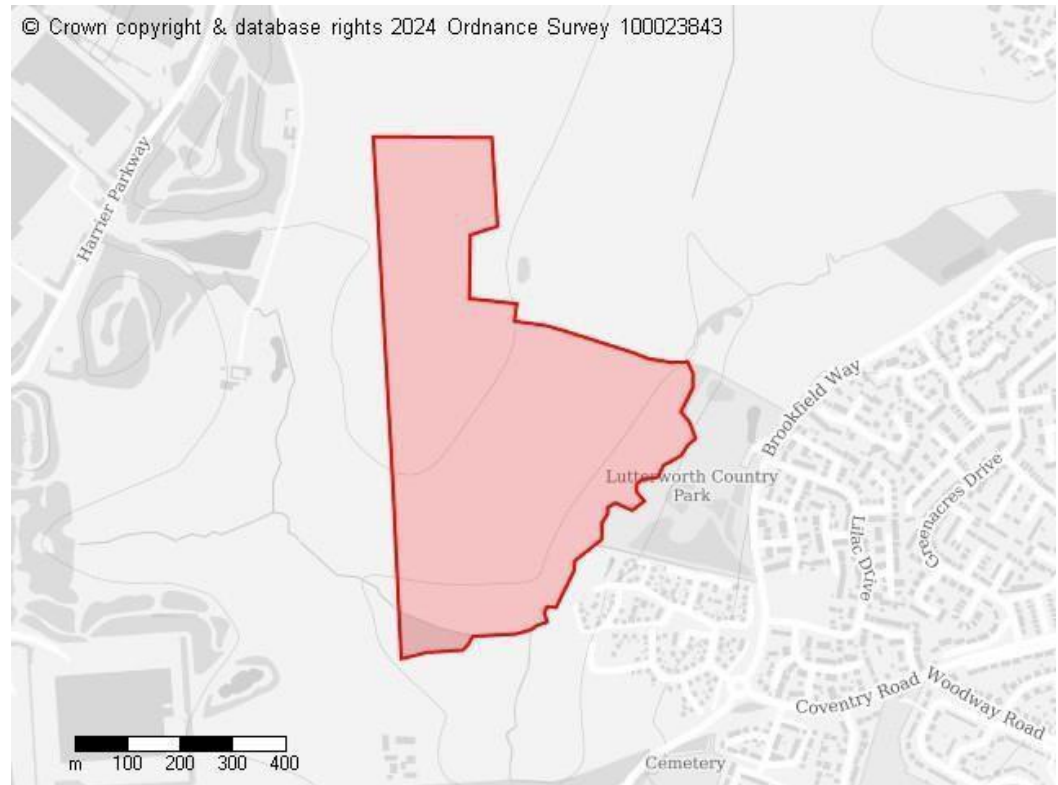
**Capacity Notes:**

Site sits within the larger site of 24/10433. The site has a capacity of 244 dwellings. The capacity of this site is not reported above, to avoid double counting. The site promoter has used the same density assumption but has not applied a development ratio. Therefore, the promoter's estimated number of dwellings is more than the approach taken in this assessment.

## Lutterworth, 24/10082, Land north of the A4303, west of Lutterworth

### Site Details

<b>Site ref:</b>	24/10082
<b>Site name:</b>	Land north of the A4303, west of Lutterworth
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	32.87
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development, Housing, Employment, Leisure / recreation / community facility, Other
<b>Proposed use(s):</b>	Housing, Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), retail, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Lutterworth Country Park and the Mulberry housing development off the Coventry Road (ref 15/01665/OUT) are located adjacent to the east of the site, agricultural land to the north, south, and west. Magna Park logistics and distribution park is located circa 750m to the west of the site.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, adjacent to an ongoing / recent residential development. Although being located within a Local Plan 'area of separation', the site would not result in the merging of Magna Park and Lutterworth. Access arrangements for the site are currently unknown, and access may be reliant on neighbouring new developments. However, there appear to be no other physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market, and would provide an attractive location for other industrial, logistics and warehousing uses given the proximity to Magna Park and the A5.
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership issues identified.
<b>Achievability:</b>	No market or cost factors identified that would make development economically unviable. With no identified access arrangements, this presents a delivery issue which may impede the proposed use being developed if the site was considered suitable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	32.87



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<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	Not specified
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>	

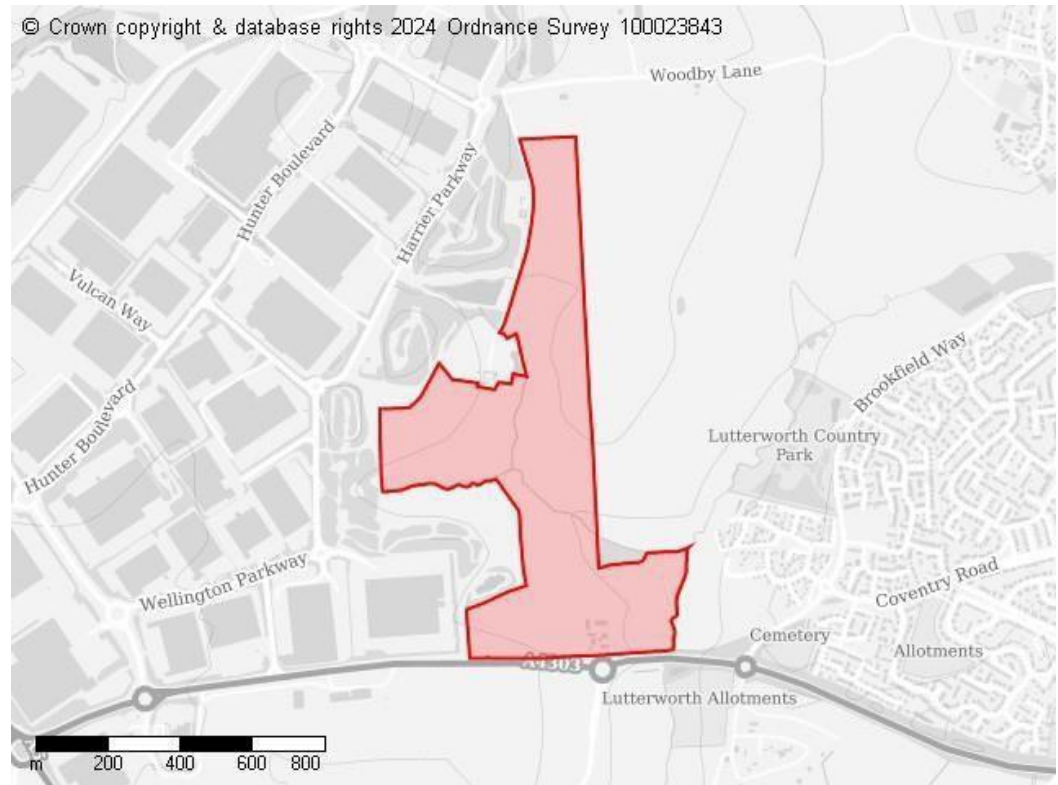
**Capacity Notes:**

Site sits within the larger site of 21/8191. The site has a capacity of 617 dwellings. The capacity of this site is not reported above, to avoid double counting. While a mix of uses is proposed, the submission has only identified an amount of use for housing, as outlined above. Where no site area has been specified for alternative uses, the site will be assessed as being housing only.

## Lutterworth, 24/10238, Land north of the A4303 and west of Lutterworth

### Site Details

<b>Site ref:</b>	24/10238
<b>Site name:</b>	Land north of the A4303 and west of Lutterworth
<b>Parish:</b>	Bitteswell with Bittesby
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	45.99
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension, Housing, Employment, Other
<b>Proposed use(s):</b>	Housing, Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), Large warehousing (B8 units >9,000sqm), BNG resource / ecological enhancement area.
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Woodland adjacent to the western boundary of the site, Magna Park logistics and distribution beyond. New employment uses currently being development to the south, and new housing development and agricultural land to the east. North of the site is agricultural land.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, adjacent to an ongoing / recent residential development. Although being located within a Local Plan 'area of separation', it is not considered that the site would result in the merging of Magna Park and Lutterworth. Identified constraints could be appropriately managed or mitigated to allow development. This site would be an attractive location for both developers and the housing market, and would provide an attractive location for other industrial, logistics and warehousing uses given the proximity to Magna Park and the A5.
<b>Availability:</b>	The site has 6 owners who have expressed an intention to sell the site, with a developer option agreed. No legal or ownership impediments identified which could prevent development.
<b>Achievability:</b>	Development has commenced.
<b>Available:</b>	Suitable
<b>Achievable:</b>	

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	45.99 (estimated 35.39ha for residential uses, 10.6ha for employment uses)

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	Mix of B1c and B2 and; B8 results in an average density of 3,700sqm/ha.
<b>Development ratio:</b>	> 35 Ha = 50%		
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>	39,220

**Capacity Notes:**

Site sits within the larger site of 21/8191. The site has a capacity of 531 dwellings. The capacity of this site is not reported above, to avoid double counting.

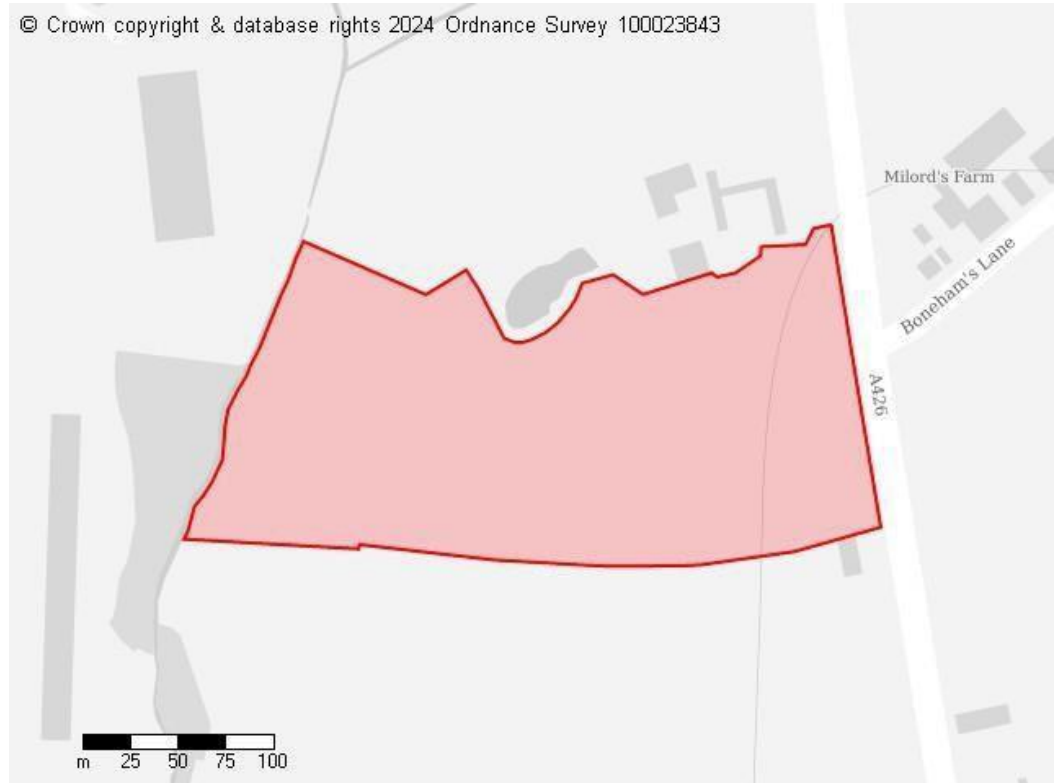
45.99 (estimated 35.39ha for residential uses, 10.6ha for employment uses).

The standard 30dph density has been used to calculate site capacity for residential uses.

## Lutterworth, 24/10257, Land west of Leicester Road

## Site Details

<b>Site ref:</b>	24/10257
<b>Site name:</b>	Land west of Leicester Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	4.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b> Available	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b> Potentially achievable	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed. No indication of discussions with developers, but site is in single ownership.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	4.58

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%
<b>Estimated capacity (dwgs):</b>	86

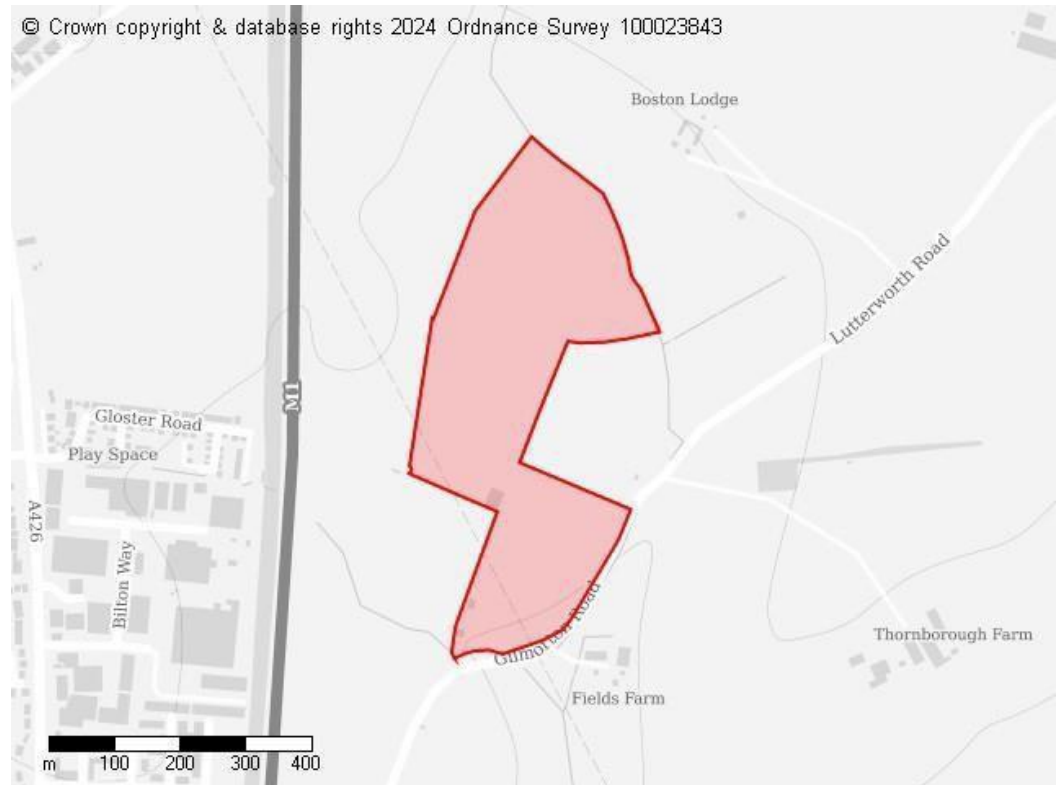
## Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

## Lutterworth, 24/10318, Land at Gilmorton Road

## Site Details

<b>Site ref:</b>	24/10318
<b>Site name:</b>	Land at Gilmorton Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	15.12
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, office, possibly industrial and strategic warehousing, public open space
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, north of Lutterworth East Strategic Development Area (SDA)

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	This site would be an attractive location for both developers and the housing market. This site is dependant on the development of the Lutterworth East SDA and associated infrastructure anticipated to come forward around 2031 and is therefore not currently suitable.
<b>Availability:</b> Available	There have been developer discussions. The site is under option to a developer. No legal or ownership issues identified.
<b>Achievability:</b> Potentially achievable	The site is in single ownership and under option to a developer. However, the site is dependent on the delivery of infrastructure associated with the Lutterworth East SDA expected to come forward around 2031.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	15.12

Housing capacity		Economic capacity	
<b>Density applied (dph):</b>		<b>Density applied:</b>	3,500sqm/Ha
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	124	<b>Estimated capacity (sqm):</b>	6,545

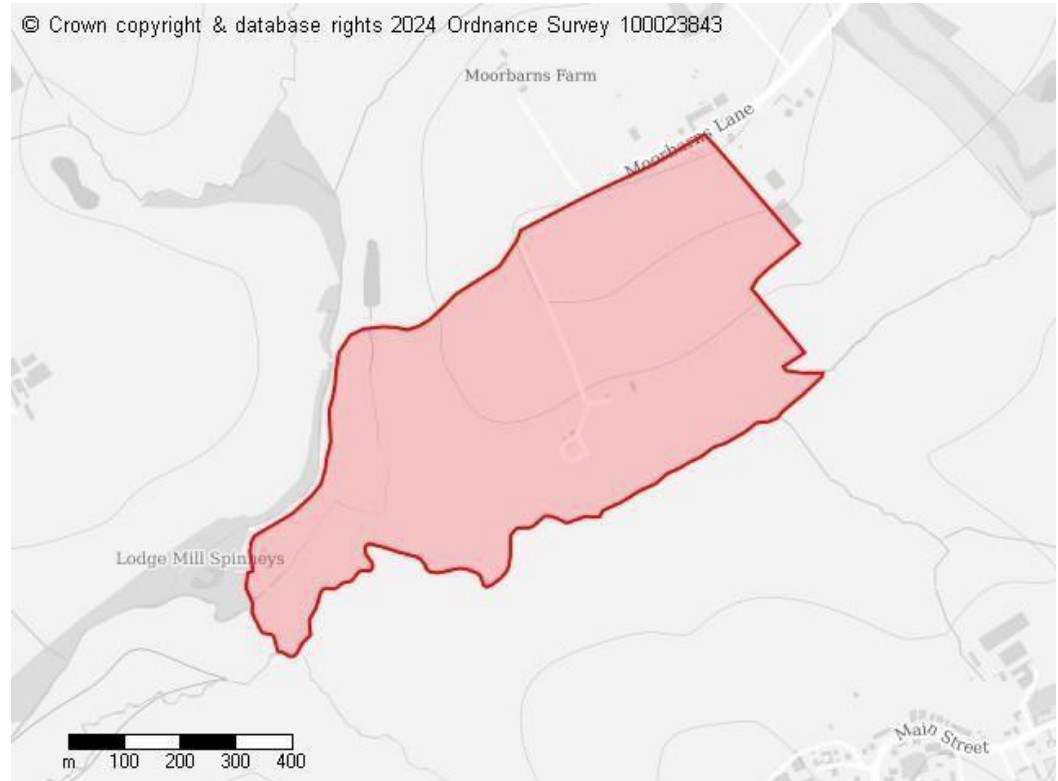
**Capacity Notes:**

Submission proposes 6.62Ha for residential and 1.87 for office use. Capacity calculations have been based on those site area figures.

## Lutterworth, 24/10332, Land off Moorbarns Road

### Site Details

<b>Site ref:</b>	24/10332
<b>Site name:</b>	Land off Moorbarns Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	42.46
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural, treatment plant
<b>Adjacent land uses:</b>	Agricultural

### Site Assessment Summary

<b>Red constraints:</b>	
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in the open countryside. Part of the site constrained by Flood Zone 3b. Physical and appropriateness limitations include highways access, potential contamination, existing treatment works and situated within Mineral Consultation Area. Therefore, overall, the site is considered not currently suitable for housing.
<b>Availability:</b>	Not clear how advanced discussions with potential developers are. Potential to bring site forward as part of larger site with adjacent landowners.
<b>Achievability:</b>	Site is not well situated in relation to the settlement of Lutterworth reflecting its position to the South of the A4303. The unsustainable location of the site may therefore impede its achievability. Flood zone 3b and potentially contaminated land uses within site. These are matters which could prevent the site coming forward and impact upon its viability.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	29.15

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

**Density applied:**

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**Estimated capacity (dwgs):**

See Capacity Notes

**Estimated capacity (sqm):****Capacity Notes:**

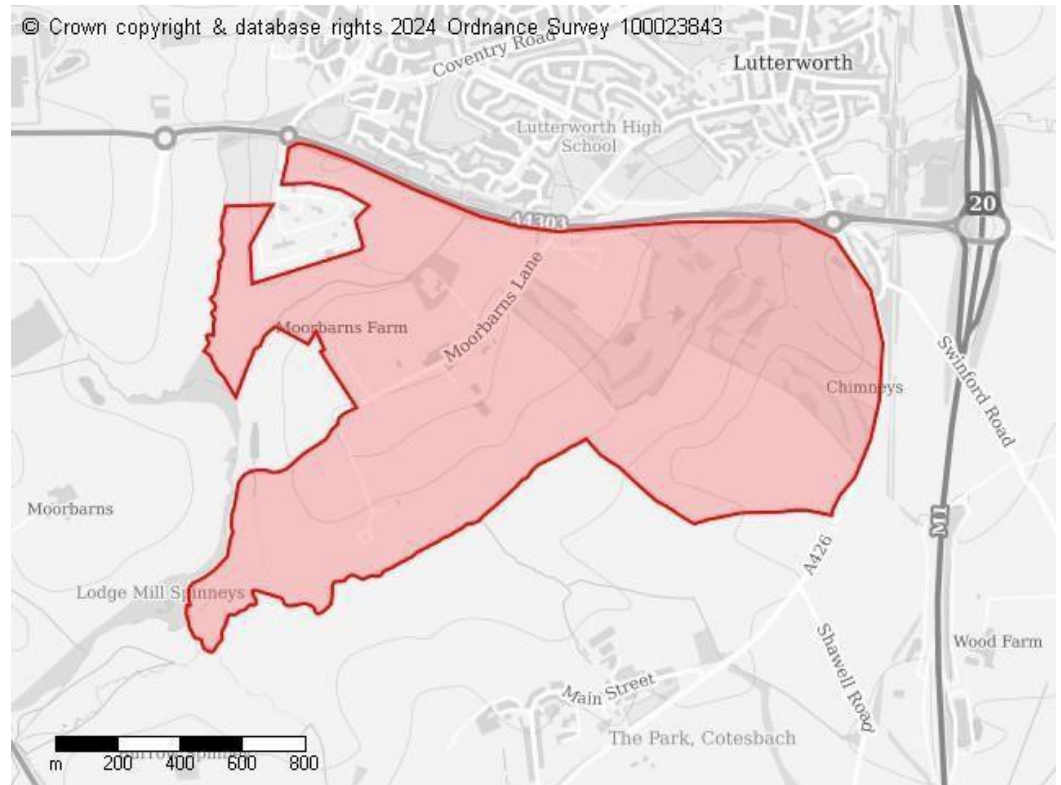
Site sits within the larger site of 24/10433. The site has a capacity of 547 dwellings. The capacity of this site is not reported above, to avoid double counting.



## Lutterworth, 24/10433, Land south of A4303

### Site Details

<b>Site ref:</b>	24/10433
<b>Site name:</b>	Land south of A4303
<b>Parish:</b>	Lutterworth, Cotesbach
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	c.192Ha
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing, retail, leisure/ recreation/ community facilities, Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm)
<b>Current use:</b>	Agriculture, golf course, water works, household waste site and residential.
<b>Adjacent land uses:</b>	Road (A4303), residential (Lutterworth), employment and agriculture.

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Lutterworth to the South but separated by the A4303 which acts as a physical barrier. Part of the site is constrained by Flood Zone 3b. Excluding land in Flood Zone 3b, other physical and appropriateness limitations of the Site include highways access, high grade agricultural land, potential contamination, existing household waste site and that it is situated within Mineral Consultation Area. Therefore, overall, the site is considered not suitable for housing.
<b>Availability:</b>	10+ landowners with discussions ongoing between Bloor Homes and landowners. Submission outlines that it is not known if there is agreement between landowners, if under option to developer, if existing uses to relocate or any other viability issues.
<b>Achievability:</b>	Site is not well situated in relation to the settlement of Lutterworth reflecting its position to the South of the A4303. The unsustainable location of the site therefore impedes its achievability. Potential for adjoining uses to negatively impact upon market appeal/amenity of new occupiers. Highways Authority concern in respect of access. Consideration required in respect of impact on wider highway network. Noted also, potentially contaminated land uses in several locations within site. These are matters which could prevent the site coming forward and impact upon its viability.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	161

**Housing capacity****Economic capacity****Density applied (dph):**

30

**Density applied:****Development ratio:**

&gt; 35 Ha = 50%

**Estimated capacity (dwgs):** 2415

**Estimated capacity (sqm):**

**Capacity Notes:**

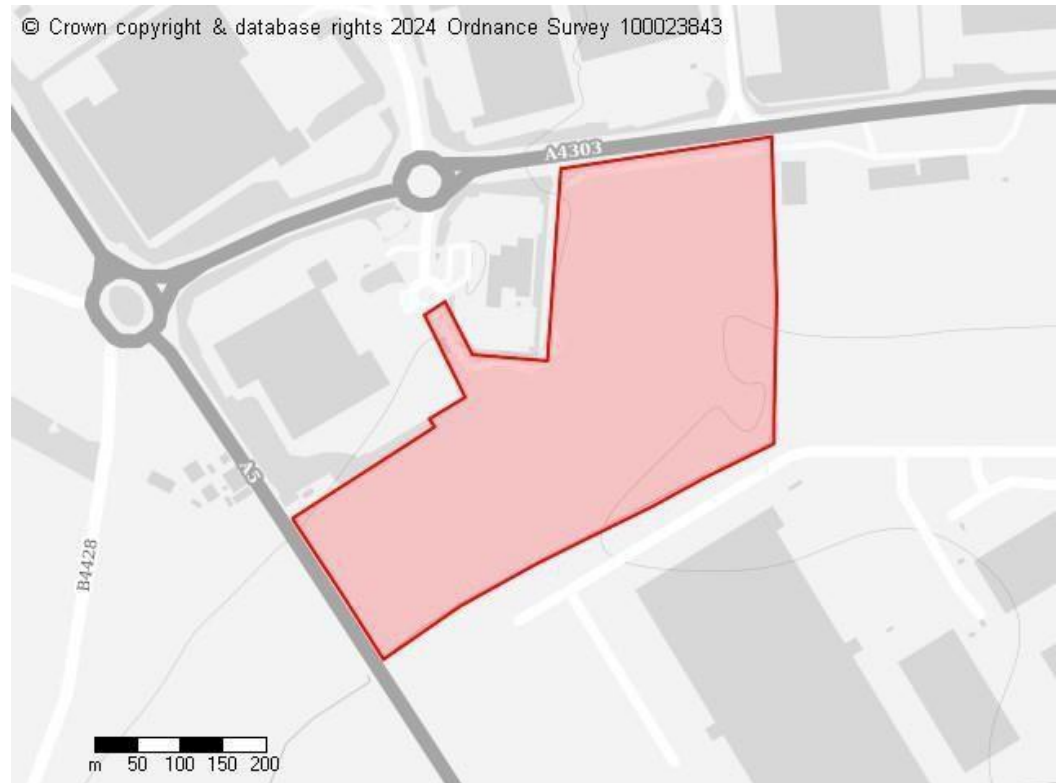
The site forms a larger site which also includes 24/10332; 24/9005; 24/9318; 21/8136; 21/8133.

Noted that submission identifies potential for an element of employment provision within the site. Given that there is no potential quantum outlined, the initial appraisal of capacity focuses on housing only.

# Lutterworth, 24/10595, Land South of George House, Coventry Road. Land to the South of the A4303

## Site Details

<b>Site ref:</b>	24/10595
<b>Site name:</b>	Land South of George House, Coventry Road. Land to the South of the A4303
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	15.8
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Large warehousing (B8 units >9,000sqm)
<b>Current use:</b>	Greenfield and some PDL
<b>Adjacent land uses:</b>	Warehouses (Magna Park), agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to Magna Park and the committed Magna Park South development, a sustainable location for the proposed use. There are potentially contaminating land uses across two parts of the site which may be possible to mitigate. Access to Coventry Road/A4303 is possible using existing highway infrastructure but further consideration would need to be given to the impact on the A5, A426 and M1 J20. However, overall, subject to further details from the Highway Authority and National Highways, the site is considered suitable for economic use.
<b>Availability:</b> Available	Site is in the ownership of one landowner, and they are in discussions with a developer.
<b>Achievability:</b> Achievable	The site adjoins Magna Park and the committed/allocated extensions currently under construction. There are no market, cost or delivery factors to indicate that development for large warehouses is economically unviable, and there is a reasonable prospect of delivery. An alternative location for HGV parking, a legal obligation associated with part of the site, would be necessary to make this site achievable. Progress is being made in this regard, with outline permission granted, and a reserved matters application due this spring. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	15.80

**Housing capacity****Economic capacity****Density applied (dph):****Density applied:**

3500 sqm per Ha

**Development ratio:**

Not applicable

**Estimated capacity (dwgs):****Estimated capacity (sqm):**

55,300 sqm

**Capacity Notes:**

There is a significant difference in densities provided between the call for sites submission and the Council's approach to estimating capacity.

## Lutterworth, 24/12203, Allotments, De Verdon Road

## Site Details

<b>Site ref:</b>	24/12203
<b>Site name:</b>	Allotments, De Verdon Road
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.15
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Former allotments now green space
<b>Adjacent land uses:</b>	Residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	Some buildings on site need to be demolished. The site is the subject of planning permissions (19/00853/FUL, 21/02020/VAC) latest monitoring data confirms development has commenced.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable..

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	Site is deliverable.
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	2.15

## Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	Not applicable

**Estimated capacity (dwgs):** 72

**Capacity Notes:**

## Economic capacity

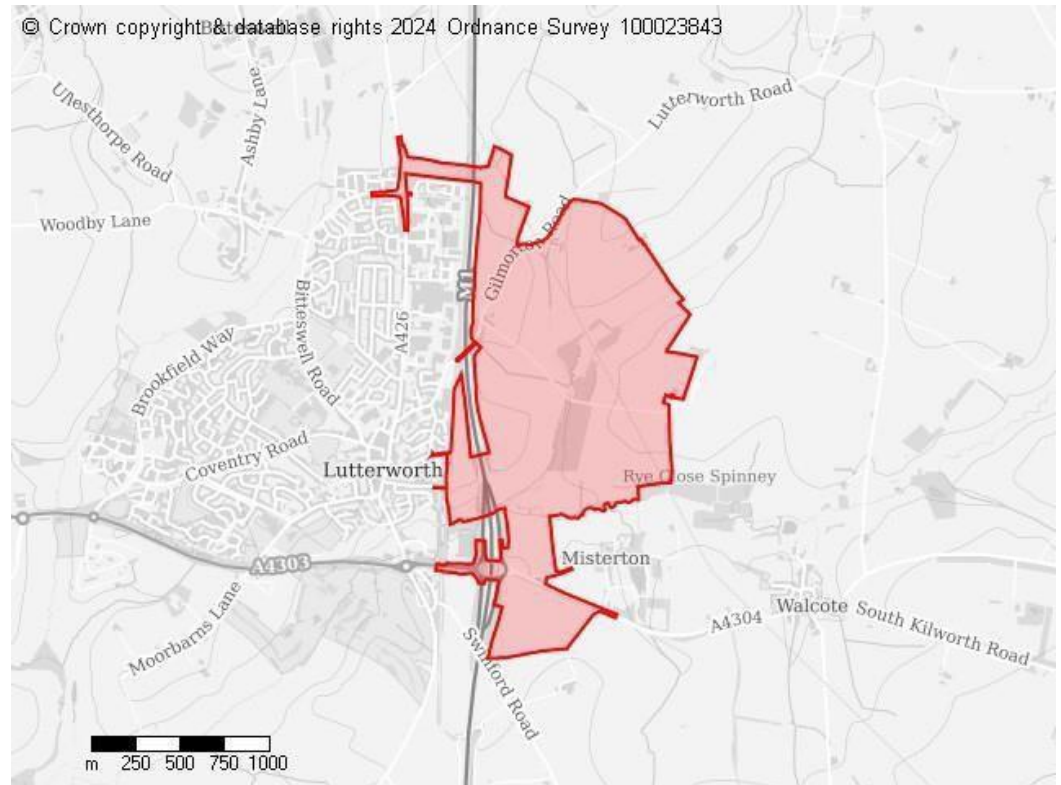
<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

Planning permission (19/00853/FUL) for 72 dwellings, approved and commenced.

## Lutterworth, 24/12210, L1 Land East of Lutterworth

### Site Details

<b>Site ref:</b>	24/12210
<b>Site name:</b>	L1 Land East of Lutterworth
<b>Parish:</b>	Lutterworth
<b>Nearest Settlement:</b>	Lutterworth
<b>Site map:</b>	



<b>Site area (ha):</b>	211.39
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Mixed Development)
<b>Proposed use(s):</b>	Housing, Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), retail, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential, employment

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b, Internationally / nationally designated sites of biodiversity and geological interest (e.g SSSIs)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is allocated in the Local Plan as East of Lutterworth Strategic Development Area (Policy L1) and outline planning permission has been granted. The site is adjacent to Lutterworth, a sustainable settlement offering access to higher order services, and is therefore considered a sustainable location. Development in proximity to urban areas and of this scale provides better opportunities to accommodate sustainable transport modes. Policy L1 safeguards land for highways access.
<b>Availability:</b>	There is a Consortium of landowners. The site is available. It is allocated in the Local Plan as East of Lutterworth Strategic Development Area (Policy L1) and outline planning permission has been granted.
<b>Achievability:</b>	The site benefits from existing infrastructure in Lutterworth due to its proximity. The site is therefore considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years, Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	203.39

#### Housing capacity

#### Economic capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

#### Density applied:



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<b>Estimated capacity (dwgs):</b>	2,750	<b>Estimated capacity (sqm):</b>	86,000
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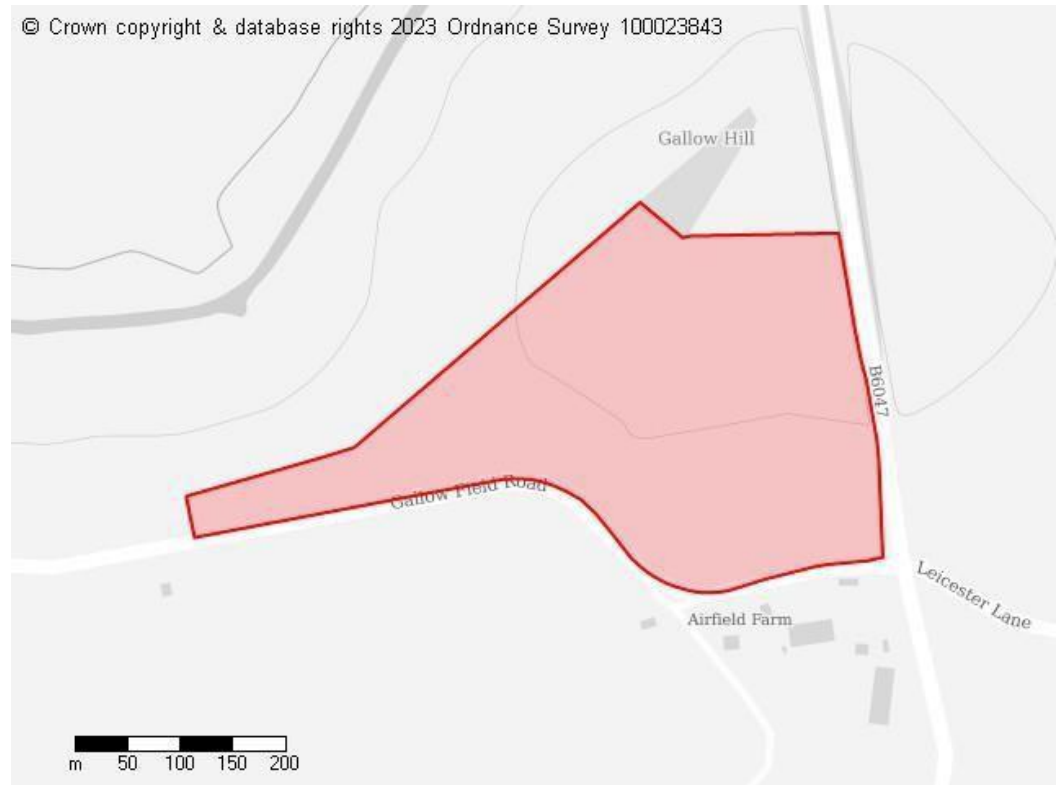
**Capacity Notes:**

Site capacity based on adopted Local Plan site allocation policy.

# Market Harborough, 21/8019, Land west of Harborough Road

## Site Details

<b>Site ref:</b>	21/8019
<b>Site name:</b>	Land west of Harborough Road
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	12.28
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and mixed use

## Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is located to the north of the built-up area of Market Harborough, a sustainable settlement. A high-pressure gas main buffer zone crosses the site's southeastern corner, and the site area has been adjusted accordingly. The site is not currently well related to nearest settlement, Market Harborough. Further assessment of the uses adjacent to the site, south of Gallow Field Road, would need to be carried out to determine whether there could be impact on residential amenity. Careful masterplanning could ensure the neighbouring business use is not compromised by new residential development. Part of the site is potentially contaminated land and would require further investigation. The site is considered potentially suitable.

**Availability:**

Available

The site has two landowners who agree on promoting the site for development. No other legal or ownership issues have been identified to prevent delivery within the next 5 years. The site is considered available.

**Achievability:**

Potentially achievable

Further investigation of potential contaminated land has the potential to affect the viability and delivery of the site. The site lies within a Neighbourhood Plan defined Area of Separation and a change to the boundary would be needed for the site to be achievable. Currently, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	12.01

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 225

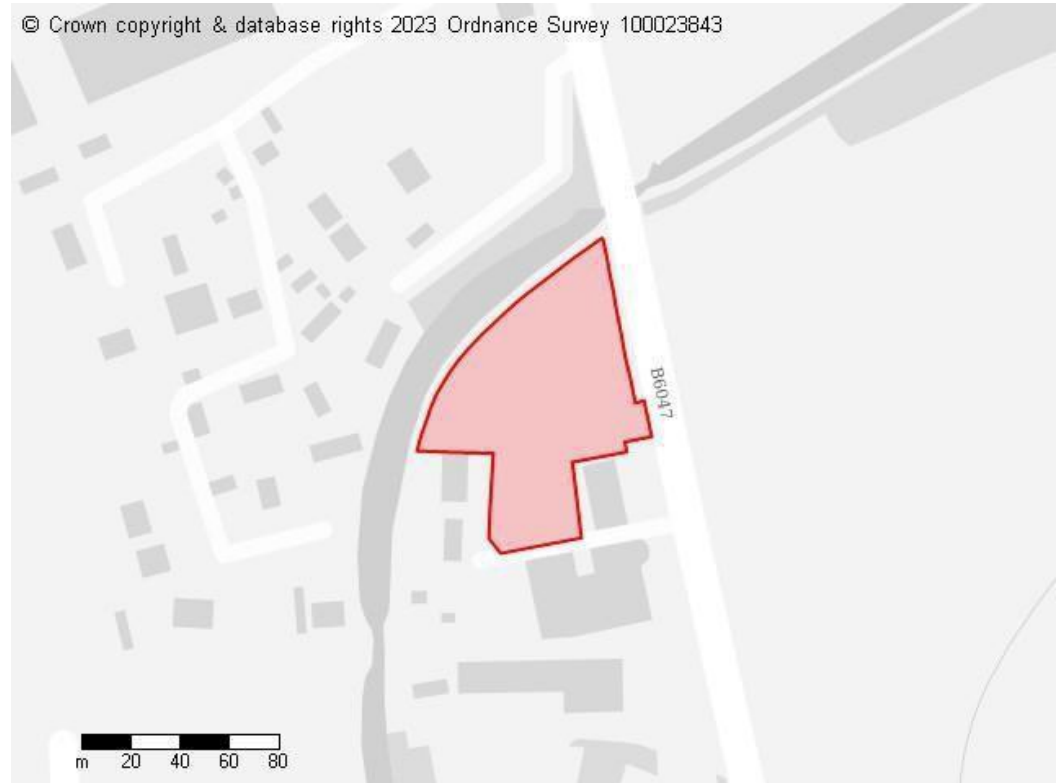
**Estimated capacity (sqm):**

**Capacity Notes:**

# Market Harborough, 21/8027, Land off Leicester Road

## Site Details

<b>Site ref:</b>	21/8027
<b>Site name:</b>	Land off Leicester Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Mix - Office / Industrial / Non-strategic B8)
<b>Current use:</b>	Vacant scrub land
<b>Adjacent land uses:</b>	Commercial and agricultural vehicle sales, canal, Gypsy, Traveller and Travelling Showpeople accommodation, residential and agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of the committed built-up area of Market Harborough, a sustainable settlement. It has frontage to Leicester Road from which access is proposed. Any layout/design would need to consider the impact of development on the setting of the Grand Union Canal Conservation Area and Local Wildlife Site and mitigate effects on residential amenity. Providing appropriate access in accordance with Highway Authority standards can be demonstrated, the site is considered suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site is well related to Market Harborough, the district's main economic centre and is likely to be attractive to the market. There are several factors that have potential to affect viability, including access, and these could delay the site coming forward but are unlikely to make development economically unviable. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.62

### Housing capacity

Density applied (dph):

### Economic capacity

Density applied:

3,900sqm/ha

**Development ratio:** Not applicable

**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

See Capacity Notes

**Capacity Notes:**

This site with a capacity for 2,418 sqm floorspace is closely related to site 24/8737. Therefore, the capacity figure has not been reported to avoid double counting.

Capacity calculation applies average density for office/industrial/non-strategic B8.

# Market Harborough, 21/8095, Land east of Leicester Road

## Site Details

<b>Site ref:</b>	21/8095
<b>Site name:</b>	Land east of Leicester Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	1.99
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the sustainable settlement of Market Harborough. However, the steep gradient of the site may impact on the ability to develop this site. Further work would be required to demonstrate that development on the site would be possible. Provision of an appropriate access onto Leicester Road would need to be demonstrated. Therefore, the site is considered potentially suitable.
Potentially suitable	
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
<b>Achievability:</b>	While the site has been assessed for housing, the submission suggests that the site could be developed for hotel/leisure use as an alternative. However, the steep gradient of the site could make development of the site economically unviable. Further work is required to investigate this. Provision of acceptable access onto Leicester Road could impact on the site's viability and deliverability. The site is considered potentially achievable.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.99

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 49

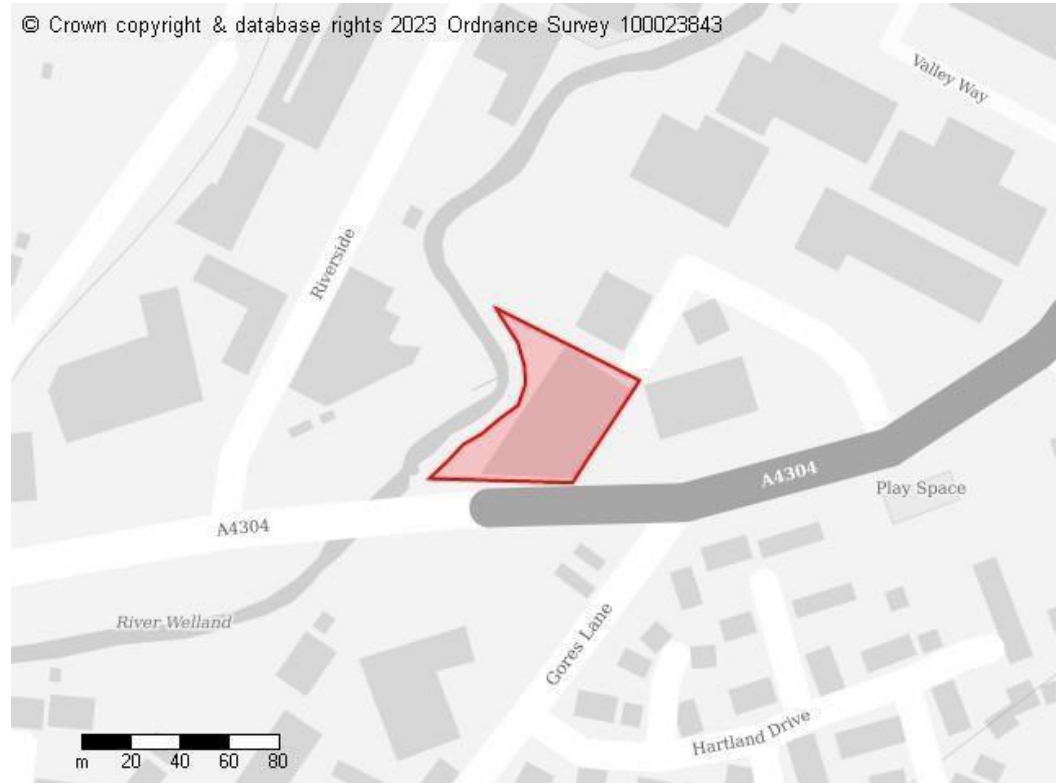
Estimated capacity (sqm):

Capacity Notes:

# Market Harborough, 21/8121, Rockingham Road Industrial Estate (Plot 13)

## Site Details

<b>Site ref:</b>	21/8121
<b>Site name:</b>	Rockingham Road Industrial Estate (Plot 13)
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.27
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Employment (industrial unit)
<b>Adjacent land uses:</b>	Retail (bulky-goods warehouses), employment (industrial), river Welland

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is located within the built-up area of Market Harborough, a sustainable settlement. It does not have direct access on to Rockingham Road and the adequacy of access via the existing service road for the industrial estate requires investigation. The entire site lies in an area of potentially contaminating land use and half the site is in Flood Zone 2, both of which would require further investigation. North and east boundaries of the site are adjacent to an employment area and further industrial uses are located immediately beyond the River Welland. Assessment of impacts of noise, smell, light on would be residents would be required. The site is considered not currently suitable.
<b>Availability:</b> Potentially available	The site is single ownership. The current occupier would need to relocate, and the existing buildings would need to be demolished to enable development. The site is considered potentially available.
<b>Achievability:</b> Not currently achievable	The site is within Market Harborough the district's main economic centre and is an established location for employment uses. There are several factors that could delay the site coming forward, including relocation of current occupiers and demolition of existing buildings, but these are not considered to make the proposed housing development economically unviable. However, mitigation for flood risk could impact on the capacity and viability of the site. The site is within a protected general employment area and a change to policy would be required to make it achievable. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.27



**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** <0.4 Ha = 100%

**Economic capacity**

**Density applied:**  
  
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 8

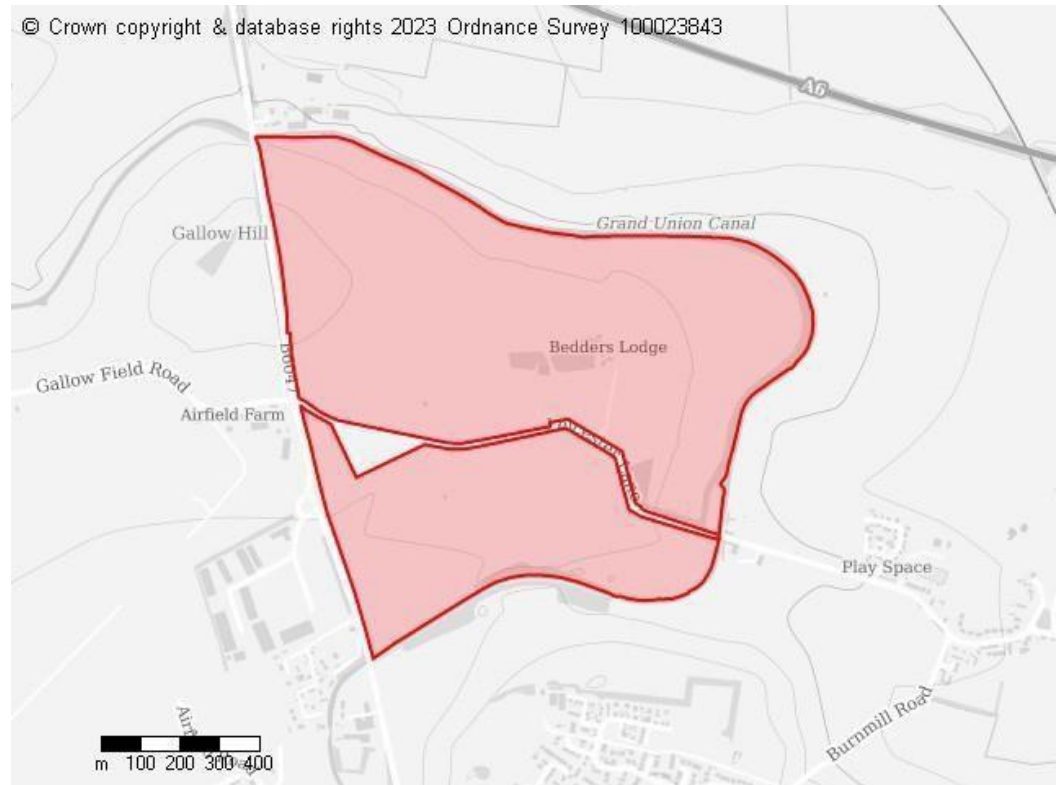
**Capacity Notes:**

Housing proposed by submitter is apartments, so the site capacity could be higher. In the absence of further information capacity is based on the standard ratio/density.

# Market Harborough, 21/8122, Market Harborough North, East of Harborough Road

## Site Details

<b>Site ref:</b>	21/8122
<b>Site name:</b>	Market Harborough North, East of Harborough Road
<b>Parish:</b>	Foxton, Lubenham, Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	111.10
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility, retail
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Adjacent to built and committed housing and employment development to the west. Bounded by the canal on three sides and B6047 to the west.

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of the built-up area of Market Harborough, a sustainable settlement. A high pressure gas main bisects the site from west to east and HSE requires a buffer zone around this that cannot be developed. A smaller site area to accommodate this buffer zone, or potentially a smaller buffer zone where demonstrated this is acceptable, is considered appropriate. Access arrangements would need to be considered within the context of the Market Harborough Transport Strategy and would need to satisfy the Highway Authority both in terms of local and wider highway impacts. Potential impacts on the setting of the neighbouring Grand Union Canal Conservation Area are likely to be mitigatable. Appropriate mitigation would also be required to prevent any harm to the neighbouring Local Wildlife Site. Careful masterplanning can ensure that the neighbouring business use is not compromised by new residential development and that the potentially contaminating land use to the north of the canal is mitigated. Part of the site is identified as a broad location for a potential new cemetery in the current Local Plan and this had been acknowledged by the submitter. The site is considered potentially suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The presence of a high-pressure gas main through the centre of the site will require consultation with the Health and Safety Executive and could impact the developable area of the site. The submission indicates that a smaller buffer can be applied. Appropriate access arrangements and any required mitigation would need to be agreed with the Highway Authority. There are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	

**Timeframe for development:** Developable in 6-10 years, Developable in 11-15 years, Developable in 16+ years  
**Net developable site area (ha):** 95.00

**Housing capacity****Economic capacity**

**Density applied (dph):**  
**Development ratio:** Not applicable

**Density applied:**

**Estimated capacity (dwgs):** 1070

**Estimated capacity (sqm):**

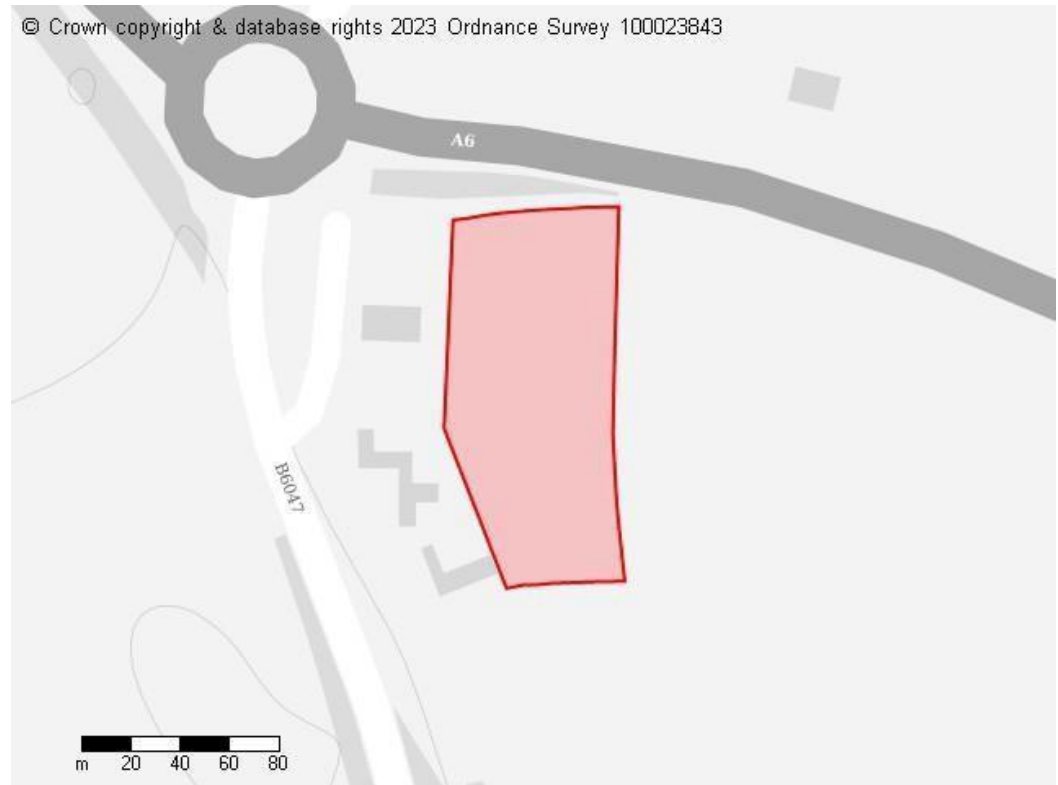
**Capacity Notes:**

The developer's proposed capacity has been used as this accounts for land take for the cemetery and other site constraints. Based on the standard calculation, the site's capacity would be 1,425 dwellings.

# Market Harborough, 21/8124, Land adjacent to Bowden Business Village

## Site Details

<b>Site ref:</b>	21/8124
<b>Site name:</b>	Land adjacent to Bowden Business Village
<b>Parish:</b>	West Langton
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.96
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Office/Industrial)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, Bowden Business Village (Office and Day Nursery uses)

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located some distance from Market Harborough and its services and facilities. It does not adjoin the built-up area. Although served by public transport, access is predominantly by car. Highway access is proposed through Bowden Business Village, the appropriateness and capacity of which would need to be demonstrated. No other physical constraints are identified. Therefore, the site is considered potentially suitable for economic uses.
<b>Availability:</b>	The site is in single ownership and is identified as being available for development in the next 5 years. No marketing or discussion with potential developers has taken place and the site is not under option. No legal or ownership issues have been identified to prevent development. Therefore, the site is considered available.
<b>Achievability:</b>	Although some distance from Market Harborough, the site is close to the A6, adjacent to an existing employment site and is potentially attractive to the market for the proposed use (office/industrial). Location and market supply in the immediate and surrounding area could impact delivery timescales. However, no cost or delivery factors are identified to make the site unviable for economic use. The site is considered potentially achievable for economic uses.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.96

### Housing capacity

Density applied (dph):

### Economic capacity

Density applied:

3,850 sqm/Ha

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<b>Development ratio:</b>	Not applicable		
<b>Estimated capacity (dwgs):</b>		<b>Estimated capacity (sqm):</b>	3,696

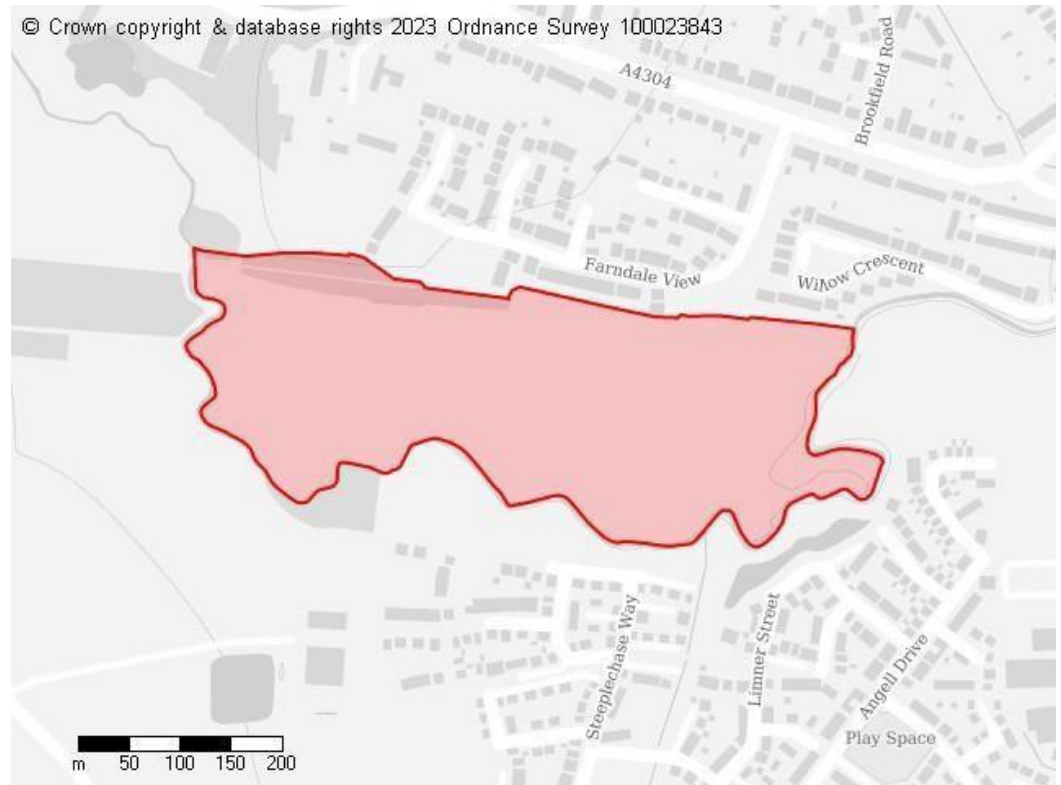
**Capacity Notes:**

In the absence of any detailed information, capacity is based on an equal split of office and industrial use.

# Market Harborough, 21/8132, Land south of Farndale View

## Site Details

<b>Site ref:</b>	21/8132
<b>Site name:</b>	Land south of Farndale View
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	12.23
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential to the north and south eastern edges. Remainder agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located adjacent to the built-up area of Market Harborough, a sustainable settlement. It is close to key services and facilities. The capacity and impact of the proposed access via Farndale View would need to be demonstrated to the satisfaction of the Highway Authority. The southern boundary of the site is at risk of flooding and is categorised as flood zone 3b, 3a and 2. The area within flood zone 3b (red constraint) has been excluded from site area (4.7ha). Submitted evidence indicates that ground conditions could potentially be unstable and may require mitigation. The disused railway line along the northern boundary is a potentially contaminating land use which may require remediation or mitigation. The site is considered potentially suitable.
<b>Availability:</b>	There are no legal or ownership impediments to prevent delivery and the site is currently subject to a promotional agreement with a housebuilder. Therefore, the site is considered available.
<b>Achievability:</b>	While it is recognised that the submission is promoting 85 dwellings on c.2.87ha development area within the north central part of the site, access via Farndale View, flood risk across the site, ground stability and potentially contaminating land use associated with the former railway line would need to be appropriately investigated. Any resulting mitigation could impact on the delivery timescales, capacity, and viability. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	7.53

Housing capacity

Economic capacity

**Density applied:**

**Density applied (dph):**

**Development ratio:** Not applicable

**Estimated capacity (dwgs):** 85

**Estimated capacity (sqm):**

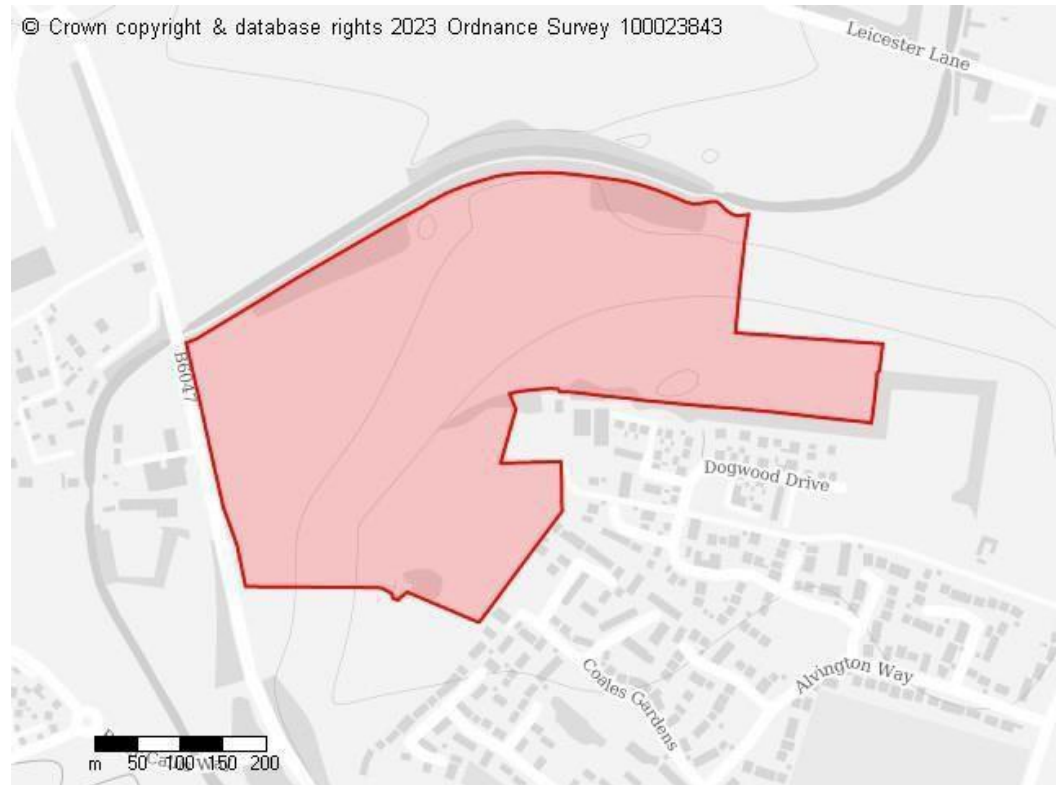
**Capacity Notes:**

Capacity reflects the number of homes being promoted in the site submission and takes in account the promoter's understanding of site constraints. The standard calculation gives a capacity of 141 dwellings.

# Market Harborough, 21/8143, Land east of Leicester Road and south of Grand Union canal

## Site Details

<b>Site ref:</b>	21/8143
<b>Site name:</b>	Land east of Leicester Road and south of Grand Union canal
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	21.99
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture to north and east. Residential to south and industrial to west across Leicester Road.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the built-up area of the sustainable settlement of Market Harborough which could be accessible by sustainable transport methods. While the site has frontage onto Leicester Road, appropriate access arrangements would need to be demonstrated to the satisfaction of the Highway Authority, taking into account local speeds, the location of other accesses along Leicester Road, potential impacts on the town's junctions and any cumulative impacts. The site has a steep slope across the centre of the site which may impact the developable area. The site is partially within the Grand Union Canal conservation area and in sight of the grade 2 listed building, Great Bowden Hall. Any impact on these heritage assets from the development on these heritage assets would need to be considered. The site is considered potentially suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation for topography of site and potential adverse impacts on heritage assets and their setting could reduce the capacity of the site. Achieving an acceptable access onto Leicester Road and mitigation for wider highway impacts may affect the economic viability and delivery of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	21.99

Housing capacity

Economic capacity



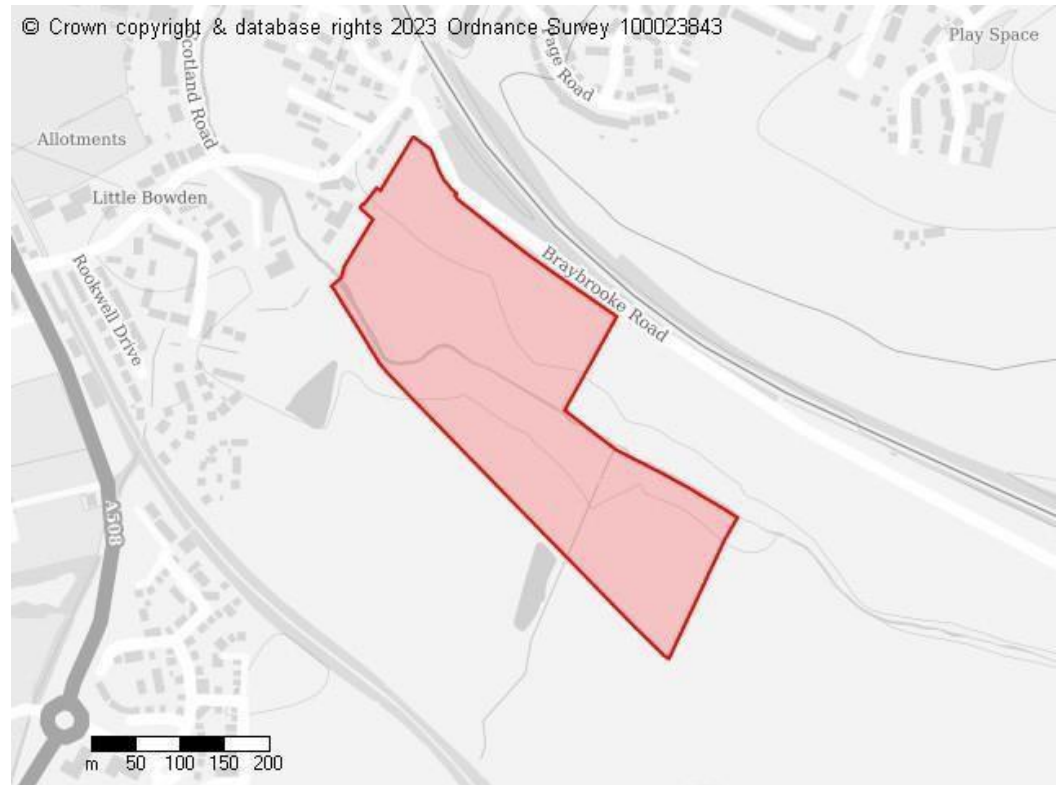
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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	412	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

# Market Harborough, 21/8157, Land south west of Braybrooke Road

## Site Details

<b>Site ref:</b>	21/8157
<b>Site name:</b>	Land south west of Braybrooke Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	9.18
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, railway line

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The site is adjacent to the southern edge of Market Harborough, a sustainable settlement. Approximately one third of the site is covered by flood zone 3b (red constraint) and the site area has been reduced accordingly. Further land lies within flood zones 2 and 3a. The promoter is indicating development on the north-eastern part of the site to avoid flood zones 2 and 3. The appropriateness and capacity of Braybrooke Road as an access for this scale of development would need to be demonstrated. A portion of the site has potentially contaminating land uses and would require further investigation. The site is considered potentially suitable.
	The developable area of the site will be much smaller than the site area due to flood risk. The promoter's indicative layout reflects this and shows development on 1.4ha within flood zone 1. An area of potentially contaminated land is within the site and would require further investigation. Clarity around the capacity of Braybrooke Road as an access and any potential mitigation measures required on the local road network would be required as this could impact on the capacity and viability of the site. At this stage, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.28

Housing capacity

Economic capacity

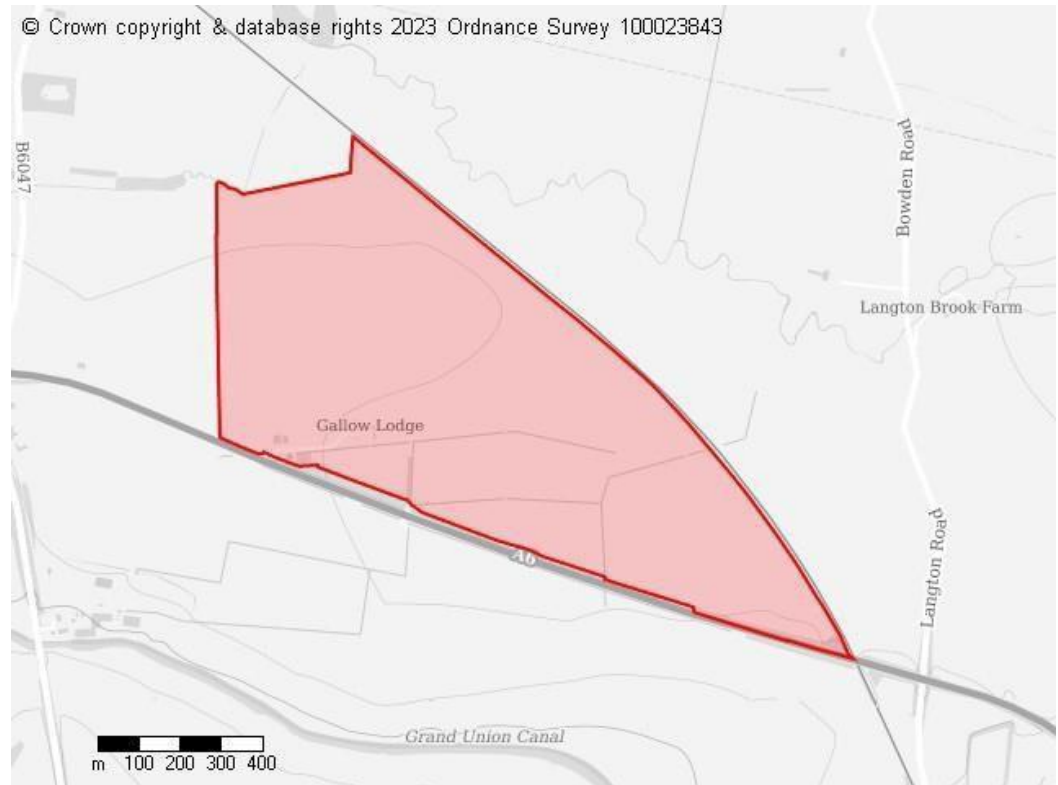
**Density applied:****Density applied (dph):****Development ratio:** Not applicable**Estimated capacity (dwgs):** 50**Estimated capacity (sqm):****Capacity Notes:**

Capacity indicated is taken from information submitted by the site promoter which takes account of site constraints, principally flood risk. The site capacity based on the standard calculation would be 118 dwellings (based on 6.28ha).

# Market Harborough, 21/8163, Land at Gallow Lodge

## Site Details

<b>Site ref:</b>	21/8163
<b>Site name:</b>	Land at Gallow Lodge
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	83.42
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	SDA (mixed use: housing and employment)
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agriculture, A6 highway and railway line.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b, Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is currently in open countryside. There is a lack of connectivity to the nearest settlement of Market Harborough, and it cannot be accessed by sustainable transport methods. The site is not big enough to be a standalone development and access from the A6 would not be supported by the Highway Authority for this scale of development. A small part of the site to the north is within flood zone 3b and a high pressure gas main cuts across the south-eastern tip of the site with the buffer zone extending further. The site is bounded by the A6 highway and the midland mainline railway therefore noise and air quality would require further investigation. Some areas of land within the site are designated by the Great Bowden Neighbourhood Plan as wildlife corridors and areas of natural environmental significance. These constraints would require appropriate mitigation. As a result of all these factors and its isolated location, the site is considered not suitable.
<b>Availability:</b>	There are no other legal or ownership impediments to prevent delivery. The site is therefore considered available.
<b>Achievability:</b>	In addition to the site's isolated location and lack of connectivity to Market Harborough, further investigation of potentially contaminating land uses will be required on part of the site which could result in additional cost and time. The site is not appropriate in scale to be a standalone site and access onto the A6 would not be acceptable to the Highway Authority. Given these issues, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	74.42

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Density applied:**

**Estimated capacity (dwgs):** 1116

**Estimated capacity (sqm):**

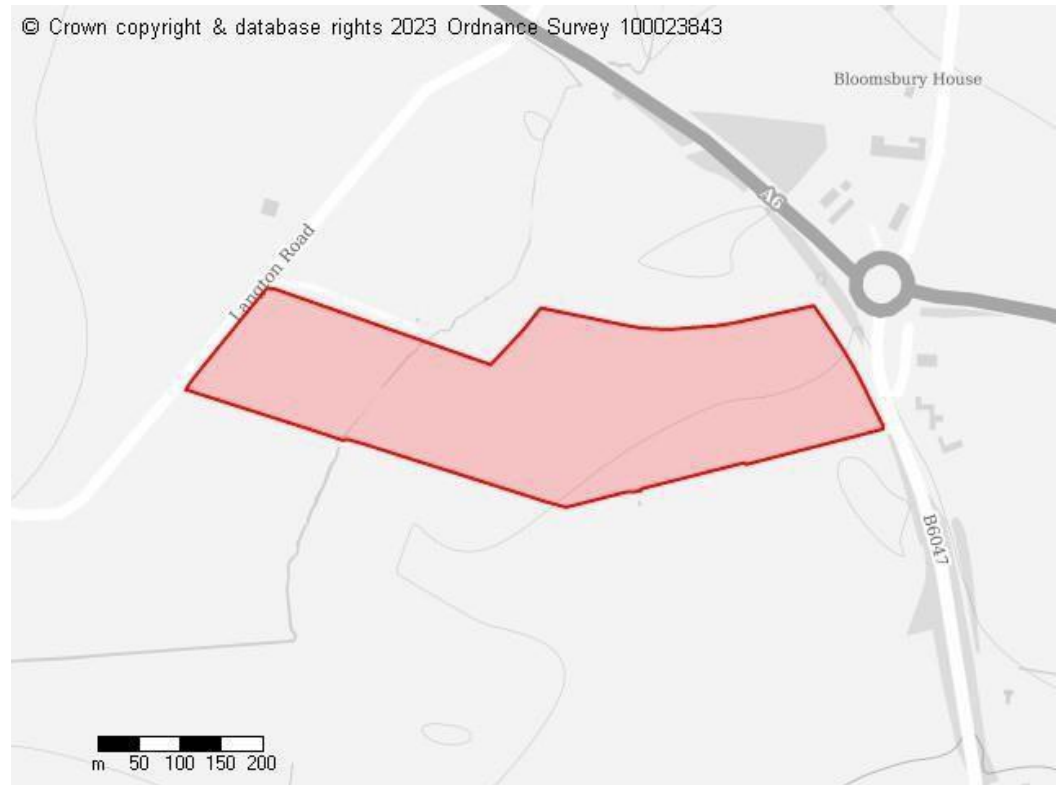
**Capacity Notes:**

Capacity is based on housing only at this stage as due to lack of information in the submission regarding employment provision.

# Market Harborough, 21/8164, Land west of Harborough Road, east of Langton Road

## Site Details

<b>Site ref:</b>	21/8164
<b>Site name:</b>	Land west of Harborough Road, east of Langton Road
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	12.51
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing and employment
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, former A6 carriageway and sewage works in north-western corner.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is not adjacent to the built-up area of Market Harborough and therefore does not have access to the appropriate level of services and facilities to make it a sustainable location for development. Primary access is proposed from former A6 to east of site. However, given its proximity to the existing roundabout this is unlikely to be acceptable. Flood zones 3b, 3a and 2 cut north to south across the western end of site and the impact of this would need to be mitigated. The area (0.6ha) within flood zone 3b (red constraint) has been excluded from the site area. The sewage works located at the north-western end of the site on Langton Road would require further investigation, particularly in relation to smell, and potential mitigation measures identified to ensure residential amenity. The site is considered not suitable.
<b>Availability:</b>	The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site is being promoted as an urban extension/strategic development area but is not of an appropriate scale or in a suitable location to deliver this form of development in isolation. Clarity around access to the site would be required as this has the potential to impact on deliverability and viability. Further investigation into the mitigation of flooding could impact on capacity and viability. Further investigation that identifies any smell or other environmental health issues arising from the sewage works could result in viability or deliverability issues. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	11.91

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Density applied:**

**Estimated capacity (dwgs):** 223

**Estimated capacity (sqm):**

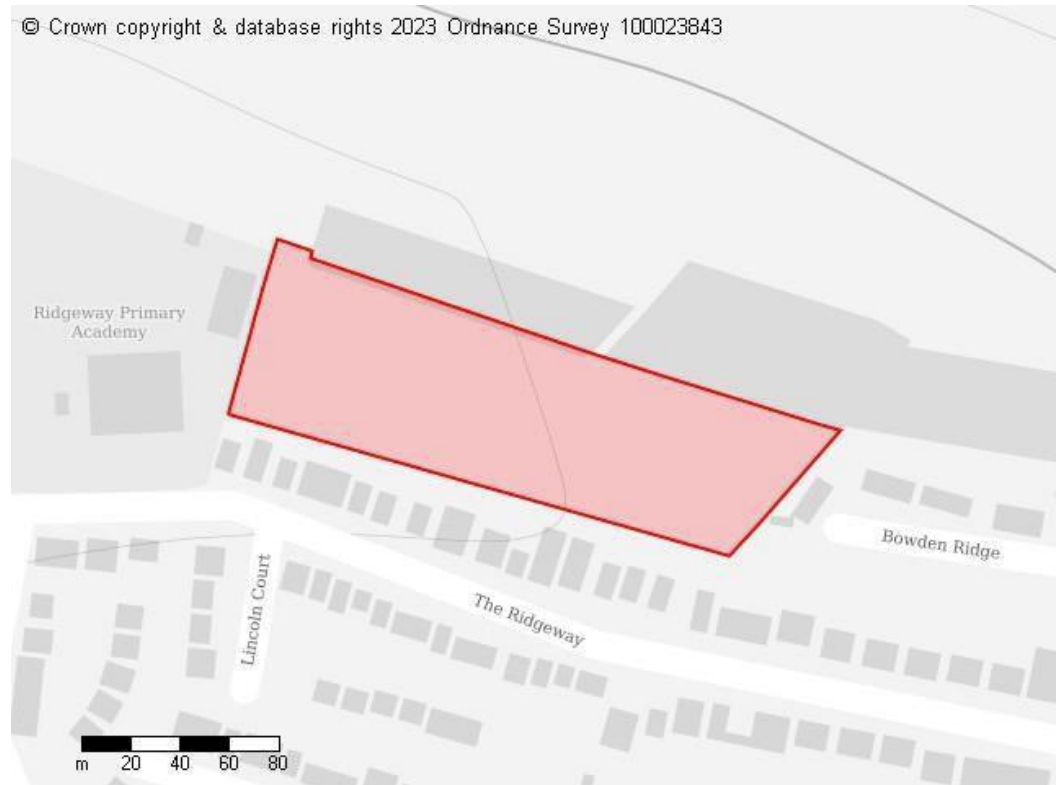
**Capacity Notes:**

Assessed for housing only at this stage. Economic uses noted in submission, but no indication of scale of employment provision is specified.

# Market Harborough, 21/8168, Land north of 54 The Ridgeway, Market Harborough

## Site Details

<b>Site ref:</b>	21/8168
<b>Site name:</b>	Land north of 54 The Ridgeway, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	1.48
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and woodland

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to the northern edge of the built-up area of Market Harborough, a sustainable settlement. Access is proposed via adjacent property on The Ridgeway in the same ownership as the site. A right of way crosses the site and would need to be retained. There are no physical constraints which would prevent the proposed use being developed. The site is considered suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.48

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	37

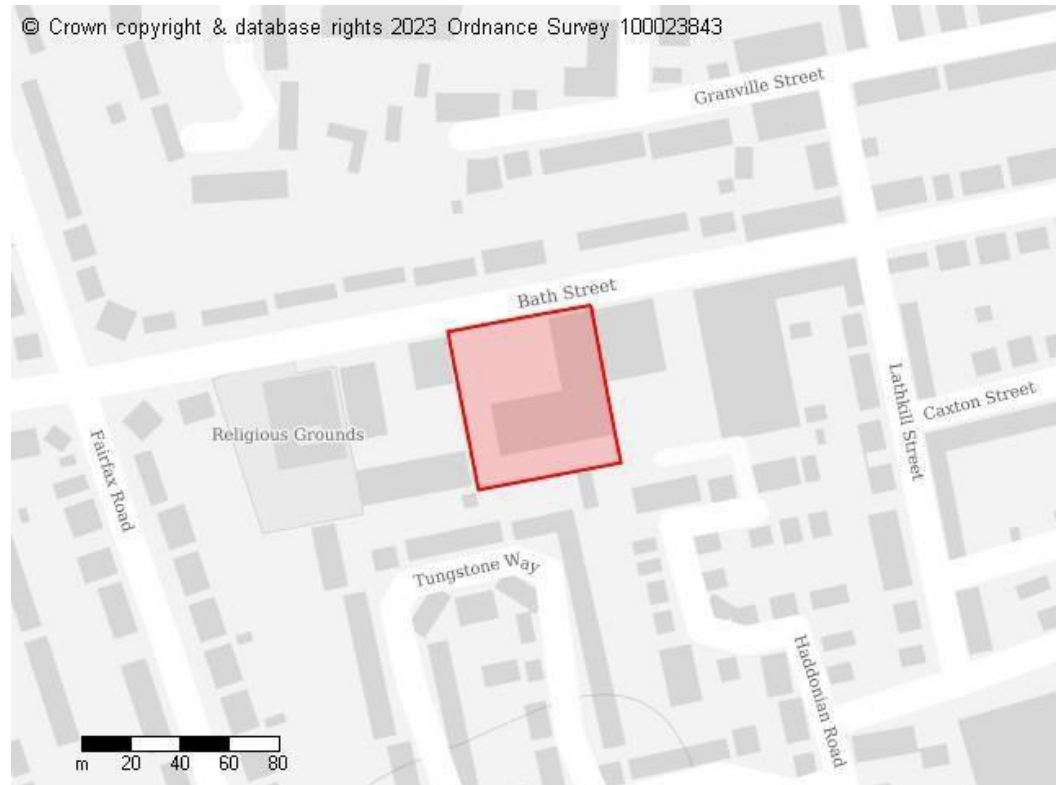
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	479



**Market Harbourough, 21/8189, Courtyard Workshops, off Bath Street.****Site Details**

<b>Site ref:</b>	21/8189
<b>Site name:</b>	Courtyard Workshops, off Bath Street.
<b>Parish:</b>	Market Harbourough
<b>Nearest Settlement:</b>	Market Harbourough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.38
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Mix: Office/Industrial/Non-strategic B8)
<b>Current use:</b>	Employment (industrial units)
<b>Adjacent land uses:</b>	Residential, employment.

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is within the built-up area of Market Harbourough, a sustainable settlement. It has existing access from Bath Street and is in established employment use. Re-development for equivalent proposed uses is considered suitable. There is a potentially contaminating land use across the site which would require further investigation. The site is considered suitable.
<b>Availability:</b>	The site is in single ownership and is identified as being available for development within the next 5 years. The existing owner is the proposed developer. Current tenants would need to relocate, and the existing buildings would need to be demolished to enable development. Subject to these issues being resolved, the site is considered available.
<b>Achievability:</b>	The site is within Market Harbourough the district's main economic centre and is an established location for employment uses. The site has a public sector owner/developer with a record of accomplishment in delivering schemes. There are several factors that could delay the site coming forward (e.g. relocation of current occupiers, demolition of existing buildings) but these are not considered to make development economically unviable. The site is considered potentially achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.38

Housing capacity

Economic capacity

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**Density applied (dph):****Density applied:**

3,900sqm/ha

**Development ratio:**

Not applicable

**Estimated capacity (dwgs):****Estimated capacity (sqm):**

1,482

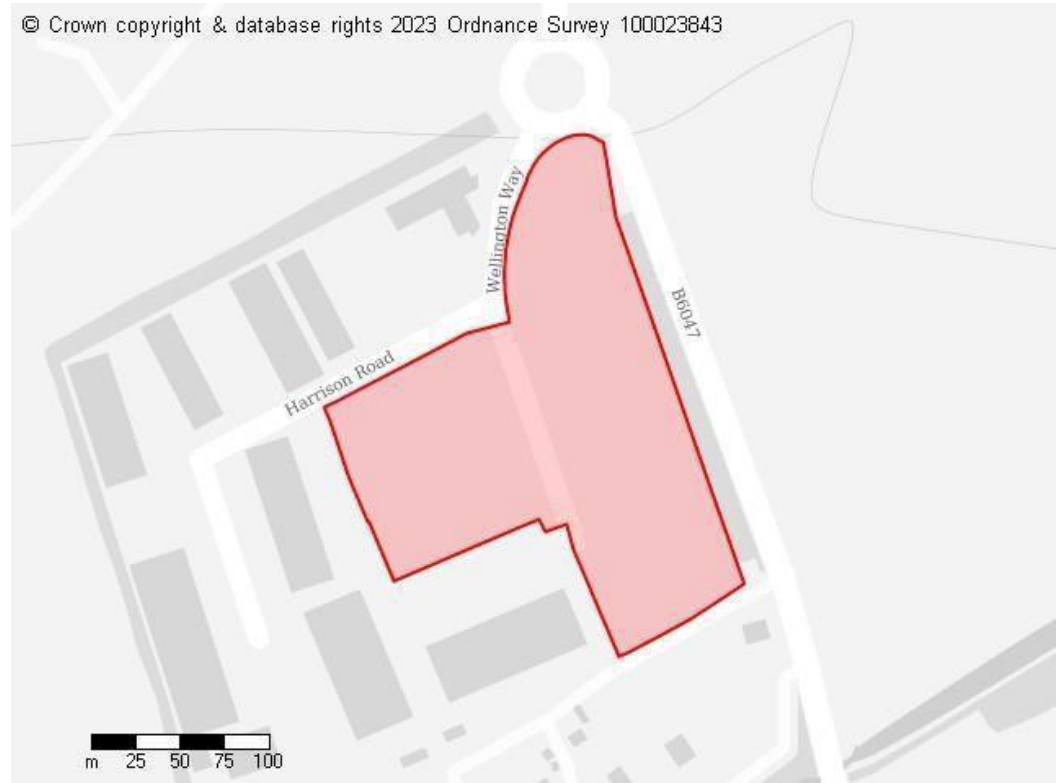
**Capacity Notes:**

Site involves the redevelopment of an existing employment use and delivery may not result in a 'net gain' of economic floorspace. Capacity calculation applies average density for Office/Industrial/Non-strategic B8.

# Market Harborough, 21/8193, Land at Airfield Business Park

## Site Details

<b>Site ref:</b>	21/8193
<b>Site name:</b>	Land at Airfield Business Park
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	3.28
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Mixed: Office/Industrial/Non-strategic B8)
<b>Current use:</b>	Serviced development site (part of Airfield Business Park)
<b>Adjacent land uses:</b>	Business Park, Gypsy Traveller & Travelling Showpeople site, B6047 with agriculture beyond.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site does not have any physical or environmental constraints. It is located within in area with outline consent for commercial use. The site is located in an allocated business allocation BE1 and is located south of Airfield Farm Business Park. The site is considered suitable for employment use.
<b>Availability:</b>	This site (the remaining phase) has extant consent granted 27/10/23 which has since been superseded by consent granted 16/7/24 for a revised scheme. Therefore, the site is considered to be available.
<b>Achievability:</b>	Site has extant consent granted 27/10/23 This site (the remaining phase) has extant consent granted 27/10/23 which has since been superseded by consent granted 16/7/24 for a revised scheme. The site is therefore considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	3.28

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

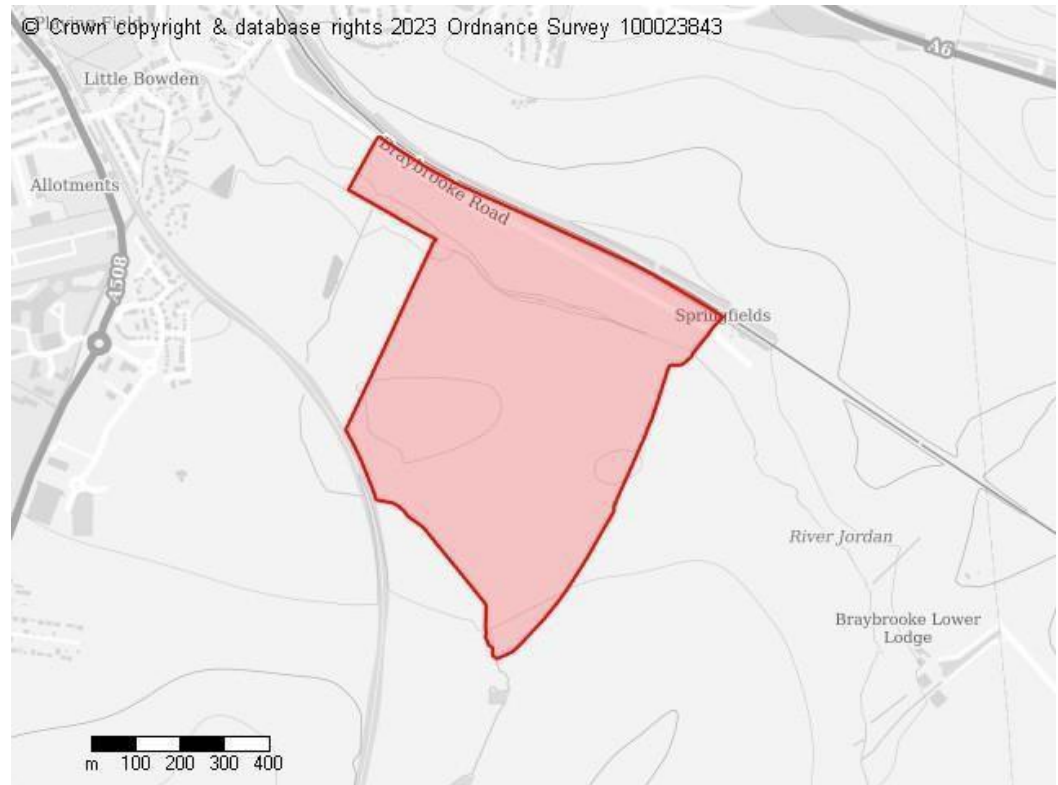
<b>Density applied:</b>	3,900sqm/Ha
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<b>Estimated capacity (dwgs):</b>	<b>Estimated capacity (sqm):</b>	12,792 sqm
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# Market Harborough, 21/8207, Land south of Braybrooke Road

## Site Details

<b>Site ref:</b>	21/8207
<b>Site name:</b>	Land south of Braybrooke Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	48.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, primary school and/or community facilities, open space
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Railway line, agriculture and two Local Plan housing allocations that are currently delivering.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is close to the sustainable settlement of Market Harborough, but it is currently separated from the built-up area by SHELAA sites 21/8157 and 21/8257. While the site has frontage onto Braybrooke Road, site access via Braybrooke Road is unlikely to be acceptable to the Highway Authority for this scale of development. The impact of extra traffic on local roads, particularly through Little Bowden, would need further investigation. A narrow stretch of flood zone 3b (red constraint) affects 0.7ha of the site. Further land within flood zones 3a and 2 runs across the site and along the southern edge. However, it is likely this could be accommodated within any development. The railway line along the northern edge and the former railway line along the southern edge are potentially contaminating land uses which would need to be investigated. The site is therefore considered not currently suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site is currently separated from the built-up area and adjoining sites would need to come forward for this to change. Access from Braybrooke Road is unlikely to be suitable for the scale of development proposed, and there is potential for increased traffic through Little Bowden and on the surrounding local highway network. This would require further investigation with the Highway Authority. Mitigation would also be required for flood risk across the site. Therefore, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	47.35

**Housing capacity****Economic capacity****Density applied (dph):****Density applied:****Development ratio:**

Not applicable

**Estimated capacity (dwgs):**

450

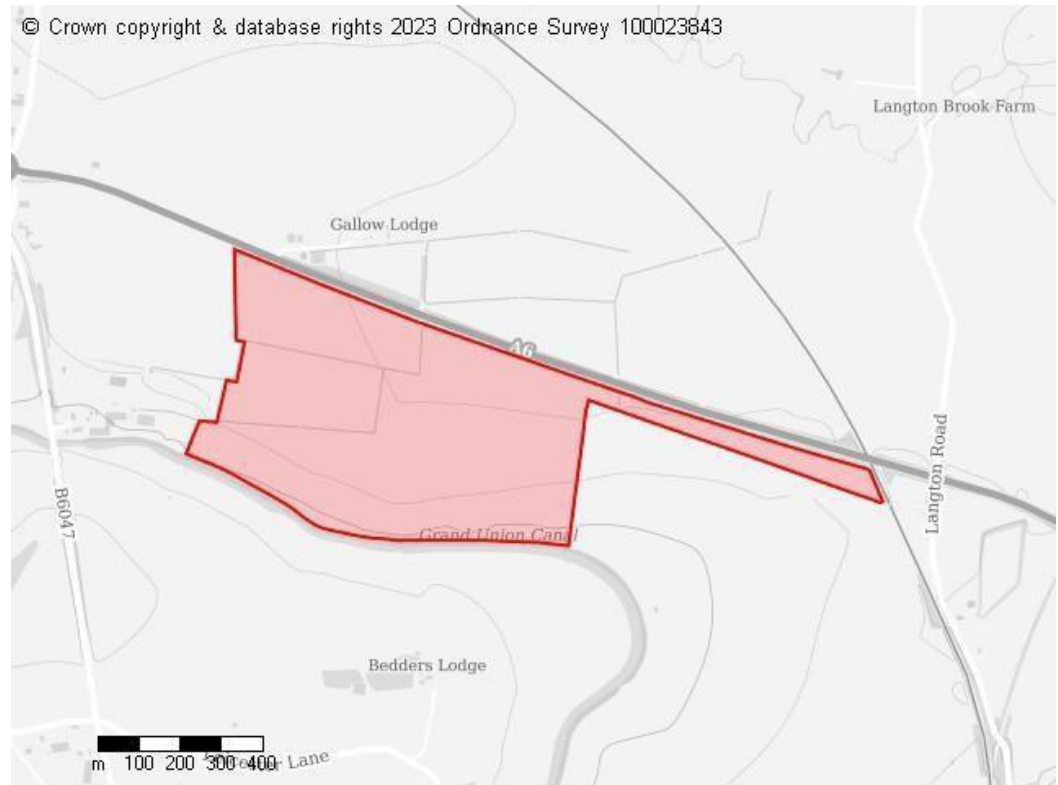
**Estimated capacity (sqm):****Capacity Notes:**

Capacity shown is based on the site promoter's submission and takes account work in relation to site constraints and accompanying community use/open space. Capacity based on the standard calculation would be 710 dwellings.

## Market Harborough, 21/8209, Land south of A6, north of the canal

### Site Details

<b>Site ref:</b>	21/8209
<b>Site name:</b>	Land south of A6, north of the canal
<b>Parish:</b>	Great Bowden
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	47.30
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, retail, leisure and tourism
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Industrial use to west of the site. A6 highway to the north and canal to the south.

### Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**  
**Suitability:**  
 Not suitable

The site is currently in open countryside. The nearest settlement of Market Harborough cannot be accessed by sustainable transport methods and the site is separated from it by the Grand Union canal. As a standalone site, the site is not appropriate in scale and access from the A6 would not be supported by the Highway Authority. An area to the east of the site is within a buffer zone designated by the HSE due to the presence of a high-pressure gas pipeline. The site contains a site of environmental significance. A Local Wildlife Site follows the route of the canal which is also a conservation area. Any impacts on these environmental and heritage assets would require appropriate mitigation. Immediately to the west of the site is an industrial use. Further investigation would be required to assess impacts of smell, air quality and noise on would be occupiers. As a result of all these factors, the site in isolation is considered not suitable.

**Availability:**  
 Potentially available

There are more than 10 landowners of the site and discussions have not yet been held to get agreement. No developer involvement has taken place. Therefore the site is considered to be potentially available.

**Achievability:**  
 Not currently achievable

The site is not appropriate in scale to be a standalone site and access from the A6 would not be acceptable to the Highway Authority. Furthermore, in addition to the site's isolated location, there are several factors that have potential to affect viability and delivery of the site including the presence of a high-pressure gas main buffer zone on part of the site, multiple environmental and heritage constraints within the site, and further investigation of the neighbouring industrial use and assessment of impacts of smell, air quality and noise on would be occupiers. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years

Net developable site area (ha): 36.80

**Housing capacity**

Density applied (dph): 30  
Development ratio: > 35 Ha = 50%

Estimated capacity (dwgs): 552

Capacity Notes:

**Economic capacity**

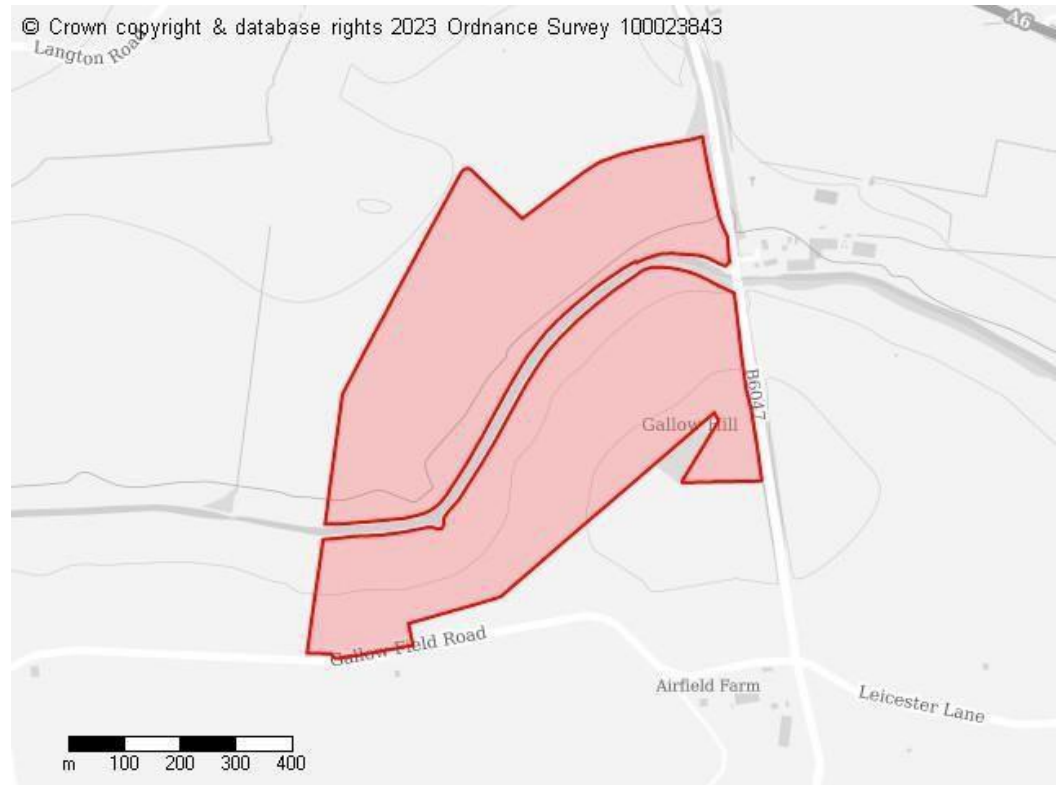
Density applied:

Estimated capacity (sqm):

# Market Harborough, 21/8222, Land north of Gallow Field Road

## Site Details

<b>Site ref:</b>	21/8222
<b>Site name:</b>	Land north of Gallow Field Road
<b>Parish:</b>	Foxton
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	41.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, Market Harborough Showground (south), JG Pears animal by-product and food waste (east).

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is located close, but not adjacent, to Market Harborough, a sustainable settlement. However, it is not well related to the built-up area and is bisected by the Grand Union Canal. Both sections of the site have frontage onto Harborough Road (B6047) with additional frontage on to Gallowfield Road for the southern section. Internal severance and external connectivity issues would need to be addressed. Appropriate access would need to be demonstrated to the satisfaction of the Highway Authority.

The Grand Union Canal is a conservation area and a Local Wildlife Site, appropriate mitigation of harm to these heritage and natural assets would need to be demonstrated. JG Pears animal by-product and food waste (a potentially contaminating land use) is located to the east of the site. Further investigation into noise and smell would be required to determine any impact on future residential amenity. The south-western tip of the site includes an area of potentially contaminated land (relating to former airfield use) requiring further investigation. A public right of way crosses the northern half of the site. The site, therefore, is considered not currently suitable for housing.

**Availability:**  
 Available

No other legal or ownership issues have been identified to prevent delivery. Therefore, the site is considered available.

**Achievability:**  
 Not currently achievable

The site, particularly the northern half, is currently poorly related to the built form of Market Harborough and would need other sites to come forward to improve this relationship. Internal severance of the site by the canal would require substantial mitigation and could impact on viability. Similarly, overcoming the lack of connectivity with the town and achieving appropriate and safe access are likely to require significant mitigation, the extent of which could impact on viability. Neighbouring potentially contaminating land uses may impact on the capacity and viability of the site. Potential adverse impacts on the setting of the Grand Union Canal conservation area would need to be considered and could potentially impact on capacity. The southern part of the site lies within an Area of Separation designated in the Foxton Neighbourhood Plan and the protection afforded to this area could impact on the deliverability of the site. A change to policy would be needed for the site to be achievable. The site is considered not currently achievable.



## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	41.58

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	> 35 Ha = 50%

**Estimated capacity (dwgs):** 624

**Capacity Notes:**

### Economic capacity

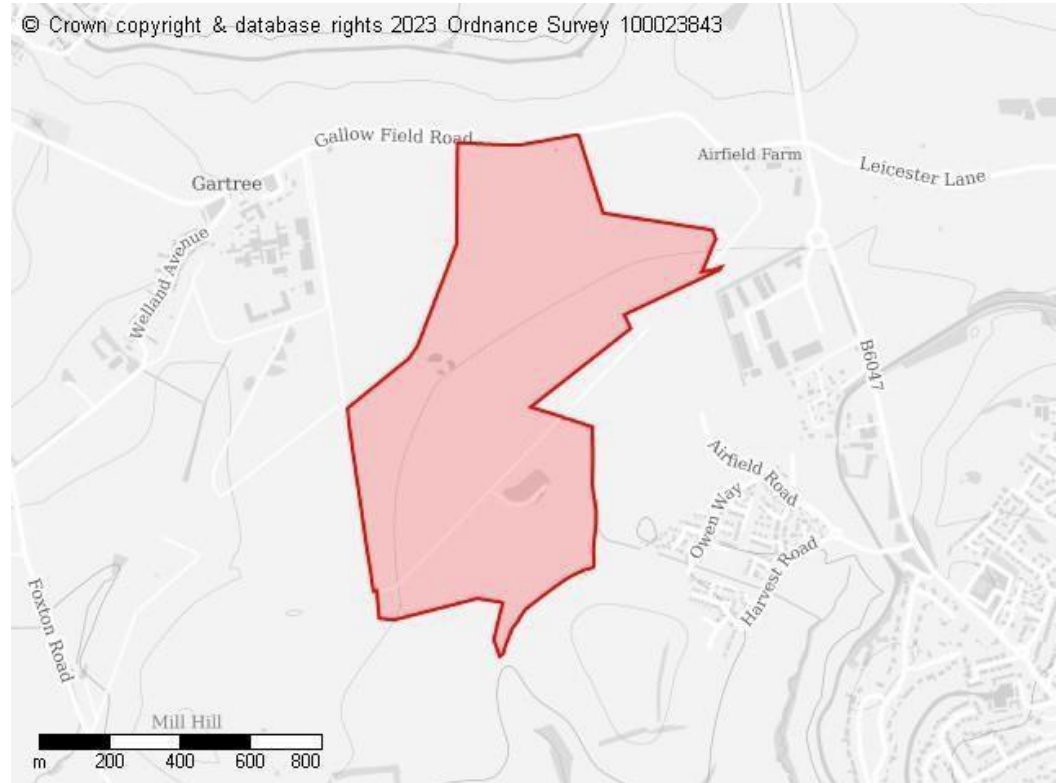
**Density applied:**

**Estimated capacity (sqm):**

# Market Harborough, 21/8234, Land south of Gallow Field Road

## Site Details

<b>Site ref:</b>	21/8234
<b>Site name:</b>	Land south of Gallow Field Road
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	76.08
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension
<b>Proposed use(s):</b>	Housing, retail, new leisure centre, primary school and community facilities.
<b>Current use:</b>	Agriculture and agricultural showground
<b>Adjacent land uses:</b>	Business park, agriculture, prison and residential development currently under construction

## Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is on the edge of the built-up area of Market Harborough, a sustainable settlement, lying to the west of the North West Market Harborough Strategic Development Area which is currently being delivered. A high pressure gas main bisects the site from west to east and HSE require a buffer zone around this that cannot be developed. A smaller site area of 58ha to accommodate this buffer zone is considered appropriate. There is potentially contaminated land across the entire site which would require further investigation. Careful master planning would need to ensure the neighbouring business use is not compromised by new residential development. The suitability of this site for a leisure centre and need for such a facility would need to be demonstrated. The site is considered potentially suitable.

**Availability:**

Available

Site is owned by a housebuilder jointly with a land promoter who intend to develop the site. No other legal or ownership issues have been identified to prevent delivery. The showground site is in the ownership of the housebuilder and site promoter and the lease will not affect availability. The site is considered available.

**Achievability:**

Potentially achievable

The presence of a high-pressure gas main through the centre of the site and potentially contaminating land uses on the site are likely to be mitigatable. The southern half of the site lies within the Area of Separation designated in the Lubenham Neighbourhood Plan and the protection afforded to this area could impact on the deliverability of the site. Given the substantial level of projected housing delivery at the adjoining North West Market Harborough SDA over the next 5 years, market factors would indicate delivery of this site is achievable from 6-10 years onwards. Similarly, the submitted site is reliant on substantive delivery of the adjoining SDA over the next 5 years for a connection to the built form and to achieve integration between the two sites. Therefore, the site is considered potentially achievable.

## Conclusions

**Deliverable or developable:** Developable

**Reason if not currently developable:**

**Timeframe for development:** Developable in 6-10 years, Developable in 11-15 years  
**Net developable site area (ha):** 58.08

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Density applied:**

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

**Capacity Notes:**

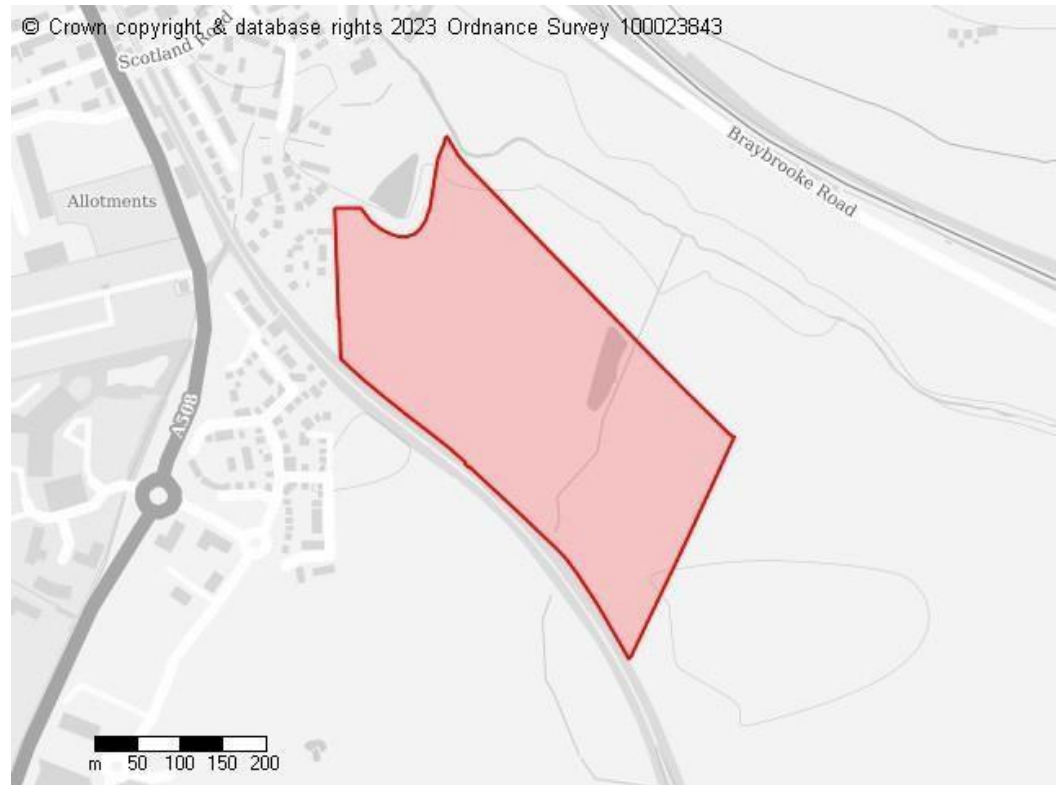
Developer has carried out work to demonstrate that a reduced gas buffer zone for the gas pipeline is appropriate and can be accommodated within the masterplan. The submission indicates that circa 1,000 dwellings can be delivered on the site.

This site has a capacity of 871 using the standard approach. The site is closely related to site 24/10597, therefore the capacity figure has not been reported to avoid double counting.

# Market Harborough, 21/8257, Land at Little Bowden

## Site Details

<b>Site ref:</b>	21/8257
<b>Site name:</b>	Land at Little Bowden
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	12.14
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing assumed as no proposed uses detail provided.
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture/residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to the sustainable settlement of Market Harborough. The site currently has no highway access and third party land would need to be acquired to achieve this. Part of the site lies within flood zones 2 and 3a, the implications of which would require further investigation. The south-west boundary is formed by the dismantled railway line (a potentially contaminating land use). The site is considered not currently suitable.
<b>Availability:</b> Potentially available	The submission acknowledges that land in third party ownership would be needed for access and no further details are available as to whether this issue is being addressed. Securing appropriate access would be required for development to be available for development. Therefore, the site is considered potentially available.
<b>Achievability:</b> Not currently achievable	There is currently no highway access to the site and the site cannot be delivered without this. Planning permission for a surface water retention basin was permitted in 2006, this use would need to be accommodated within the site or an alternative provided and could impact the viability and deliverability of the site. The site is therefore considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	12.14

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** See Capacity Notes **Estimated capacity (sqm):**

**Capacity Notes:**

Site capacity of 228 is not provided to avoid double counting with site 24/10680.

# Market Harborough, 24/8737, Land OS 3073, Leicester Road

## Site Details

<b>Site ref:</b>	24/8737
<b>Site name:</b>	Land OS 3073, Leicester Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, office
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Housing, commercial, canal, Gypsy, Traveller and Travelling Showpeople accommodation, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in a sustainable location. The site is located near the existing urban area, adjacent to commercial and residential development. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated.
<b>Availability:</b>	There is one landowner. The site is under ownership by a developer who has expressed an intention to develop.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable. Site is in single ownership and developer has expressed intentions to develop the site.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	Site is developable.
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.62

Housing capacity		Economic capacity	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	<0.4 Ha = 100%		
<b>Estimated capacity (dwgs):</b>	9	<b>Estimated capacity (sqm):</b>	1,085

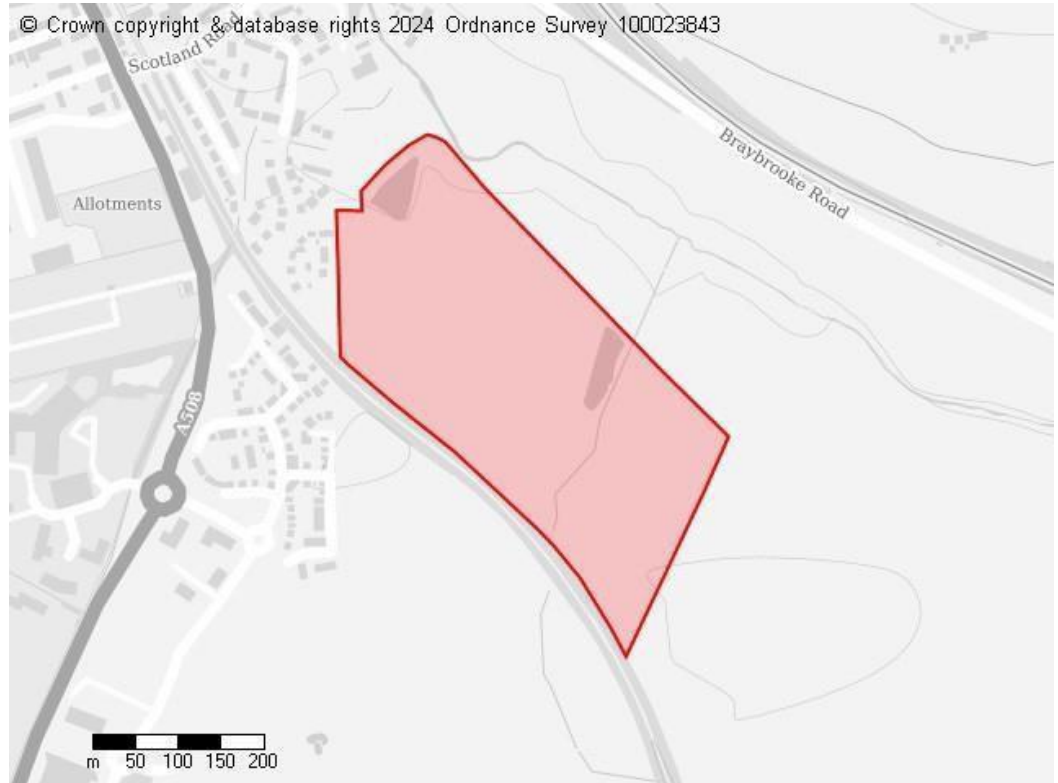
**Capacity Notes:**

Mixed use - residential and office. Assumed 50% of each for capacity calculations.

# Market Harborough, 24/9419, Land to the east of Dunmore Road

## Site Details

**Site ref:** 24/9419  
**Site name:** Land to the east of Dunmore Road  
**Parish:** Market Harborough  
**Nearest Settlement:** Market Harborough  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** Mixed  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** This is a duplicate of 24/10680 and closely related to 21/8257. 24/9419 has not therefore been assessed. The assessment has been made on 10680.

**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

### Economic capacity

**Density applied:**

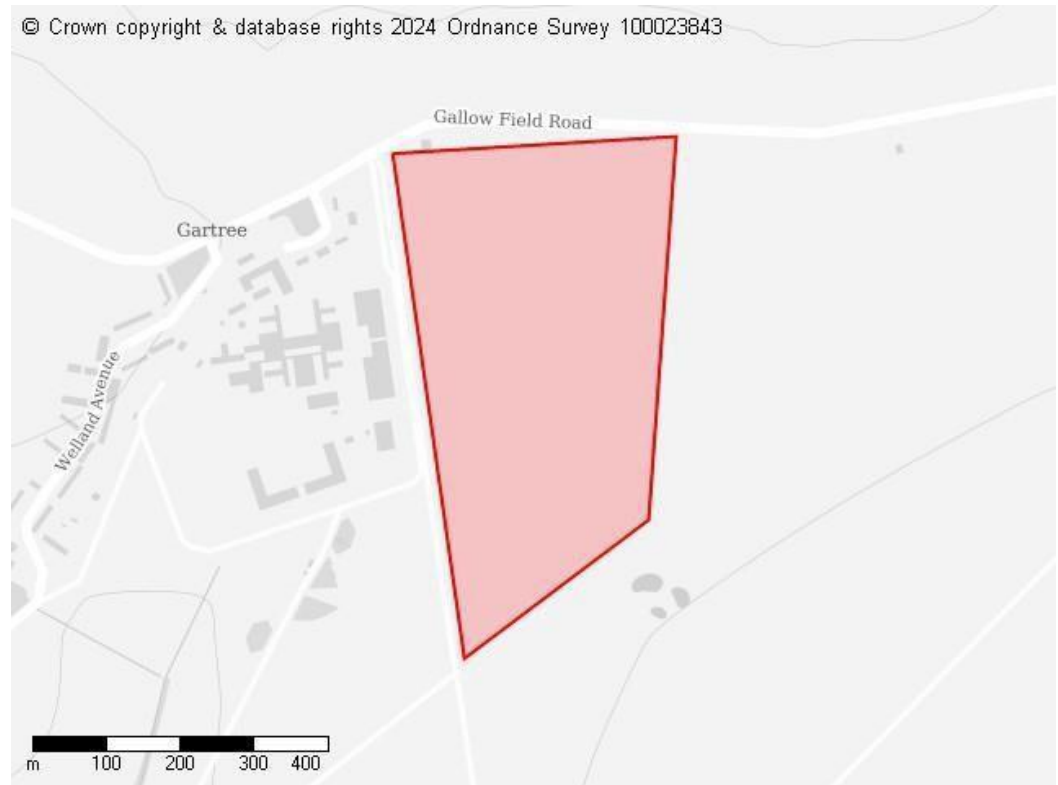
**Estimated capacity (sqm):**



# Market Harborough, 24/10098, Gallow Field Road, due east of HM Gartree Prison

## Site Details

<b>Site ref:</b>	24/10098
<b>Site name:</b>	Gallow Field Road, due east of HM Gartree Prison
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	19.06
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential, prison

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site adjoins HM Gartree Prison, but is otherwise in the open countryside. It is not in a sustainable location. The development would create an intrusive presence in the countryside. Potential land contamination requires further investigation. HSE Gas Buffer present on the southern part of the site. Improvements to Gallow Field Road crossroads may be required. Safe and suitable access concerns.
<b>Availability:</b>	There are two landowners, the landowners are in agreement. There has been developer discussion. Existing agricultural uses would need to relocate.
<b>Achievability:</b>	Some features onsite identified which could affect viability and delivery.
Not currently suitable	
Potentially available	
Potentially achievable	

## Conclusions

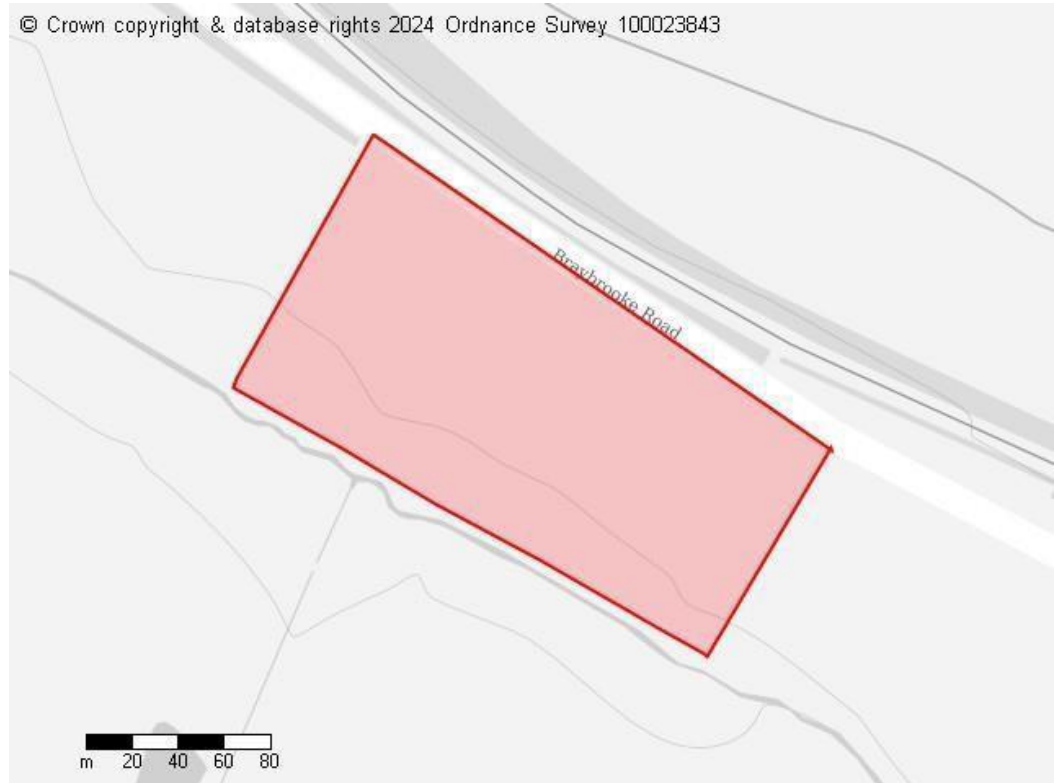
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	16.78

	Housing capacity	Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%	
<b>Estimated capacity (dwgs):</b>	314	<b>Estimated capacity (sqm):</b>

# Market Harborough, 24/10170, Land to the South of Braybrooke Road

## Site Details

<b>Site ref:</b>	24/10170
<b>Site name:</b>	Land to the South of Braybrooke Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	2.69
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, open space, equipped children's play area
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, housing

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is near Market Harborough but is located in the open countryside. Flood zones 3b and 2, and potentially contaminated land use constraints could affect how the site could be developed.
<b>Availability:</b> Potentially available	There are two landowners. The landowners have entered in discussions with developers to confirm market interest.
<b>Achievability:</b> Potentially achievable	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.58

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 48

**Capacity Notes:**

### Economic capacity

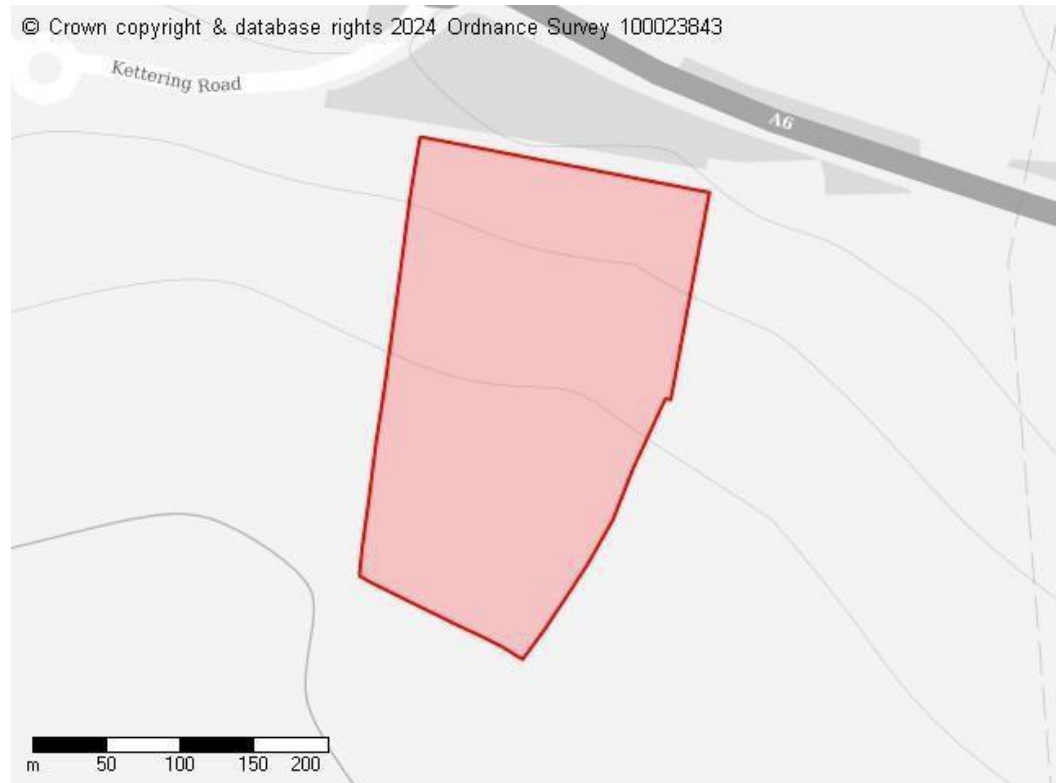
**Density applied:**

**Estimated capacity (sqm):**

# Market Harborough, 24/10219, Land to the South of Harborough Road / South East of Kettering Road, Market Harborough

## Site Details

<b>Site ref:</b>	24/10219
<b>Site name:</b>	Land to the South of Harborough Road / South East of Kettering Road, Market Harborough
<b>Parish:</b>	Parish in neighbouring district/borough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	5.45
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural land
<b>Adjacent land uses:</b>	Agricultural land, woodland to the north, new residential development to the west

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located on the edge of the urban area as a result of the adjacent housing development. Physical limitations or potential detrimental impacts identified which have a reasonable prospect of being mitigated. Currently no available access to the road network, as the site is reliant on access from the new development to the west. Confirmation would therefore be required that appropriate access can be gained from the new development to the west to accommodate a development of this size. No other physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b> Potentially available	Unclear at this stage what agreements may need to be in place to enable appropriate access to the site to be gained from the new development to the west. The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.
<b>Achievability:</b> Potentially achievable	No market or cost factors identified that would make development economically unviable, and subject to finalisation of access arrangements, there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	N/A
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	5.45

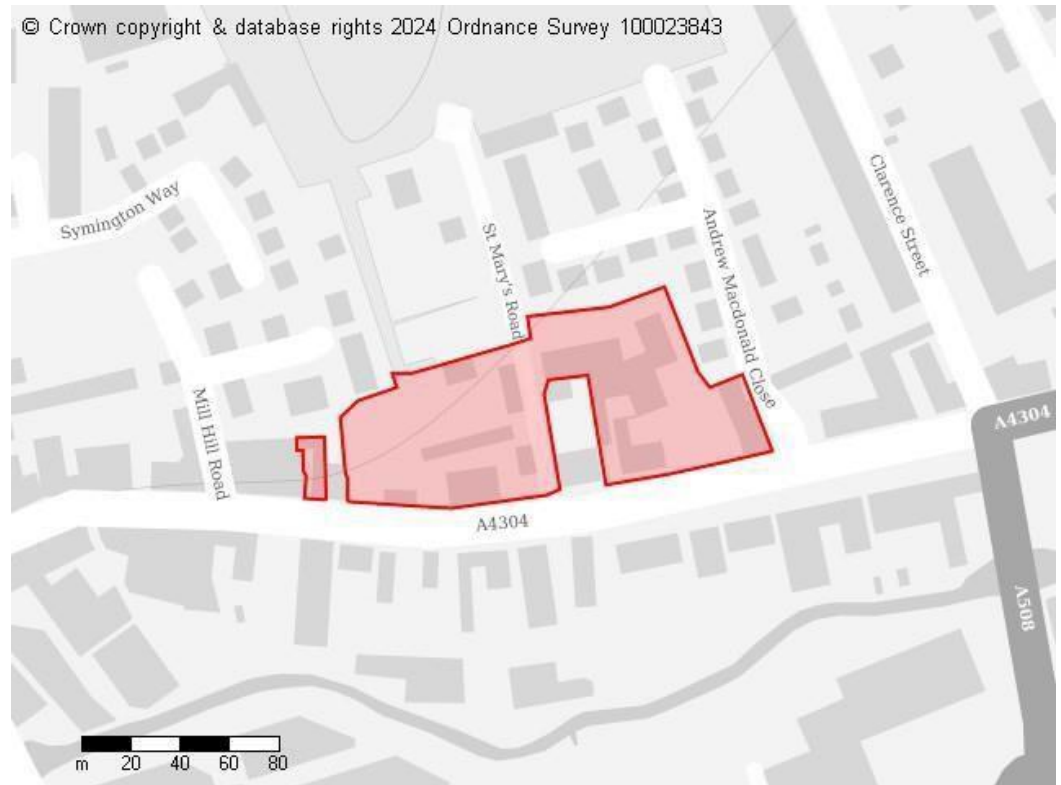
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<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	102	<b>Estimated capacity (sqm):</b>	N/A
<b>Capacity Notes:</b>			
N/A			

# Market Harborough, 24/10240, St Mary's Road

## Site Details

<b>Site ref:</b>	24/10240
<b>Site name:</b>	St Mary's Road
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.88
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, specialist housing, office (Class E), industrial (Class E), retail, leisure
<b>Current use:</b>	Commercial, light industrial, general industrial
<b>Adjacent land uses:</b>	Commercial, residential, general industrial

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located in the existing built up area, adjacent to residential and commercial development. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	There is one landowner. The landowner has expressed intentions to promote the site, and deliver commercial and residential development on the site. It is unclear if there has been developer discussion. Current uses on site will be required to relocate. Existing buildings on site need to be demolished.
<b>Achievability:</b>	Site is in single ownership. Relocation of existing uses and decontamination of potentially contaminated land require further investigation. There is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	please see attached letter for further details relating to the site
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.88

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

<b>Density applied:</b>	3,900sqm/Ha
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<b>Estimated capacity (dwgs):</b>	22	<b>Estimated capacity (sqm):</b>	1,716
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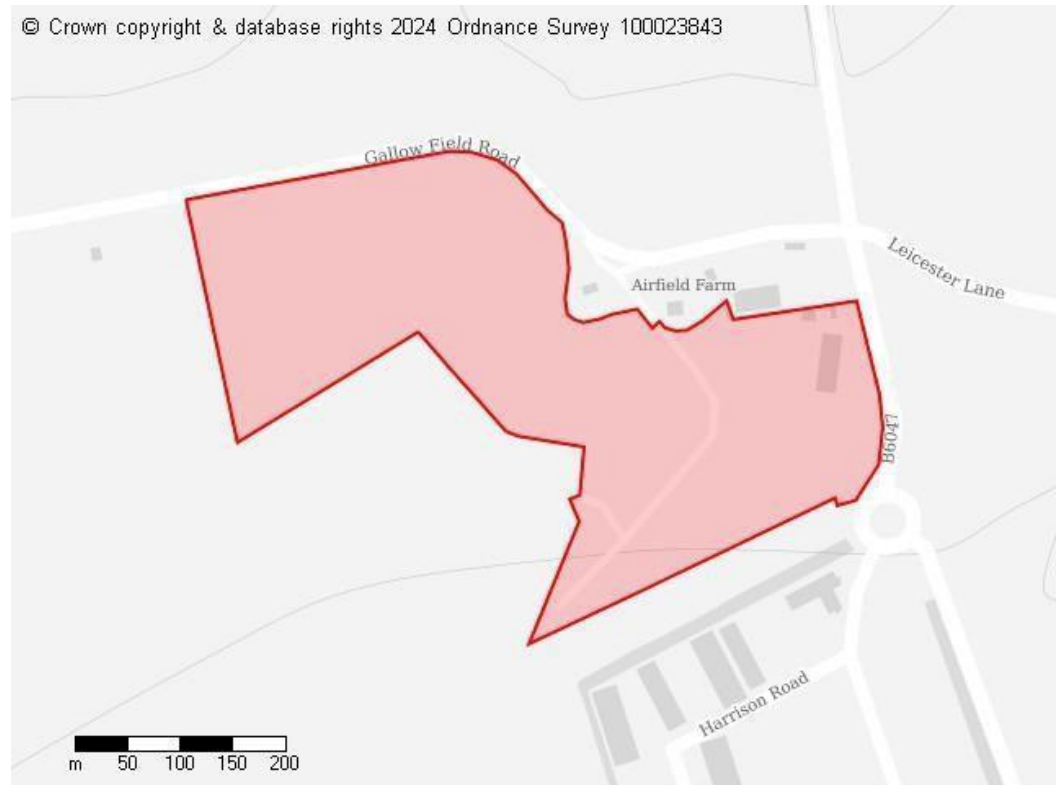
**Capacity Notes:**

For the purposes of calculating capacity an has been made that 50% of the site would be residential and 50% mixed economic use.

# Market Harborough, 24/10242, Harborough Road

## Site Details

<b>Site ref:</b>	24/10242
<b>Site name:</b>	Harborough Road
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	13.19
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential, industrial/storage

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site proposed for residential development, however site allocated for business uses in the Local Plan and granted outline planning permission for demolition of existing agricultural buildings and construction of a business park. May require local improvements at Gallow Field Road crossroads. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated.
Potentially suitable	
<b>Availability:</b>	There are four landowners. All landowners are in agreement and a Commercial Development Agreements exists between the owners to facilitate development of the site. No developer currently identified. After receiving outline planning permission for a business park, the site was marketed for commercial uses, but found unviable due to increasing costs and lower sales values.
Potentially available	
<b>Achievability:</b>	No discussions with developers, but landowners have demonstrated intentions to develop site through previous planning application and Commercial Development Agreements.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 113

Estimated capacity (sqm):

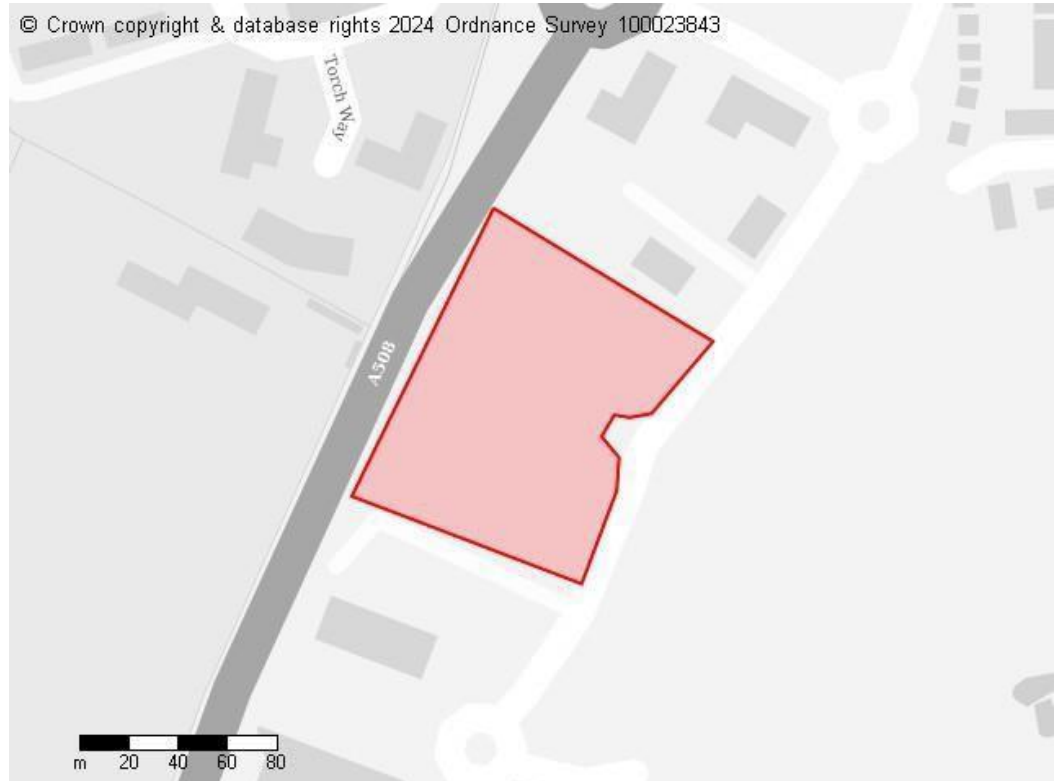
Capacity Notes:



# Market Harborough, 24/10248, Land east of Northampton Road, north of Harborough Enterprise Centre, Market Harborough

## Site Details

<b>Site ref:</b>	24/10248
<b>Site name:</b>	Land east of Northampton Road, north of Harborough Enterprise Centre, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	1.14
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing, Employment, Mixed use development
<b>Proposed use(s):</b>	Specialist housing, Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm)
<b>Current use:</b>	Vacant land
<b>Adjacent land uses:</b>	Employment uses to the north and south, community uses to the north and west of site including playing fields, agricultural land to the east with consent for new residential development.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Suitable
<b>Availability:</b>	Potentially available
<b>Achievability:</b>	Achievable

The site is located on the edge of the existing urban area, adjacent to recent employment developments, and adjacent to a Local Plan housing allocation and a planning approval. The site is within Local Plan business allocation Compass Point Business Park. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the development of housing and/or employment uses.

Landowners have expressed an interest to sell, discussions with potential developers have taken place, and the site has been marketed for a number of years. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.

No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed for specialist housing and/or employment uses. The site is allocated for employment uses in the adopted Harborough Local Plan 2011 - 2031 under Policy MH6 and the site has extant planning consent 97/01166/OUT for B1 business use/hotel development.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.14

**Housing capacity**

**Density applied (dph):** n/a  
**Development ratio:** Not applicable

**Economic capacity**

**Density applied:** Mixed uses proposed - 3500sqm/ha  
or 4000sqm/ha

**Estimated capacity (dwgs):** 75

**Estimated capacity (sqm):** 3,990

**Capacity Notes:**

Estimated that the proposed amount of specialist housing (75 beds) and employment uses could be accommodated on the site

# Market Harborough, 24/10249, Land off Compass Way and Eady Drive, Market Harborough

## Site Details

<b>Site ref:</b>	24/10249
<b>Site name:</b>	Land off Compass Way and Eady Drive, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.27
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Vacant land
<b>Adjacent land uses:</b>	Employment uses to the west, residential to the north and east, agricultural land to the south with consent for new residential development,

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing urban area, adjacent to recent residential and employment developments, and adjacent to a Local Plan housing allocation and a planning approval. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Landowners have expressed an intention to sell the site.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed. No current planning applications.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	n/a
<b>Timeframe for development:</b>	Deliverable within 5 years, Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.27

### Housing capacity

### Economic capacity

<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	Not applicable	

Estimated capacity (dwgs): 9

Estimated capacity (sqm):

# Market Harborough, 24/10253, Land East of Compass Way and Harborough Enterprise Centre, Market Harborough

## Site Details

<b>Site ref:</b>	24/10253
<b>Site name:</b>	Land East of Compass Way and Harborough Enterprise Centre, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	2.34
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Employment uses to the west, residential to the north, agricultural land to the east with consent for new residential development, and agricultural to the south. The south of the site runs along the authority boundary.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing urban area, adjacent to recent residential and employment developments, and adjacent to a Local Plan housing allocation and a planning approval. The site is within Local Plan business allocation Compass Point Business Park. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the development of housing or employment uses.
<b>Availability:</b>	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Landowners have expressed an intention to sell the site.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed for residential or employment uses.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	2.34

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

508

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 44

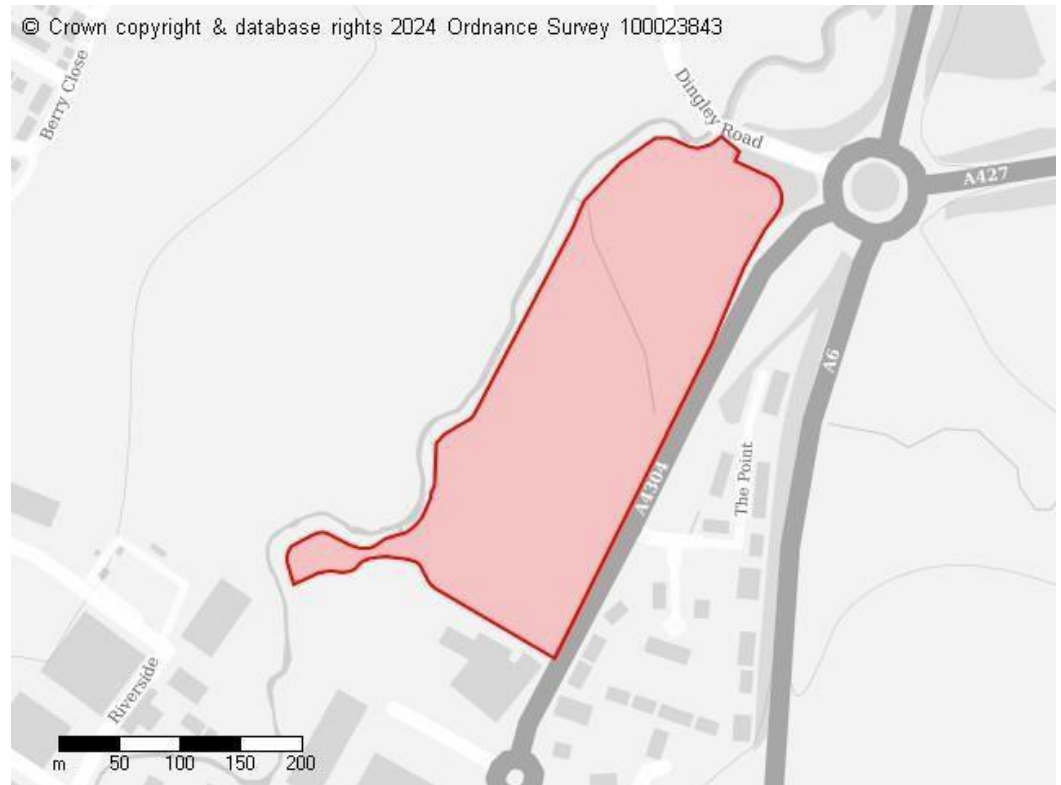
**Estimated capacity (sqm):**

**Capacity Notes:**

# Market Harborough, 24/10398, Land west of Rockingham Road, Market Harborough

## Site Details

<b>Site ref:</b>	24/10398
<b>Site name:</b>	Land west of Rockingham Road, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	6.32ha (including 2ha of the site located within North Northamptonshire Council area)
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), Large warehousing (B8 units >9,000sqm), retail, Electric Vehicle Charging Forecourt
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural to the west and north, The Point Business Park to the east, and office and retail to the south.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing urban area, adjacent to a recent employment related development. Identified physical limitations or constraints could affect how the site could be developed, particularly in relation to areas affected by flooding and/or contaminated land. The site would provide an attractive location for employment uses.
<b>Availability:</b>	The site has a single landowner, who has expressed an interest to sell. Discussions with potential developers have taken place, and the site is under option to a developer.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	6.3

### Housing capacity

<b>Density applied (dph):</b>	n/a
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	Mix of uses proposed. 4,000sqm/ha should be used.
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**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

25,200

**Capacity Notes:**

Precise mix and area of uses not specified, therefore an average density of 4,000sqm/ha has been applied.



# Market Harborough, 24/10470, Land off Kettering Road, Market Harborough

## Site Details

<b>Site ref:</b>	24/10470
<b>Site name:</b>	Land off Kettering Road, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	1.14
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), Large warehousing (B8 units >9,000sqm)
<b>Current use:</b>	Woodland, vacant land
<b>Adjacent land uses:</b>	Electricity sub-station and agricultural land to the west, Local Plan allocation and current residential development to the south west, agricultural land to the south and east, A6 and junction to the north.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located on the edge of the urban area as a result of the adjacent housing development. Physical limitations or potential detrimental impacts identified which have a reasonable prospect of being mitigated. This site would be likely to be an attractive location for employment uses.
<b>Availability:</b> Available	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Landowners have expressed an intention to sell the site.
<b>Achievability:</b> Achievable	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.14

	Housing capacity		Economic capacity
<b>Density applied (dph):</b>	n/a	<b>Density applied:</b>	4000sqm
<b>Development ratio:</b>	Not applicable		

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**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

4000sqm

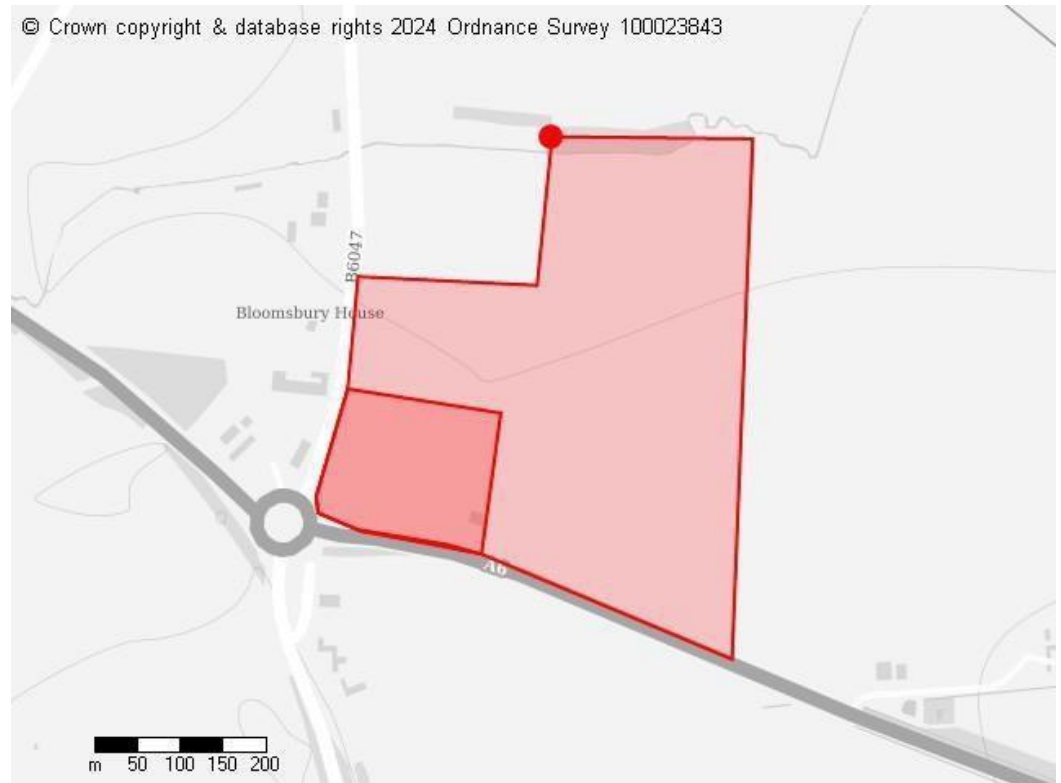
**Capacity Notes:**

A range of employment uses have been proposed for the site, however the maximum proposed site area available for any employment uses is 4,000sqm

# Market Harborough, 24/10481, Land to the north of the A6 and east of the Melton Road Services

## Site Details

**Site ref:** 24/10481  
**Site name:** Land to the north of the A6 and east of the Melton Road Services  
**Parish:** East Langton (incl Church Langton)  
**Nearest Settlement:** Market Harborough  
**Site map:**



**Site area (ha):** 20.06  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Employment  
**Proposed use(s):** Office (Class E(g)(i)/E(g)(ii)), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), Large warehousing (B8 units >9,000sqm)  
**Current use:** Agricultural  
**Adjacent land uses:** Commercial, agricultural

## Site Assessment Summary

**Red constraints:** Flood zone 3b  
**Reason not assessed:**  
**Suitability:** The site is at a distance from any residential area, although it is near some commercial development, indicating appropriateness for employment uses in the area. If developed, the scale of the site would be much larger than the surrounding employment land uses and would alter the existing semi-rural character of the area. The proposed access off of the A6 needs to be demonstrated further. The site would need to be sensitively designed to not impact existing trees and hedgerows and avoid flood zones on the north of the site.  
 Not currently suitable  
**Availability:** There is one landowner. There has been developer discussion.  
 Available  
**Achievability:** Some viability issues identified which could be overcome.  
 Potentially achievable

## Conclusions

**Deliverable or developable:** Developable  
**Reason if not currently developable:**  
**Timeframe for development:** Developable in 11-15 years, Developable in 16+ years  
**Net developable site area (ha):** 19.4

### Housing capacity

### Economic capacity

**Density applied (dph):**

**Density applied:**

3,800sqm/Ha

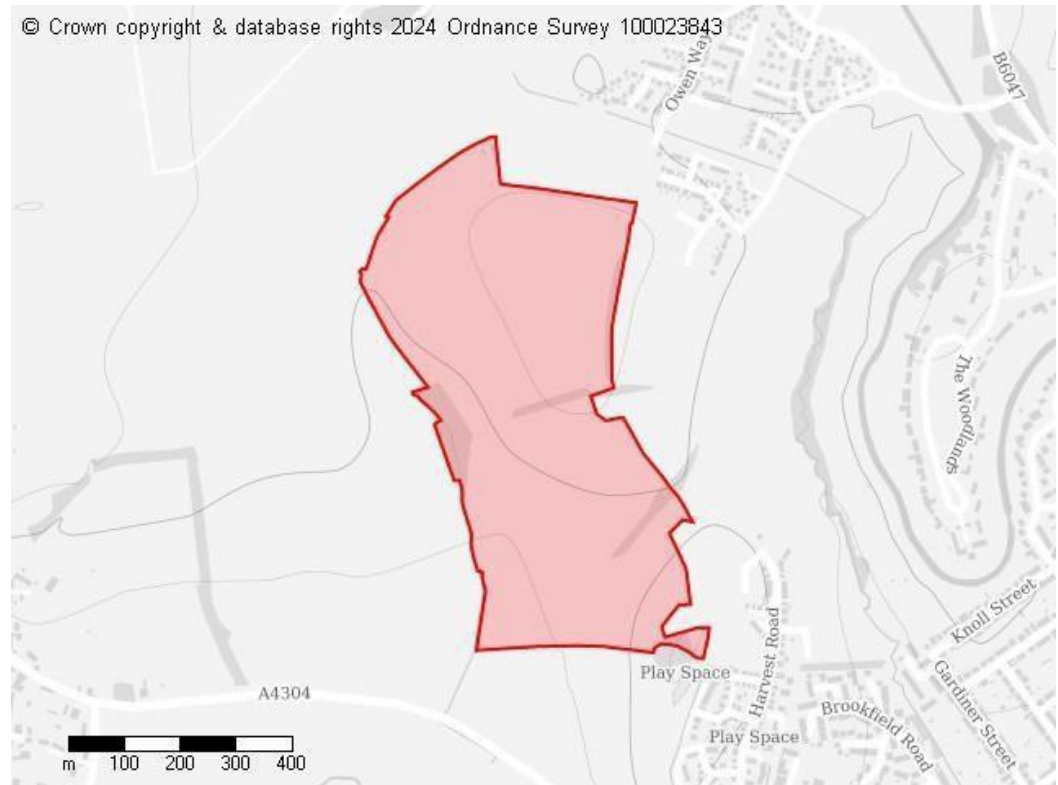
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<b>Development ratio:</b>	Not applicable		
<b>Estimated capacity (dwgs):</b>		<b>Estimated capacity (sqm):</b>	73,720
<b>Capacity Notes:</b>			

# Market Harborough, 24/10489, West of Market Harborough

## Site Details

<b>Site ref:</b>	24/10489
<b>Site name:</b>	West of Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	31.79
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

### Red constraints:

#### Reason not assessed:

#### Suitability:

Suitable

The site is located on the edge of the existing urban area, adjacent to a recent residential development. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market. Proposed access arrangements to be investigated further, but potential to increase connectivity and integration with adjacent development.

#### Availability:

Available

The site has a single landowner. Discussions with potential developers have taken place. There are no legal or ownership impediments which could prevent development being delivered within in the next 5 years.

#### Achievability:

Potentially achievable

There are no known market, cost or delivery factors at this stage and there is a reasonable prospect that the proposed use will be developed on site at some stage. However, the extent of any infrastructure and utilities improvement required to support development at this location is currently unknown.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	31.79

### Housing capacity

### Economic capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Density applied:**

Estimated capacity (dwgs): 596

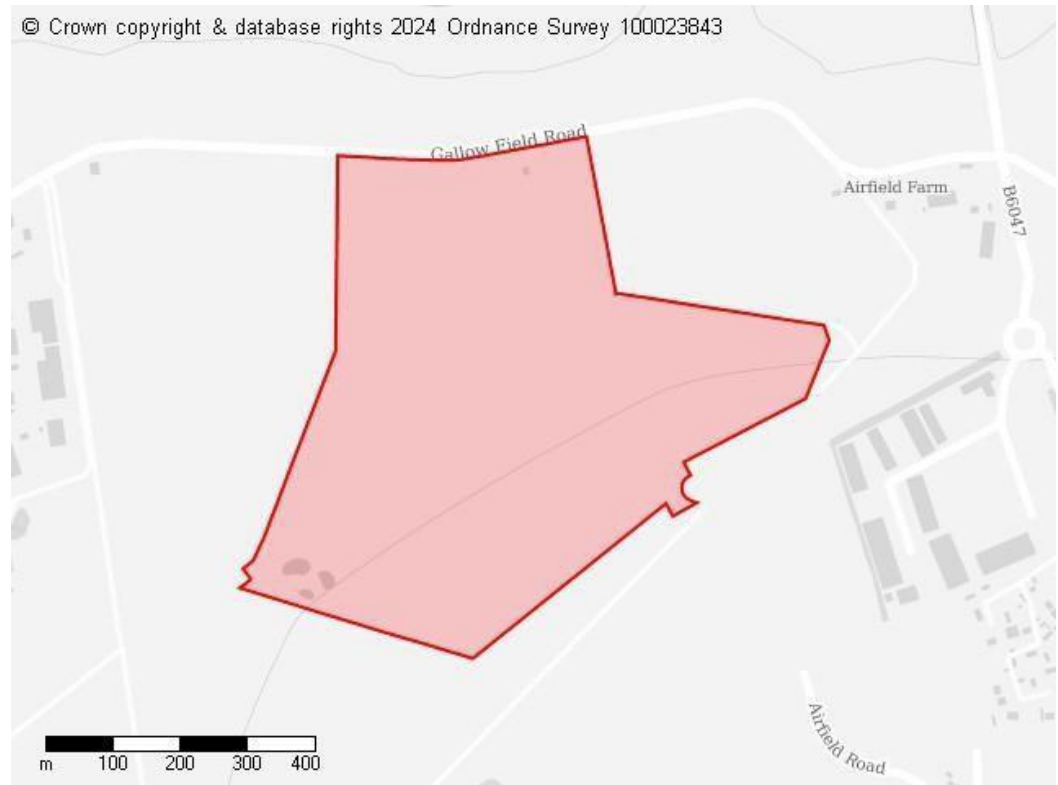
Estimated capacity (sqm):

Capacity Notes:

## Market Harborough, 24/10597, Land North of Airfield Farm SDA – Market Harborough

### Site Details

<b>Site ref:</b>	24/10597
<b>Site name:</b>	Land North of Airfield Farm SDA – Market Harborough
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	37.25
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Up to 600 new homes; community facilities and open space including blue/green infrastructure.
<b>Current use:</b>	Agricultural showground
<b>Adjacent land uses:</b>	Business Park (existing and committed), agriculture, prison.

### Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**

**Suitability:**

Potentially suitable

The site is located in the open countryside, adjacent to a prison, business park and land allocated as a Strategic Development Area (Policy H1 in the adopted Harborough Local Plan). It accommodates habitat for a number of protected and notable species. The site has a gas pipeline running along the southern part of the site and there is potential that the site would require remediation due to contamination. The Neighbourhood Plan Foxton Area of Separation lies to the north of the site and the Grand Union Canal Conservation Area and Local Wildlife Site is located just over 0.5 km to the east of the site. The Foxton Conservation Area lies 1km to the north-west and the Lubenham Conservation Area lies 1.7km to the south-west. Given the site's current open countryside location, it's important provision of habitat for protected notable species, and proximity to the Foxton and Lubenham Conservation areas, the site it is considered potentially suitable subject to the delivery of a range of mitigation measures, sensitive design, habitat retention and creation and connectivity to future growth resulting from the SDA allocation

**Availability:**

Available

The site is jointly controlled by a housebuilder and land promoter and is considered available.

**Achievability:**

Potentially achievable

The presence of a high-pressure gas main along the south of the site and potentially contaminating land uses on the site are likely to be mitigatable. Given the substantial level of projected housing delivery at the adjoining North-West Market Harborough SDA over the next 5 years, market factors would indicate delivery of this site is achievable from 6-10 years onwards. The site would be reliant on delivery of the adjoining SDA for a connection to the built form and to achieve integration between the two sites. Therefore, the site is considered potentially achievable.

### Conclusions

**Deliverable or developable:** Developable

**Reason if not currently developable:**

Timeframe for development: Developable in 11-15 years, Developable in 6-10 years

Net developable site area (ha): 33.27

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

**Economic capacity**

Density applied:  
  
Estimated capacity (sqm):

Estimated capacity (dwgs): 624

**Capacity Notes:**

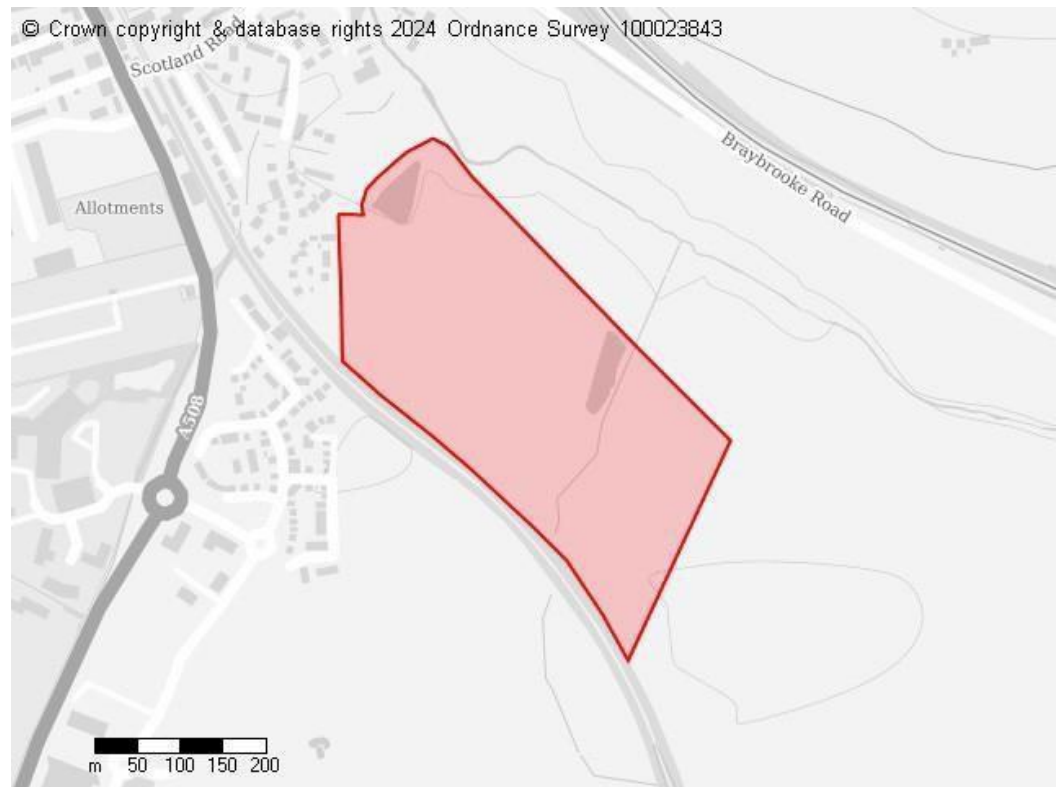
The standard density figure of 30dph has been used in this case as there is no evidence to suggest an alternative density figure should be used. This site forms part of 21/8234.



# Market Harborough, 24/10680, Land east of Dunmore Road, Market Harborough

## Site Details

<b>Site ref:</b>	24/10680
<b>Site name:</b>	Land east of Dunmore Road, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	12.9
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Former construction storage compound and agricultural
<b>Adjacent land uses:</b>	Residential to the west and south west, agricultural in all other directions. Agricultural land south of the site is allocated for housing in the Local Plan.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing urban area, adjacent to a recent residential development and local plan housing allocation. Further clarity on the feasibility of access to the site would enable it to be considered suitable. Other identified physical limitations or potential detrimental impacts are likely to be capable of being managed or mitigated to enable the development of the site. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. The landowners have expressed an intention to sell the site.
<b>Achievability:</b>	No market, cost or delivery factors identified that are expected to make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable and the identified constraints can be satisfactorily overcome.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	12.9

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 242

**Estimated capacity (sqm):**

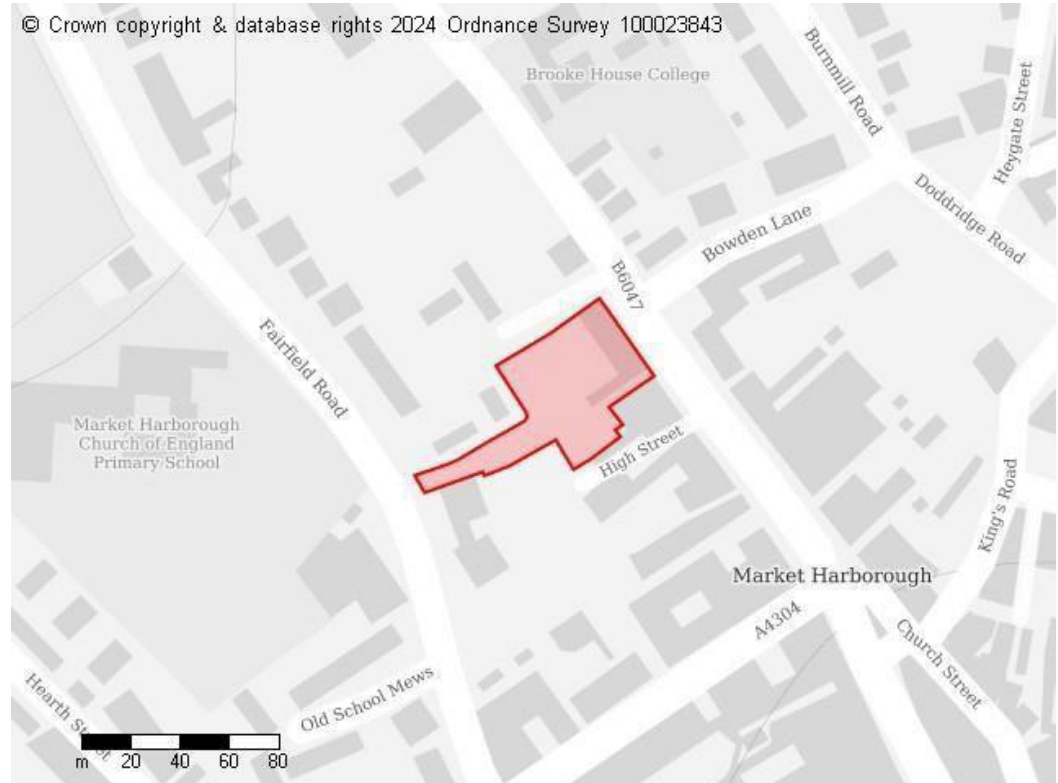
**Capacity Notes:**

Site capacity is provided above but not for 21/8257 to avoid double counting.

# Market Harborough, 24/12204, 39, 40, 40a High Street, Market Harborough

## Site Details

<b>Site ref:</b>	24/12204
<b>Site name:</b>	39, 40, 40a High Street, Market Harborough
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.26
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Offices
<b>Adjacent land uses:</b>	Student halls to the south, retail, offices, cafes in the surrounding area, college and church opposite on High Street, car parking and residential to the rear.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located in the existing urban area. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	Site has planning permission, presenting an intention to develop the site. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.26

### Housing capacity

<b>Density applied (dph):</b>	40 - due to being flats within the town centre.
<b>Development ratio:</b>	<0.4 Ha = 100%
<b>Estimated capacity (dwgs):</b>	11

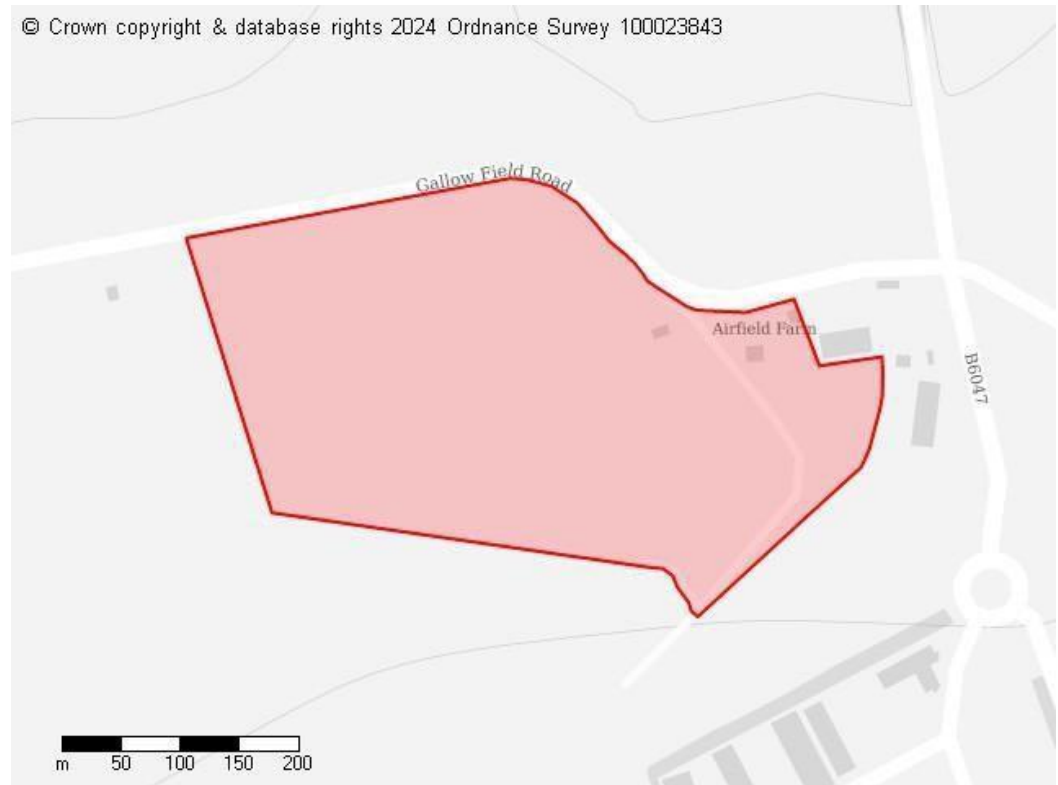
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	522

# Market Harborough, 24/12205, MH4 land at Airfield Farm (Wellington Business Park)

## Site Details

<b>Site ref:</b>	24/12205
<b>Site name:</b>	MH4 land at Airfield Farm (Wellington Business Park)
<b>Parish:</b>	Lubenham
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	13.21
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Mix of Class B1, B2 and non-strategic B8
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, industrial/storage

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is allocated for business uses in the Local Plan and was granted outline planning permission for demolition of existing agricultural buildings and construction of a business park. Access likely from Gallow Field Road. Potentially contaminated land to be investigated further. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated.
<b>Availability:</b>	The site is allocated in the Local Plan for employment uses. Some demolition may be required. No detail is provided about landownership or whether the site has been marketed or is under an option with a developer.
<b>Achievability:</b>	Some features onsite identified which could affect viability and deliverability. Despite the Local Plan allocation and 21/00545/OUT being granted, there are questions regarding viability of employment use, that require further consideration.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	7.26

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	3,900sqm/Ha
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<b>Estimated capacity (dwgs):</b>	<b>Estimated capacity (sqm):</b>	28,314 sqm
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**Capacity Notes:**

3,900sqm/Ha used as an average of office /Ind /non-strategic B8 uses

# Market Harborough, 24/12208, Naseby Square

## Site Details

<b>Site ref:</b>	24/12208
<b>Site name:</b>	Naseby Square
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	1.24
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Residential, green space
<b>Adjacent land uses:</b>	Residential, commercial

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Suitable
<b>Availability:</b>	There is one landowner. Site received full planning permission in 2022, demonstrating intention to develop, however it is unclear why development has not come forward.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.24

### Housing capacity

<b>Density applied (dph):</b>	N/A
<b>Development ratio:</b>	Not applicable

**Estimated capacity (dwgs):** 38

**Capacity Notes:**

### Economic capacity

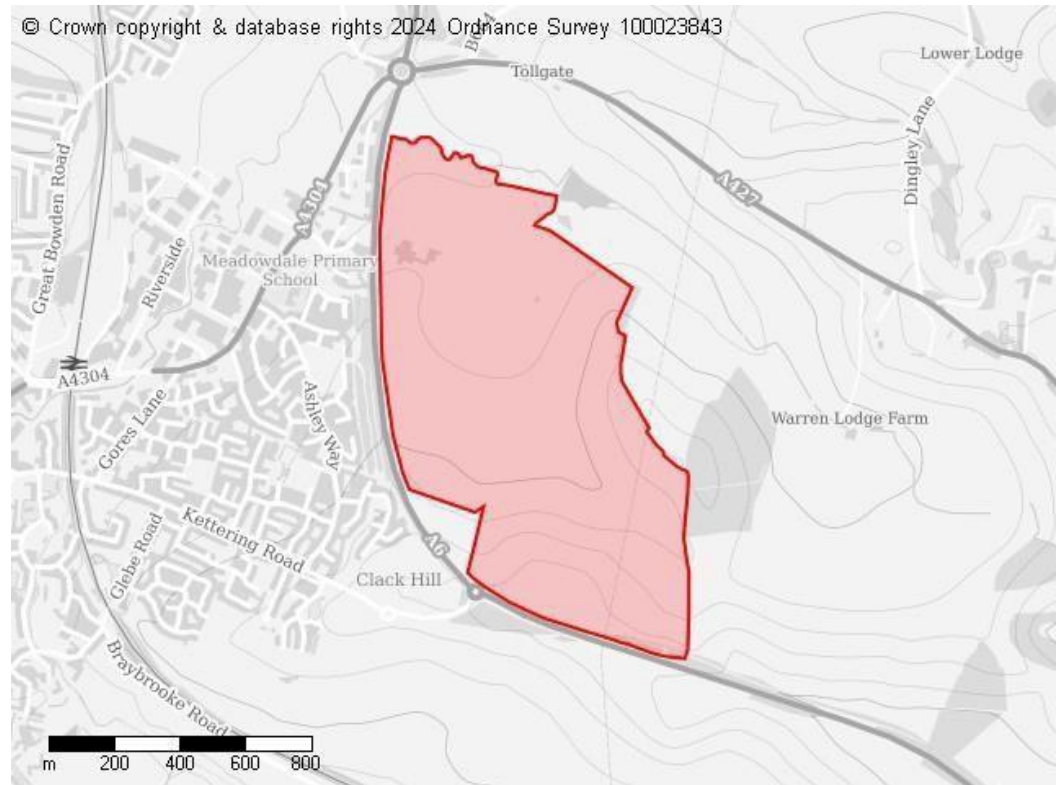
<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

There is a current permission 20/01802/FUL on the site (approved 20/12/2021) for: Demolition of existing bungalows on site (including amenity facilities) and detached bungalow and associated ancillary buildings. Development of 38 no. 100% affordable housing residential units, associated amenity and construction of additional car parking to serve Naseby Square (revised scheme of 19/01069/FUL). Therefore, housing capacity is estimated as 38 dwellings as per the current permission on site.

# Market Harborough, 24/12212 (21/8233), Land East of A6

## Site Details

<b>Site ref:</b>	24/12212 (21/8233)
<b>Site name:</b>	Land East of A6
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	94.08
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension
<b>Proposed use(s):</b>	SDA: Housing, employment, education
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture (north and east) and A6 (south and west)

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	The site is a duplicate of 21/8233. The assessment for the site can be found in the Companion Guide which accompanies the 2021 SHELAA.
<b>Suitability:</b> Not currently suitable	The site is close to the sustainable settlement of Market Harborough. However, it is separated from the eastern edge of the existing built-up area by the A6 which forms a substantial physical barrier. The proximity of the A6 would require further consideration of noise and air quality for would be residents. Cycling and pedestrian movement between the site and the town would also need to be considered. Provision of a new junction(s) on the A6 to access the site is unlikely to be considered appropriate or desirable by the Highway Authority. A small parcel of land at the north of the site and another section of the south of the site lie within historic landfill consultation areas and would require further investigation. The site also slopes steeply at the eastern and southern edges and development would have landscape impacts requiring mitigation to be considered. The site is therefore considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership and discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent the site being delivered. Therefore, the site is considered available
<b>Achievability:</b> Not currently achievable	Substantial mitigation for potential adverse impacts on the landscape are likely to be required and could affect capacity and viability. Severance from the built-up area caused by the A6 would also require mitigation to enable movement by sustainable transport modes. Access via a new junction(s) on the A6 is unlikely to be considered appropriate and could impact on the deliverability and viability of the site. Due to access and connectivity issues, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years



Net developable site area (ha): 94.08

**Housing capacity**

Density applied (dph): 30  
Development ratio: > 35 Ha = 50%

Estimated capacity (dwgs): 1411

**Economic capacity**

Density applied:

Estimated capacity (sqm):

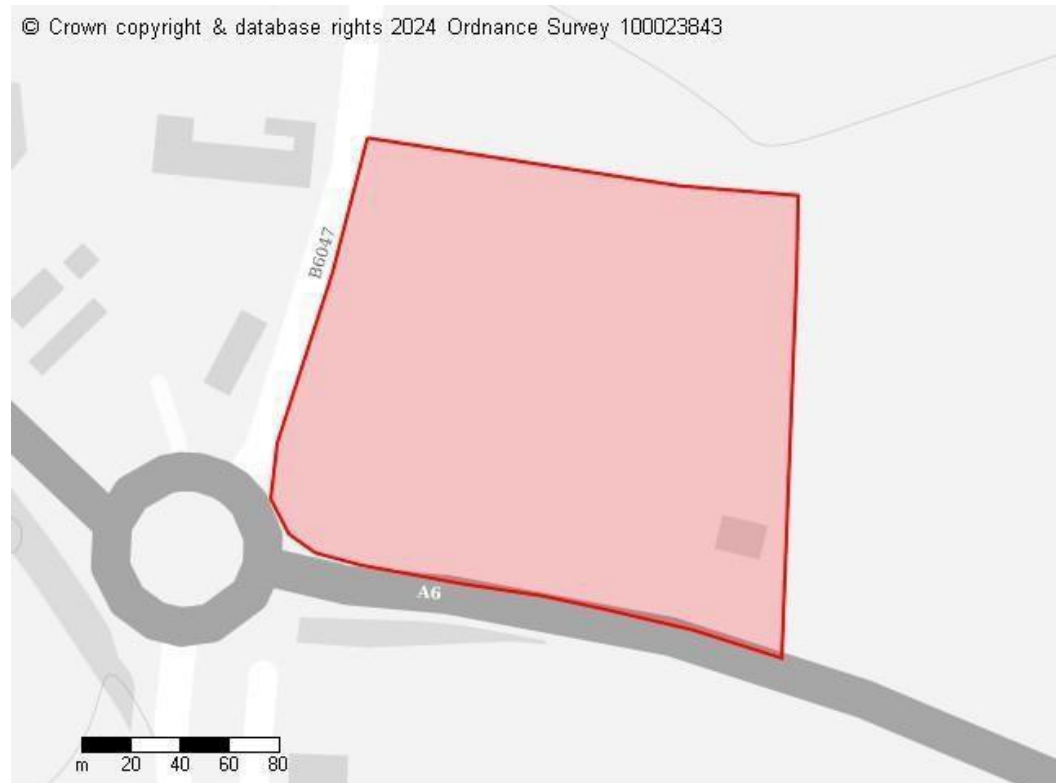
**Capacity Notes:**

For the purposes of calculating capacity an assumption was made that 100% of the site would be for housing.

# Market Harborough, 24/12213, Land to the north of the A6 and east of the Melton Road Services

## Site Details

<b>Site ref:</b>	24/12213
<b>Site name:</b>	Land to the north of the A6 and east of the Melton Road Services
<b>Parish:</b>	East Langton (incl Church Langton)
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	3.4
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Office (Class E(g)(i)/E(g)(ii)), Large warehousing (B8 units >9,000sqm), Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm)
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, commercial

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is at a distance from any residential area, although it is near some commercial development, indicating appropriateness for employment uses in the area. The proposed access off of the A6 should be investigated further. There are limited constraints on the site. Site would need to be sensitively designed to not impact existing trees and hedgerows.
<b>Availability:</b>	Available
	There is one landowner, the landowner owns land around the site as well. There has been developer discussion.
<b>Achievability:</b>	Potentially achievable
	Some viability issues identified which could be overcome.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.4

### Housing capacity

Density applied (dph):

### Economic capacity

Density applied:

3,800sqm/Ha

Estimated capacity (dwgs):

Estimated capacity (sqm):

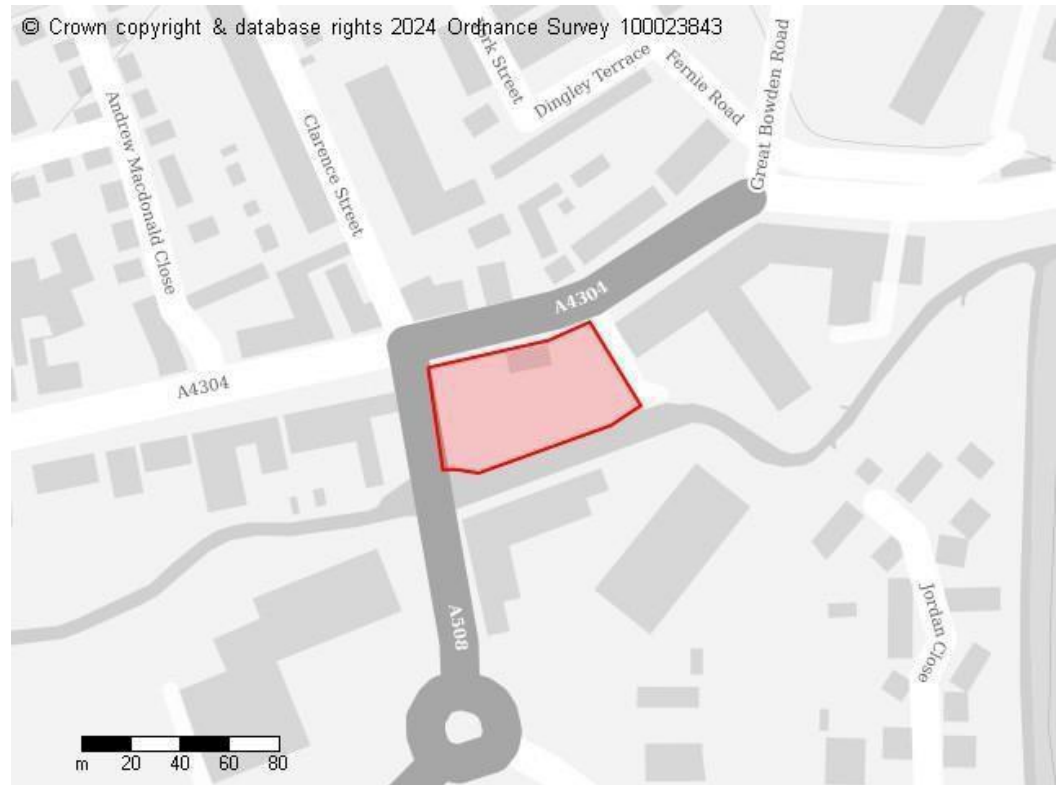
12,920

Capacity Notes:

## Market Harborough, 24/12215, Former Harboro' Rubber Site

### Site Details

<b>Site ref:</b>	24/12215
<b>Site name:</b>	Former Harboro' Rubber Site
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	0.4 Ha
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Vacant brownfield land. Former Harborough Rubber Works Site.
<b>Adjacent land uses:</b>	Residential flatted development, Listed buildings (Original North West Building at Harborough Rubber Works), A4304 road and the River Welland

### Site Assessment Summary

<b>Red constraints:</b>	
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in an appropriate town centre location for housing development in close proximity to services. However, the site is located within an area at 1 in 30 risk of surface water flooding and is located adjacent to the River Welland. Health and amenity impacts from the road impact the suitability of the site and remediation of the contaminated land would be required. There is a listed building on the site. It is therefore potentially suitable.
Potentially suitable	
<b>Availability:</b>	The site is vacant, ownership unknown.
Potentially available	
<b>Achievability:</b>	The viability of the site may be impacted by the potential requirement for the remediation of contaminated land; flood risk mitigation from surface and fluvial flooding; highway access arrangements from the A4304; and the preservation and conservation of the listed building on site.
Potentially achievable	

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.4 Ha

#### Housing capacity

Density applied (dph): N/A

#### Economic capacity

Density applied:

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**Estimated capacity (dwgs):** 83

**Estimated capacity (sqm):**

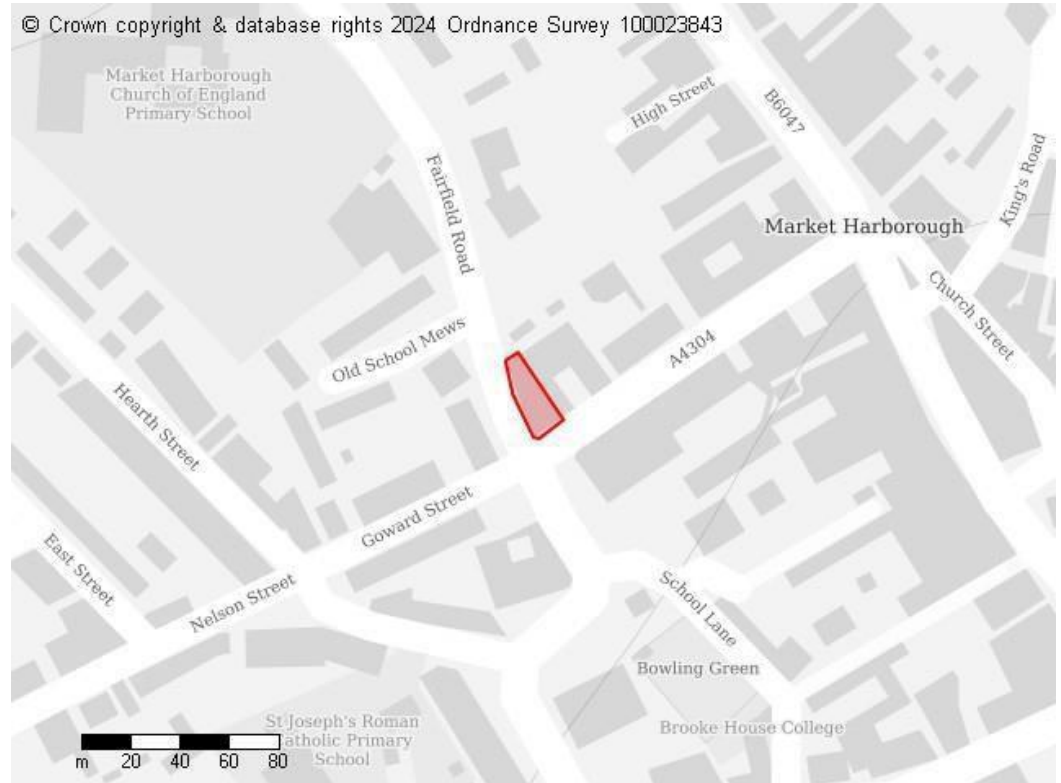
**Capacity Notes:**

Planning reference 20/00718/FUL - Erection of 3 No, 4 and 5 storey apartment buildings (comprising a total of 77 residential units with balconies) (Class C3), associated parking and electric charging points, and change of use of existing vacant listed building to 6 flats.

# Market Harborough, 24/12218, 20 Abbey Street

## Site Details

**Site ref:** 24/12218  
**Site name:** 20 Abbey Street  
**Parish:** Market Harborough  
**Nearest Settlement:** Market Harborough  
**Site map:**



**Site area (ha):** 0.03  
**Brownfield / Greenfield:** PDL  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Garage (vacant)  
**Adjacent land uses:** Commercial, residential

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:**  
**Suitability:** Suitable  
 The site is in a sustainable location, and would provide access to higher order services and infrastructure. The site is in Market Harborough Conservation Area and would need to be sensitively designed to mitigate any impacts. Planning permission for 9 dwellings (20/01379/FUL). 23/24 monitoring data just published shows that development has now commenced.  
**Availability:** Available  
 Existing buildings on site would need to be demolished. Planning permission for 9 dwellings (20/01379/FUL). 23/24 monitoring data just published shows that development has now commenced.  
**Achievability:** Achievable  
 Demolition on site would be required, and the site is in a Conservation Area and would need to be sensitively designed. No other viability or deliverability issues. Planning permission for 9 dwellings (20/01379/FUL). 23/24 monitoring data just published shows that development has now commenced.

## Conclusions

**Deliverable or developable:** Deliverable  
**Reason if not currently developable:**  
**Timeframe for development:** Deliverable within 5 years  
**Net developable site area (ha):** 0.03

### Housing capacity

**Density applied (dph):** N/A  
**Development ratio:** Not applicable

**Estimated capacity (dwgs):** 9

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**  
 533

**Capacity Notes:**

Planning permission for 9 dwellings (20/01379/FUL). 23/24 monitoring data just published shows that development has now commenced.

# Market Harbour, 24/12221, West of footbridge, Rockingham Road

## Site Details

**Site ref:** 24/12221  
**Site name:** West of footbridge, Rockingham Road  
**Parish:** Market Harbour  
**Nearest Settlement:** Market Harbour  
**Site map:**



**Site area (ha):** 0.07Ha  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Overgrown vacant land with no remaining structures or evidence of previous development.  
**Adjacent land uses:** Residential flats, A3404 road, railway and railway bridge.

## Site Assessment Summary

**Red constraints:** None applicable  
**Reason not assessed:** Site is 0.07 Ha and would have a capacity of 2 units. Therefore, does not meet the SHELAA site size threshold of 5 or more units. No further assessment.  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

### Economic capacity

**Density applied:**

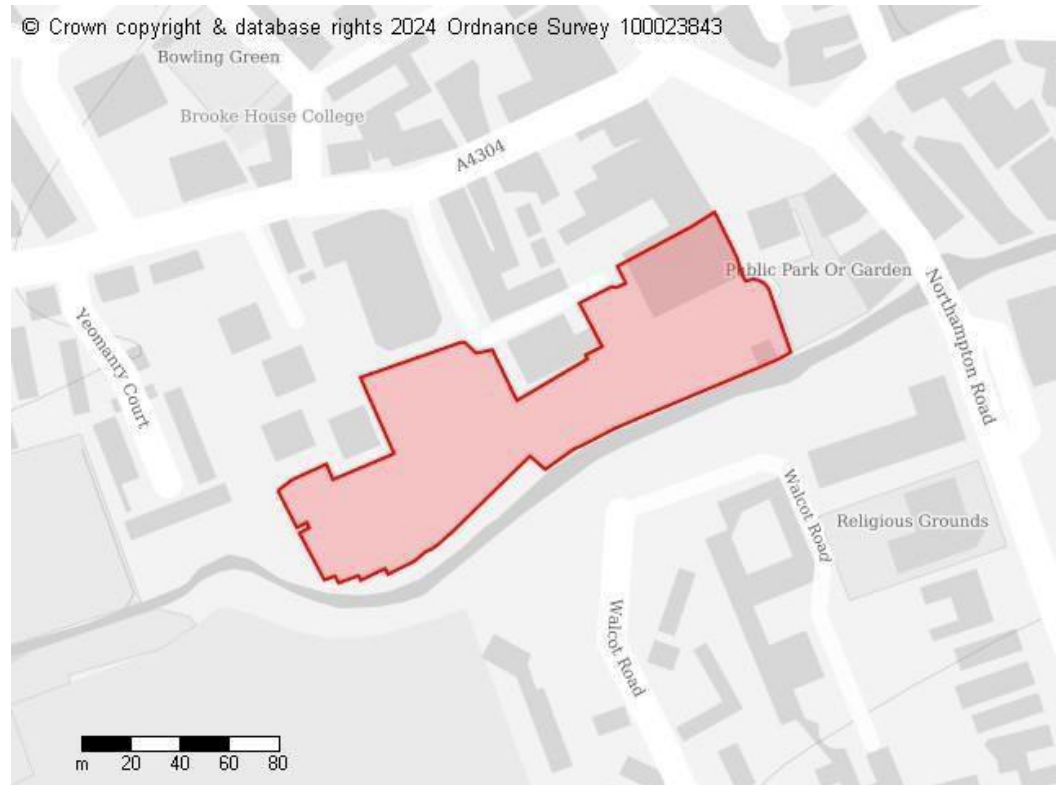
**Estimated capacity (sqm):**



# Market Harborough, 24/12231, Commons Car Park

## Site Details

<b>Site ref:</b>	24/12231
<b>Site name:</b>	Commons Car Park
<b>Parish:</b>	Market Harborough
<b>Nearest Settlement:</b>	Market Harborough
<b>Site map:</b>	



<b>Site area (ha):</b>	1.06
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Retail
<b>Current use:</b>	Car Park (Capable of 285 cars)
<b>Adjacent land uses:</b>	Shopping centre to the north / Footpath to the south / Welland Park College Open Space to the south west.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Edge of town centre site is largely covered by flood zone 2. Residential development and open space lies to the south of the site and it is largely located within a Conservation Area. The site is also an existing car park, the loss of which may have impacts on the use of the town centre, to be considered. Subject to sensitive design which protects and conserves the historic environment, mitigation of amenity impacts and the managed loss of public car parking, the site is considered potentially suitable.
<b>Availability:</b>	The site is allocated in the adopted Local Plan (RT1) and comprises a car park owned by the District Council. The site is therefore considered to be available.
<b>Achievability:</b>	The site is allocated for retail use by Policy RT1 Town Centre Uses Allocation in the adopted Local Plan. There is no market, cost or delivery factors that would make the site economically unviable. The site is considered to be achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.06

### Housing capacity

### Economic capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

**Density applied:**

**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

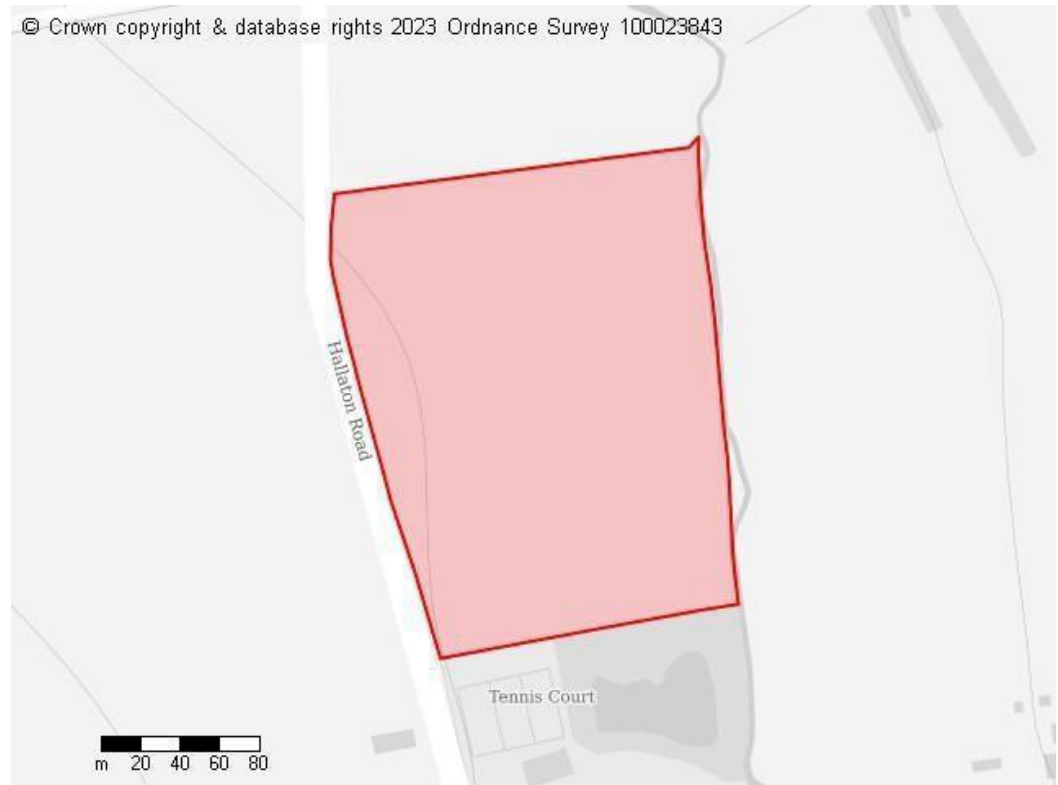
**Capacity Notes:**

Policy RT1 in the adopted Local Plan assumes mixed use development would deliver a net increase in retail floorspace of at least 1,500 sqm. This capacity figure has been used in this assessment.

## Medbourne, 21/8130, Land at Hallaton Road

### Site Details

<b>Site ref:</b>	21/8130
<b>Site name:</b>	Land at Hallaton Road
<b>Parish:</b>	Medbourne
<b>Nearest Settlement:</b>	Medbourne
<b>Site map:</b>	



<b>Site area (ha):</b>	4.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, sportsground

### Site Assessment Summary

**Red constraints:** Flood zone 3b

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is to the north of Medbourne, a sustainable rural village, and separated from the built form of the village by the sportsground. As such, it is not well related to existing residential development along Hallaton Road or the rest of the village. Access to the site would be from Hallaton Road. The site slopes eastwards towards Medbourne Brook and part of the site is identified as a Wildlife Corridor in the Neighbourhood Plan. Land along the site's eastern boundary is located within Flood Zones 2 and 3 and the area within Flood Zone 3b (red constraint) has been excluded from the site area. The site is adjacent to the Conservation Area. The scale of the site as submitted would be excessive for the village. The submission accepts this and is promoting the site for up to 20 dwellings. Given the above constraints, the site is considered not currently suitable.

**Availability:**  
 Available

The site is in single ownership. No legal or ownership issues have been identified to prevent the development being delivered. The site is considered available.

**Achievability:**  
 Potentially achievable

While the submission is promoting development of up to 20 dwellings on the southern part only, the site is separated from the main village with the potential to impact on open countryside for which mitigation would be required. Flood risk across the site has the potential to impact on its capacity. In view of these issues, the site considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.89

Housing capacity

Economic capacity

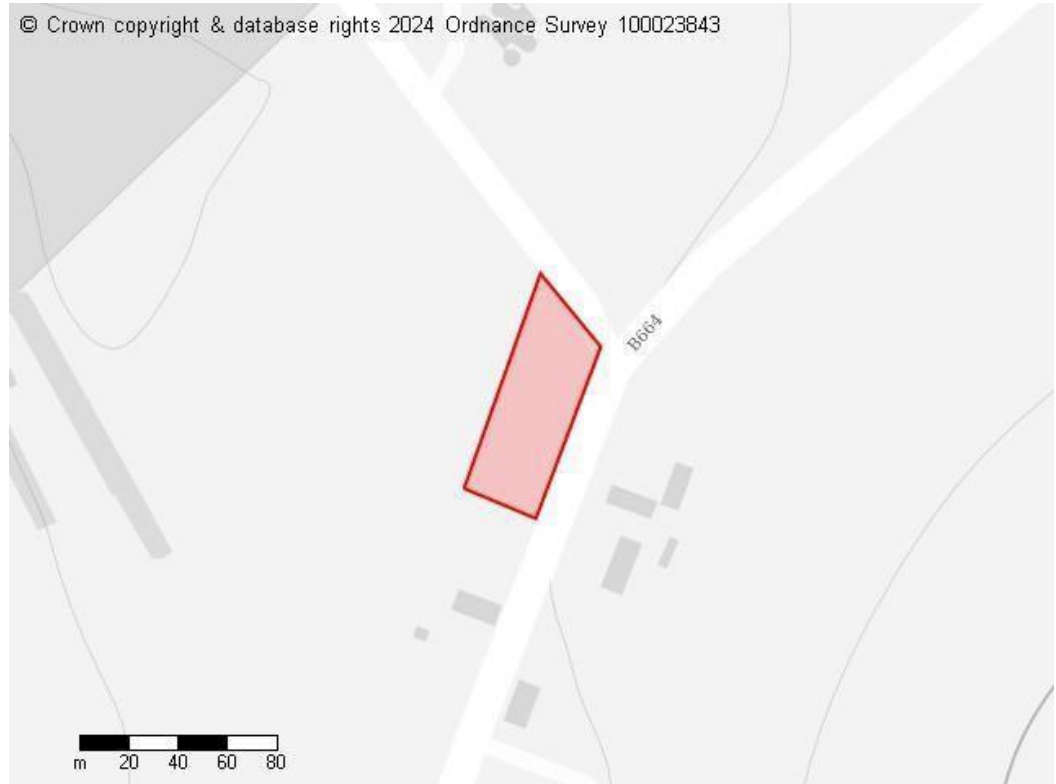
**Density applied:****Density applied (dph):****Development ratio:** Not applicable**Estimated capacity (dwgs):** 20**Estimated capacity (sqm):****Capacity Notes:**

Given constraints identified on site, it is more appropriate to apply site promoter's reduced capacity of c.20 dwellings, rather than the standard capacity calculation (73 dwellings).

# Medbourne, 24/10351, Land off B664 Uppingham Road and south of road to Blaston (Field Road)

## Site Details

<b>Site ref:</b>	24/10351
<b>Site name:</b>	Land off B664 Uppingham Road and south of road to Blaston (Field Road)
<b>Parish:</b>	Medbourne
<b>Nearest Settlement:</b>	Medbourne
<b>Site map:</b>	



<b>Site area (ha):</b>	0.26
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	There are few constraints on the site. However, it is not in a sustainable location and is outside the existing built up area of the village.
<b>Availability:</b> Available	There are two landowners. The site is under option to a developer who is actively promoting the site for development.
<b>Achievability:</b> Achievable	No market, cost or delivery factors identified that would make development economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.26

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

**Estimated capacity (dwgs):** 8

**Capacity Notes:**

### Economic capacity

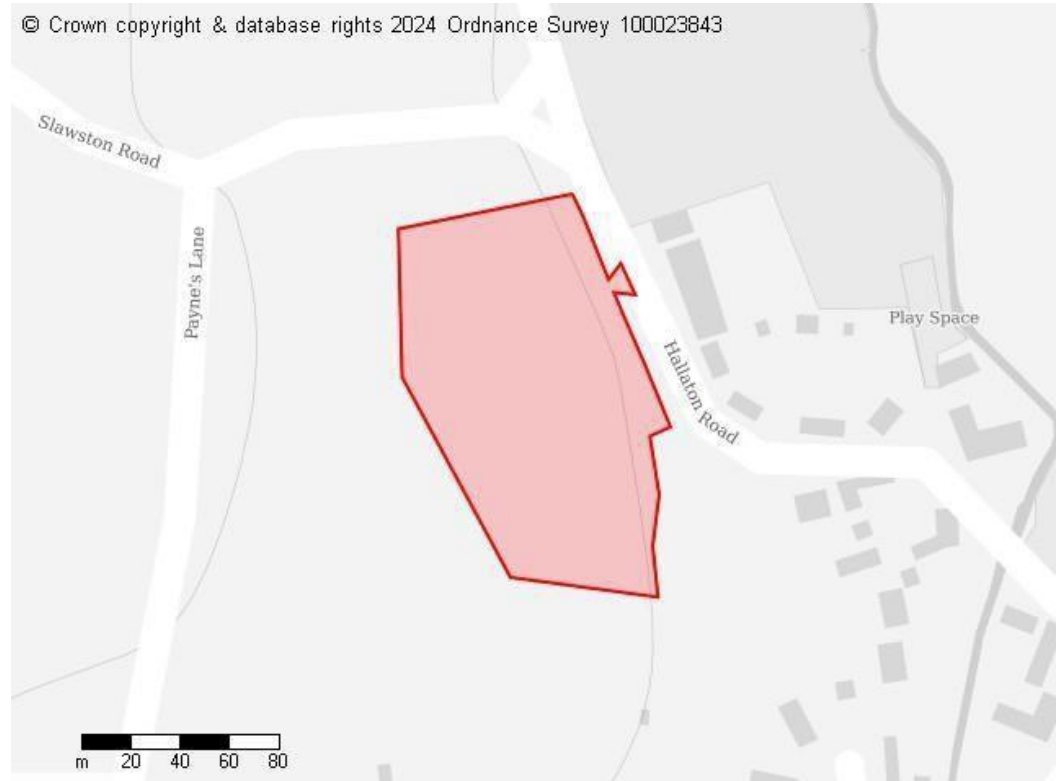
**Density applied:**

**Estimated capacity (sqm):**

## Medbourne, 24/12194, Land west of Hallaton Road, Medbourne

### Site Details

<b>Site ref:</b>	24/12194
<b>Site name:</b>	Land west of Hallaton Road, Medbourne
<b>Parish:</b>	Medbourne
<b>Nearest Settlement:</b>	Medbourne
<b>Site map:</b>	



<b>Site area (ha):</b>	1.27
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Sports field, residential, agricultural

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, is a Neighbourhood Plan allocation, and has planning approval. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan and planning approval. Not known if a developer is currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	1.27

Housing capacity

Economic capacity

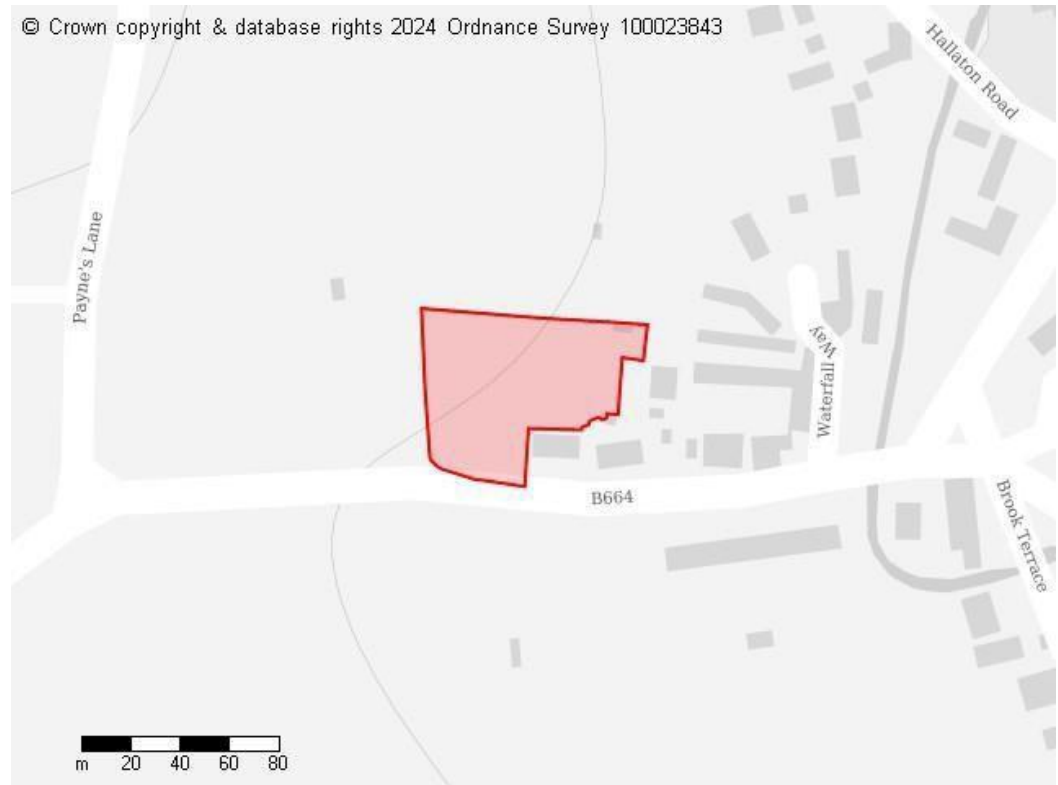
**Capacity Notes:**

The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 15 dwellings for the site is used for the site capacity.

# Medbourne, 24/12195, Land north of Ashley Road

## Site Details

<b>Site ref:</b>	24/12195
<b>Site name:</b>	Land north of Ashley Road
<b>Parish:</b>	Medbourne
<b>Nearest Settlement:</b>	Medbourne
<b>Site map:</b>	



<b>Site area (ha):</b>	0.44
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential, public house.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, and is a Neighbourhood Plan allocation. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan. Not known if a developer is currently identified. No legal or ownership impediments identified which could prevent development being delivered.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.44

### Housing capacity

<b>Density applied (dph):</b>	n/a
<b>Development ratio:</b>	Not applicable
<b>Estimated capacity (dwgs):</b>	5

### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	



**Capacity Notes:**

Form proposes 6 dwellings. The Neighbourhood Plan allocation is for 5 dwellings. The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 5 dwellings for the site is used for the site capacity.

# Medbourne, 24/12196, Station House, Livery Yard, Main Street

## Site Details

<b>Site ref:</b>	24/12196
<b>Site name:</b>	Station House, Livery Yard, Main Street
<b>Parish:</b>	Medbourne
<b>Nearest Settlement:</b>	Medbourne
<b>Site map:</b>	



<b>Site area (ha):</b>	0.49
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Livery yard
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located within the existing built up area, and is a Neighbourhood Plan allocation. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan. Not known if a developer is currently identified. No legal or ownership impediments identified which could prevent development. Site appears to currently be in use as a livery yard, movement of existing uses could delay development of the site.
<b>Achievability:</b>	No market, cost or unusual/extraordinary delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.49

### Housing capacity

<b>Density applied (dph):</b>	n/a
<b>Development ratio:</b>	Not applicable

**Estimated capacity (dwgs):** 12

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**  
545

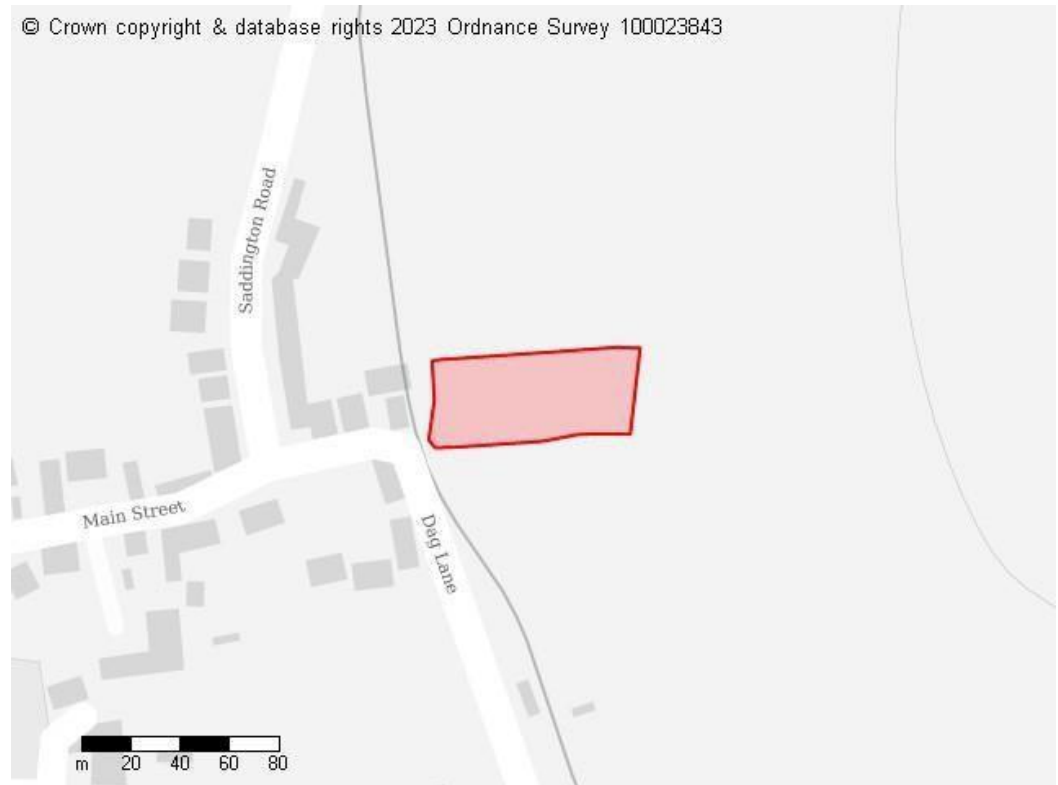
**Capacity Notes:**

The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 12 dwellings for the site is used for the site capacity'.

# Mowsley, 21/8185, Land at Dag Lane

## Site Details

<b>Site ref:</b>	21/8185
<b>Site name:</b>	Land at Dag Lane
<b>Parish:</b>	Mowsley
<b>Nearest Settlement:</b>	Mowsley
<b>Site map:</b>	



<b>Site area (ha):</b>	0.29
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, playing fields and residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is located adjacent to the settlement of Mowsley which is not currently identified as a sustainable settlement for housing development. Access would be via Dag Lane. However, the site is located on a bend in the road so the safety of access in this location would need to be demonstrated. No other physical constraints have been identified. The site is considered potentially suitable.
<b>Availability:</b>	Available
	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	Provision of safe access would need to be demonstrated for the site to be deliverable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.29

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%
<b>Estimated capacity (dwgs):</b>	9

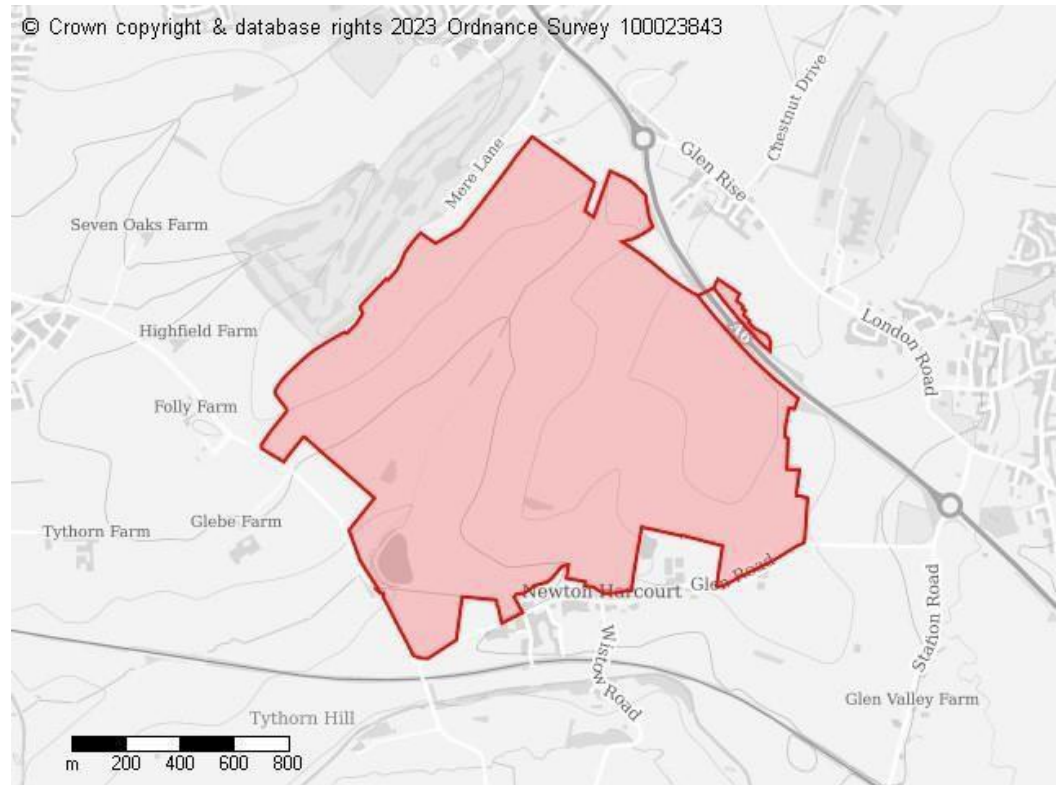
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	547

## Newton Harcourt, 21/8178, Land at Newton Harcourt (Newton Croft)

### Site Details

<b>Site ref:</b>	21/8178
<b>Site name:</b>	Land at Newton Harcourt (Newton Croft)
<b>Parish:</b>	Wistow and Newton Harcourt
<b>Nearest Settlement:</b>	Newton Harcourt
<b>Site map:</b>	



<b>Site area (ha):</b>	211.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	New settlement / garden village
<b>Proposed use(s):</b>	Housing, neighbourhood hub, education facilities, green infrastructure
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential (Newton Harcourt), golf course, A6, fishing lake

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site lies north of Newton Harcourt and south of Glen Gorse Golf Club. It is well related to the Leicester Principal Urban Area with the built form of Oadby and Wigston lying the north and west respectively and is a sustainable location for development. In terms of highway access, significant constraints relating to site access and connectivity would be challenging to overcome (i.e. new site access onto A6 dual carriageway unlikely to be appropriate, safety of local rural roads, preventing impacts on Newton Harcourt, provision of sustainable transport links). Potential cumulative and cross boundary transport impacts would also need to be considered if the site and adjoining sites were to come forward together. A comprehensively masterplanned approach would be required to overcome potential impacts, as well as maximise opportunities for transport enhancements. Several Rights of Way cross the site and the south-western edge is within a Mineral Consultation Area. From a high point adjacent to A6, the site comprises the valley slopes of a watercourse crossing the site from the north-east to south-west, before rising towards Mere Lane/ Old Mere on the north-western boundary. Potential impacts and proposed mitigations would need to be addressed through the masterplanning process. At this stage, the site is considered not currently suitable.

**Availability:**  
 Available

The site is in single ownership. The site being actively promoted. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Not currently achievable

Given that the submission is promoting a site capacity which is 30% greater than the standard capacity calculation (4,545 dwellings as opposed to 3,174 dwellings), the extent and nature of the transport and other infrastructure needed to support this development needs to be demonstrated. Significant constraints exist regarding site access and connectivity which could impact on its capacity, deliverability, timing, and overall viability. Similarly, strategic landscape mitigation, particularly in relation to maintaining separation for the village of Newton Harcourt, needs to be factored into the overall capacity of the site. Pending further clarity, the site is considered not currently achievable.

### Conclusions

**Deliverable or developable:** Developable  
**Reason if not currently developable:**  
**Timeframe for development:** Developable in 16+ years, Developable in 11-15 years  
**Net developable site area (ha):** 211.58

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Economic capacity**

**Estimated capacity (dwgs):** See Capacity Notes  
**Estimated capacity (sqm):**

**Capacity Notes:**

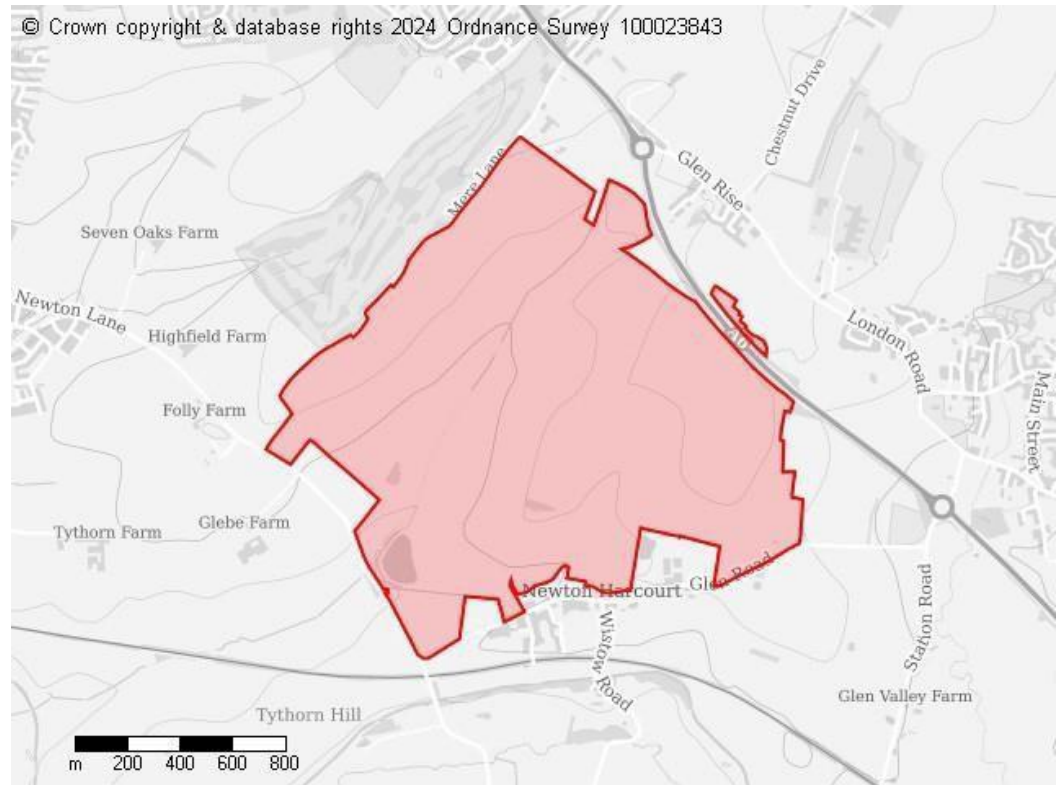
Site submitter estimates higher capacity of 4,545 dwellings.

Using the standard approach, the site would have capacity for 3,174. This is not noted above to avoid double counting with 24/10137.

## Newton Harcourt, 24/10137, Land at Newton Harcourt (known as Newton Croft)

### Site Details

<b>Site ref:</b>	24/10137
<b>Site name:</b>	Land at Newton Harcourt (known as Newton Croft)
<b>Parish:</b>	Great Glen, Wistow and Newton Harcourt
<b>Nearest Settlement:</b>	Newton Harcourt
<b>Site map:</b>	



<b>Site area (ha):</b>	215.79
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural land, residential (village of Newton Harcourt), fishing lake, golf course, A6

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is located in the countryside and has a rural, open character with many mature trees visible across the site. The small rural settlement of Newton Harcourt is located to the south of the site, and the A6 runs to the east, which separates the site physically from the settlement of Great Glen. It is also crossed by two PROW. Mitigation would be required to retain the open rural character and protect existing trees. The PROW would also need to be retained or relocated appropriately to ensure continued use and enjoyment of the environment. There are also constraints regarding site access and connectivity between the site and local services would be challenging. Future occupiers may be impacted by noise and air quality impacts from the A6. High demand for housing in the area, and the rural setting alongside access to the A6 would be attractive, however, a new site access to the A6 is not considered by the Highway Authority to be appropriate. The site is not considered to be in an appropriate location for development at this time and is therefore considered not suitable for development.
<b>Availability:</b> Available	The site has two landowners, is under option with a developer and is being actively promoted through the Local Plan process.
<b>Achievability:</b> Not currently achievable	The site is being actively promoted through the Local Plan, and there is currently one developer promoting the site through the Local Plan process. The site would be required to deliver essential infrastructure at an early stage, to enable future residents to access services and facilities in a sustainable manner (given the sites location in the countryside), therefore phasing and coordination of delivery would be required which could have significant impacts on the economic viability of the site. The site is therefore considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years

Net developable site area (ha): 215.79

**Housing capacity**

Density applied (dph): 30  
Development ratio: > 35 Ha = 50%

**Economic capacity**

Density applied:  
  
Estimated capacity (sqm):

Estimated capacity (dwgs): 3,237

**Capacity Notes:**

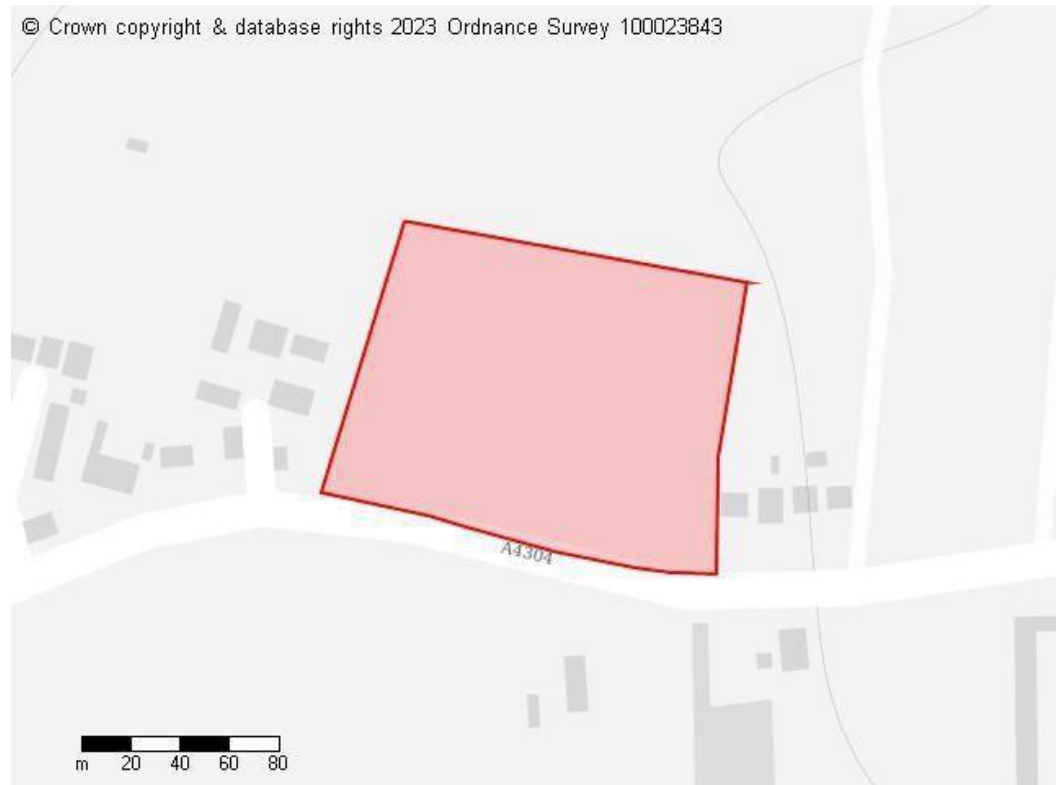
This site includes 21/8178. Only capacity for this site has been recorded to avoid double counting.



# North Kilworth, 21/8063, Land north of Station Road

## Site Details

<b>Site ref:</b>	21/8063
<b>Site name:</b>	Land north of Station Road
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	1.78
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and agriculture

## Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of North Kilworth, identified as a sustainable rural settlement. The northern half of the site is within the HSE buffer zone for a high pressure gas main that runs north of the site and this could affect the developable area of the site. The site area has been reduced by 0.87ha accordingly. The site is therefore considered potentially suitable.
Potentially suitable	
<b>Availability:</b>	No legal or ownership issues have been identified to prevent delivery of the site. The site is considered available.
Available	
<b>Achievability:</b>	The northern part of site is within the HSE buffer zone for the high pressure gas main pipe which requires further investigation and could impact on the developable area of the site. There are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.91

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 23

### Economic capacity

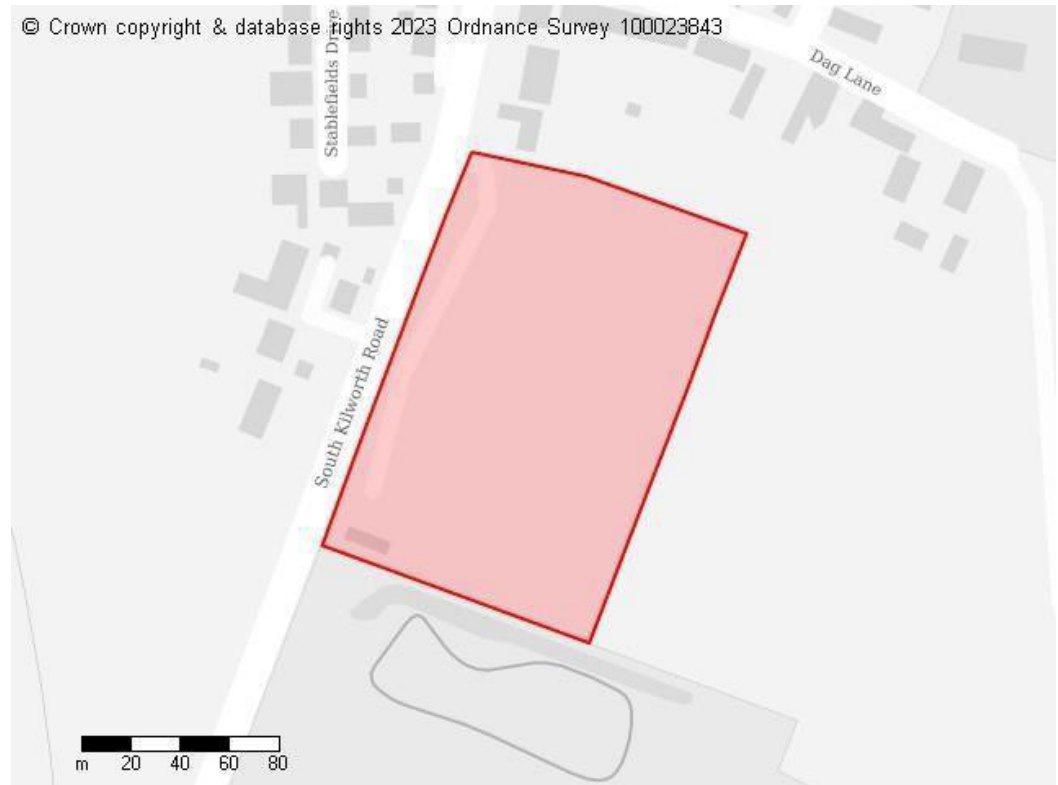
**Density applied:**

**Estimated capacity (sqm):**  
552

# North Kilworth, 21/8081, Greenfields, Land east of South Kilworth Road

## Site Details

<b>Site ref:</b>	21/8081
<b>Site name:</b>	Greenfields, Land east of South Kilworth Road
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	2.04
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Stables, paddocks
<b>Adjacent land uses:</b>	Golf course, residential, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the southern edge of North Kilworth, a sustainable rural settlement. The site has current access and substantial frontage onto South Kilworth Road. It is close to the Conservation Area boundary and mitigation for potential impacts on its setting may be required. However, there are no physical constraints that would prevent development of the proposed use. The site is considered suitable.
<b>Availability:</b>	Limited information provided regarding availability. There are two landowners and it is not known if both are agreeable to development of the site. The site is considered potentially available.
<b>Achievability:</b>	Mitigation for potential impacts on the nearby Conservation Area may be required and could impact on the capacity of the site. However, no market, cost or delivery factors have been identified that would make development economically unviable. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.04

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 38

### Economic capacity

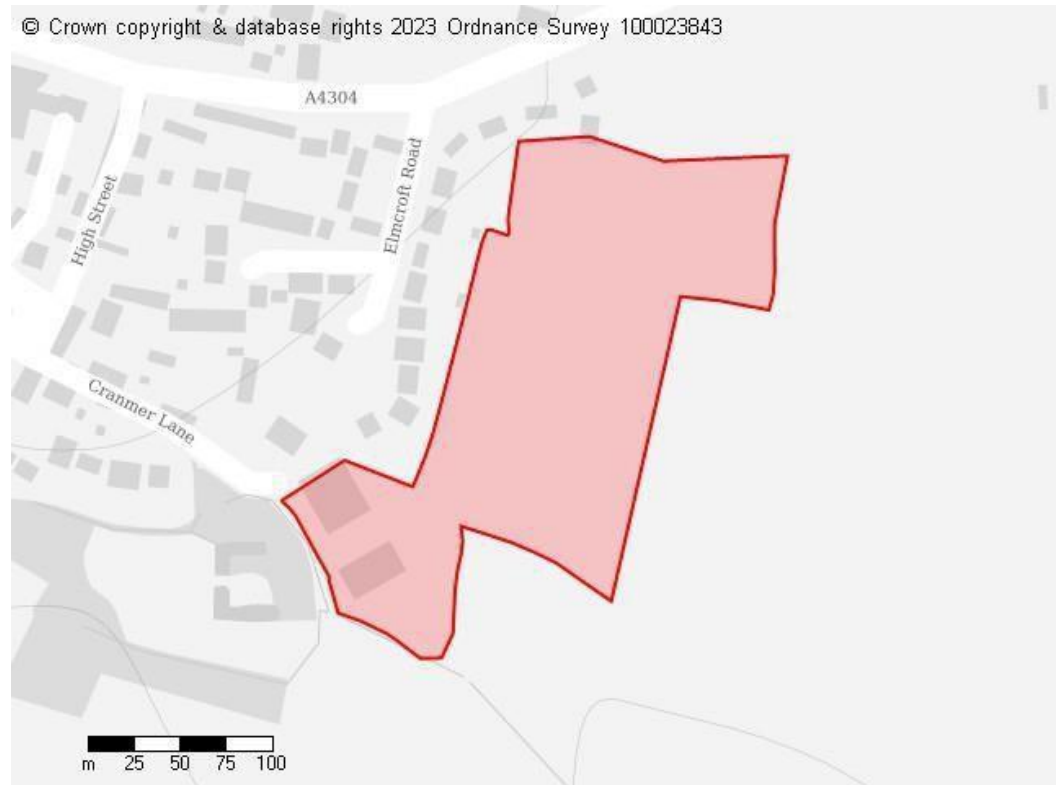
**Density applied:**

**Estimated capacity (sqm):**  
553

## North Kilworth, 21/8084, Land south of A4304 Station Road

### Site Details

<b>Site ref:</b>	21/8084
<b>Site name:</b>	Land south of A4304 Station Road
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	3.35
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential to the west. Residential currently under construction to the north. Remainder agricultural.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site is located on the eastern edge of North Kilworth, a sustainable rural settlement. The southern part of the site is within the North Kilworth conservation area and any development would need to ensure potential impacts on the conservation area and its setting are considered. The site is considered suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The site (excluding the southern part within the conservation area and adjacent to the Bogs) is part of a reserve housing allocation in the North Kilworth Neighbourhood Plan and the policy sets out the conditions for the site to come forward. Access would be via the site to the north which already has planning permission. There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	3.35

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):** 63

**Estimated capacity (sqm):**

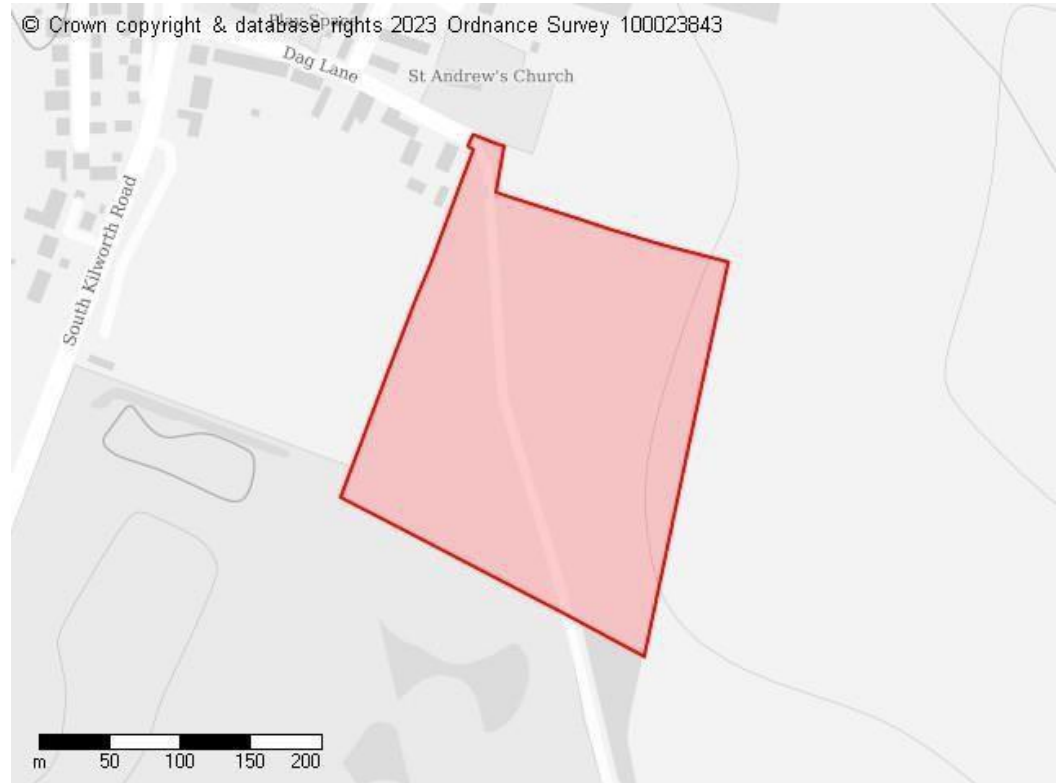
**Capacity Notes:**

Site capacity provided above but not for 24/10483 to avoid double counting.

## North Kilworth, 21/8261, Land at Dag Lane

### Site Details

<b>Site ref:</b>	21/8261
<b>Site name:</b>	Land at Dag Lane
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	5.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Predominantly agriculture, golf course, some residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to North Kilworth, a sustainable settlement. Existing highway access from Dag Lane is inappropriate to accommodate additional traffic and the provision of alternative highway access to an appropriate standard would need to be demonstrated. The site is not well related to the existing built form and its current scale is unlikely to be appropriate for the size of the village. Appropriate mitigation for any adverse impact on the Conservation Area and the setting of St Andrew's Church would need to be considered and the Public Right of Way retained. Potential adverse impacts on the landscape would also need to be addressed. The site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed, and is not under option. No availability issues have been identified. The site is considered available.
<b>Achievability:</b> Not currently achievable	Provision of an alternative access would be required for this site to be achievable. Mitigation relating to impact on heritage assets and landscape could impact on the capacity of the site. In addition, the site is designated as Local Green Space in the North Kilworth Neighbourhood Plan and is therefore subject to significant protection. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	5.58

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

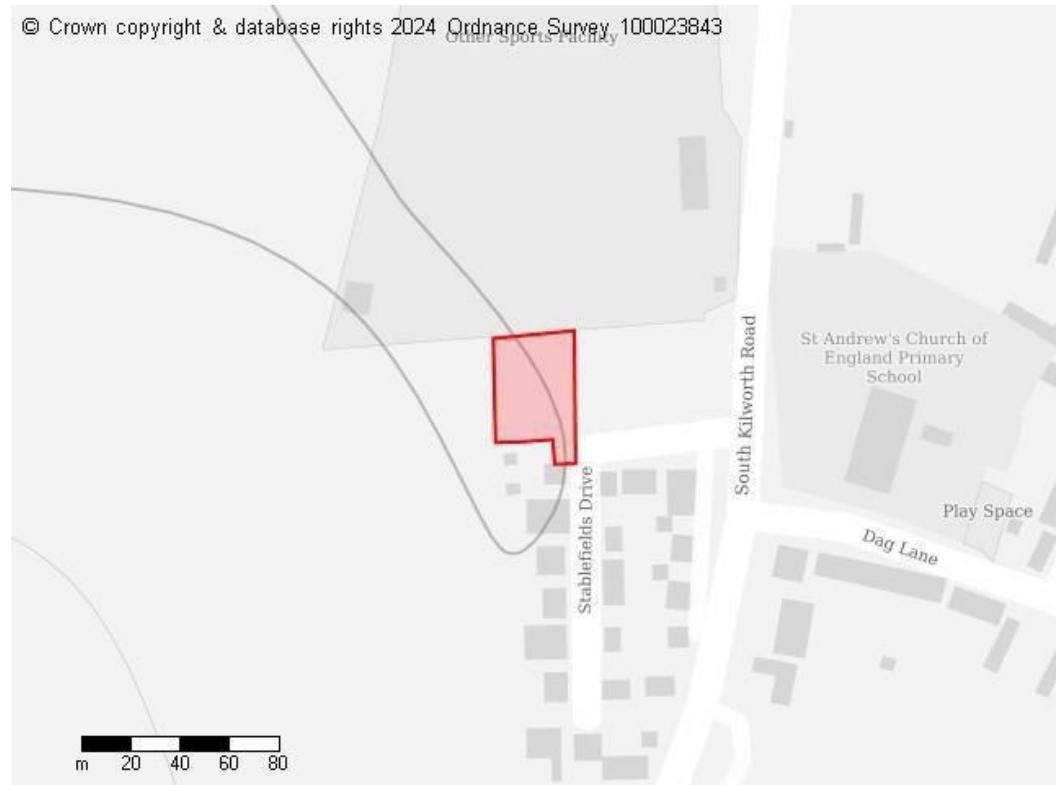
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 105  
**Capacity Notes:**

## North Kilworth, 24/10097, Land adjacent to Stablefields Drive

### Site Details

<b>Site ref:</b>	24/10097
<b>Site name:</b>	Land adjacent to Stablefields Drive
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.14
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Specialist housing for older people
<b>Current use:</b>	Cleared open spaces, material storage areas
<b>Adjacent land uses:</b>	Residential, tennis court

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	Site capacity would be below the threshold for SHELAA sites.
<b>Suitability:</b>	The site is located at a distance from higher order services, producing the need to rely upon private transport. However, the development proposed is a small scale and would not disrupt the existing built form of the village. Access to the site is proposed via Stablefields Drive which is due to be adopted by the Highways Authority.
<b>Availability:</b>	Submission answer unclear regarding number of landowners. No developer discussion.
<b>Achievability:</b>	No market or cost factors identified that would make development economically unviable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.14

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

#### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 4

Estimated capacity (sqm):

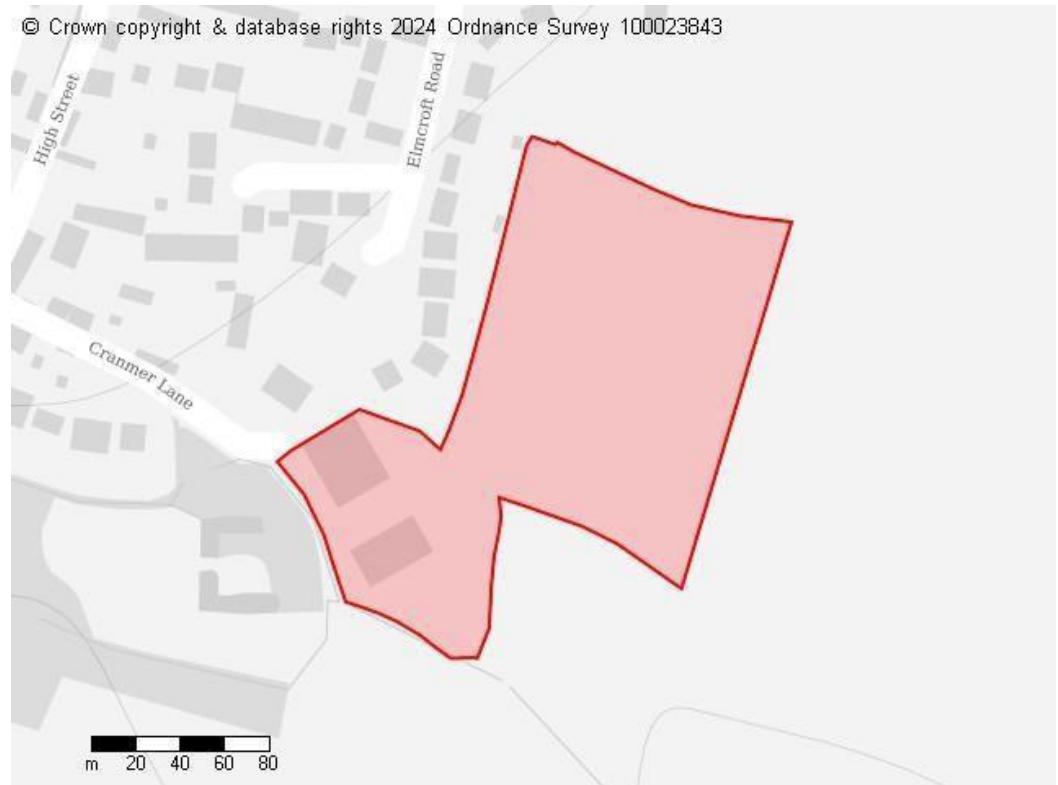
Capacity Notes:



# North Kilworth, 24/10483, Land to the south of A4303 Lutterworth Road/Station Road

## Site Details

<b>Site ref:</b>	24/10483
<b>Site name:</b>	Land to the south of A4303 Lutterworth Road/Station Road
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	2.47
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site is located on the eastern edge of North Kilworth. Highways access is proposed via new access from Station Road (provided as part of existing planning permissions to the immediate North) subject to demonstration that this is adequate. Submission references potential for access also via Cranmer Lane to the West. The South Western part of the Site is within the North Kilworth Conservation Area and sits adjacent to a Local Nature Reserve and other greenspace designations. It is necessary that potential impacts on these assets are carefully considered.
<b>Availability:</b>	Site is in sole ownership and is under Option to a housebuilder/ developer. No legal or ownership issues have been identified to prevent development being delivered.
<b>Achievability:</b>	The Site (excluding the South Western part within the Conservation Area and adjacent to the Bogs) is part of a reserve housing allocation in the North Kilworth Neighbourhood Plan and the policy sets out the conditions for the site to come forward. Access would be via the site to the North, subject to its capacity, which already has planning permission. There are no market, cost or delivery factors that would make development economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	2.47

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>	N/A

**Capacity Notes:**

Site capacity of 55 is not provided above, to avoid double counting with 21/8084.

Note submission does not apply any development ratio but that total dwellings figure may depend on POS, SuDS and BNG requirements, hence total dwellings figure higher than Council calculation.

# North Kilworth, 24/10508, Land to the South of Station Road (Easting: 462395, Northing: 283586)

## Site Details

<b>Site ref:</b>	24/10508
<b>Site name:</b>	Land to the South of Station Road (Easting: 462395, Northing: 283586)
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	1.85
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm)
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, agricultural, industrial use

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site is detached from the settlement of North Kilworth, although would strengthen clustering of employment and Marina uses in vicinity. Submission refers to a strong market demand. Highways Authority would be against a new access onto Station Road but also has concerns over access via the existing industrial site intensifying use of a crossroads. Site potentially suitable subject to demonstration of safe and suitable highways access. Consideration of amenity impact required on the existing residential uses to the West and North West of the Site.
<b>Availability:</b>	The Site has a sole landowner and although not actively marketed or under Option, the Site is being discussed with developers.
<b>Achievability:</b>	Site potentially achievable subject to demonstration of safe and suitable highways access.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.85

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	4200sqm/Ha
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**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

7770 Sq m

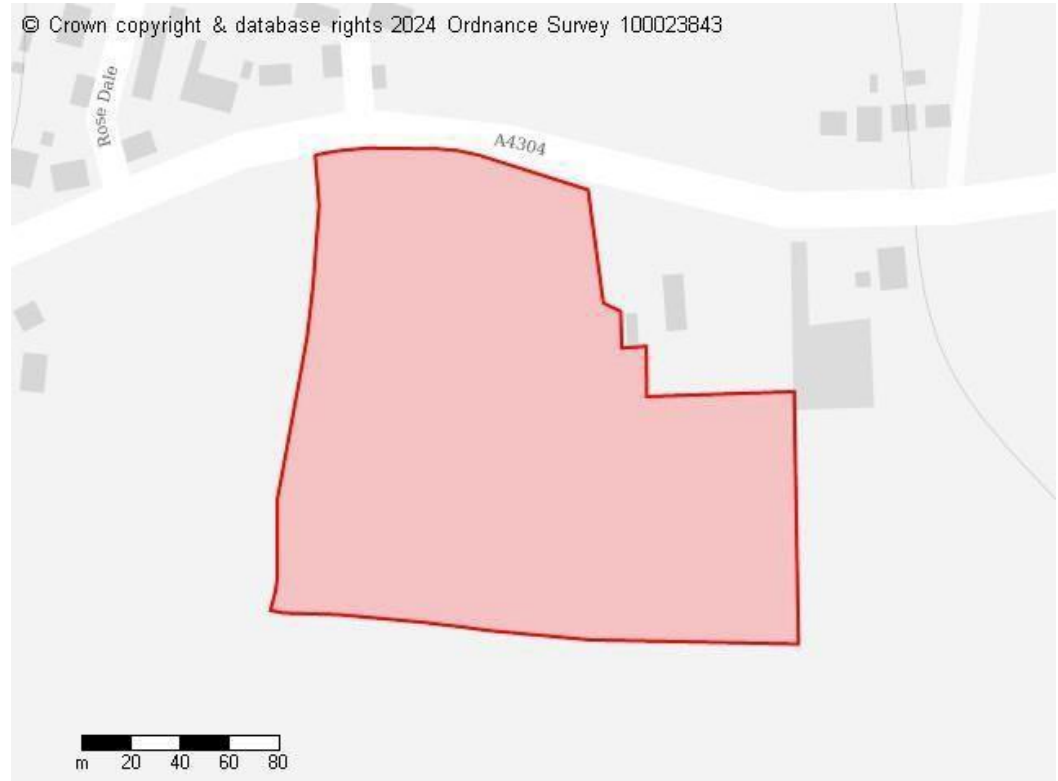
**Capacity Notes:**

Submission is open in respect of potential mix of industrial and non-strategic warehousing uses or whether it could be all one type of use or the other. Council capacity figure is calculated on the average density for industrial use.

# North Kilworth, 24/10567, Land to the South of Station Road (Easting: 462231, Northing: 283472)

## Site Details

<b>Site ref:</b>	24/10567
<b>Site name:</b>	Land to the South of Station Road (Easting: 462231, Northing: 283472)
<b>Parish:</b>	North Kilworth
<b>Nearest Settlement:</b>	North Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	3.14
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, agricultural, industrial

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The Site is located to the East of the settlement of North Kilworth. The build out of the North Kilworth Neighbourhood Plan Reserve Housing Site adjacent to Western boundary of the Site extends the built form of the settlement along Station Road to this Site. Consideration is required as to the potential risk of coalescence with residential, employment and marina uses to the East.
<b>Availability:</b> Available	The Site has been discussed and is under Option to developer.
<b>Achievability:</b> Achievable	No market or cost factors identified that would make development economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.14

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

<b>Density applied:</b>	N/A
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**Estimated capacity (dwgs):** 59

**Estimated capacity (sqm):** N/A

**Capacity Notes:**

# Peatling Parva , 21/8022, Peatling Lodge Farm

## Site Details

<b>Site ref:</b>	21/8022
<b>Site name:</b>	Peatling Lodge Farm
<b>Parish:</b>	Peatling Parva
<b>Nearest Settlement:</b>	Peatling Parva
<b>Site map:</b>	



<b>Site area (ha):</b>	6.47
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Dwelling/grounds, function centre, grazing land
<b>Adjacent land uses:</b>	Fishing lakes, Bruntingthorpe Proving Ground, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is in open countryside between Peatling Parva and Bruntingthorpe. Both villages have only a limited range of services and facilities and are not currently identified as sustainable rural settlements. The site is therefore not a sustainable location for housing development. Furthermore, given the location, size, capacity, and uses proposed, the site's promotion as a new village is not appropriate. Although the site has a current access, its appropriateness, given the potential adverse impacts on the rural highway network, would need to be demonstrated. The adjoining Proving Ground is a potentially contaminating land use which would need investigation. The site is considered not suitable.
<b>Availability:</b> Available	The site has two owners who agree regarding the promotion of the site. There are several buildings that would need to be demolished. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	As rural housing site, the current scale of the site is inappropriate. Its potential adverse impacts on the local rural highway network and local community infrastructure would require substantial mitigation and could impact on the viability of the site. The adjoining potentially contaminated land would require further investigation. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	6.47

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

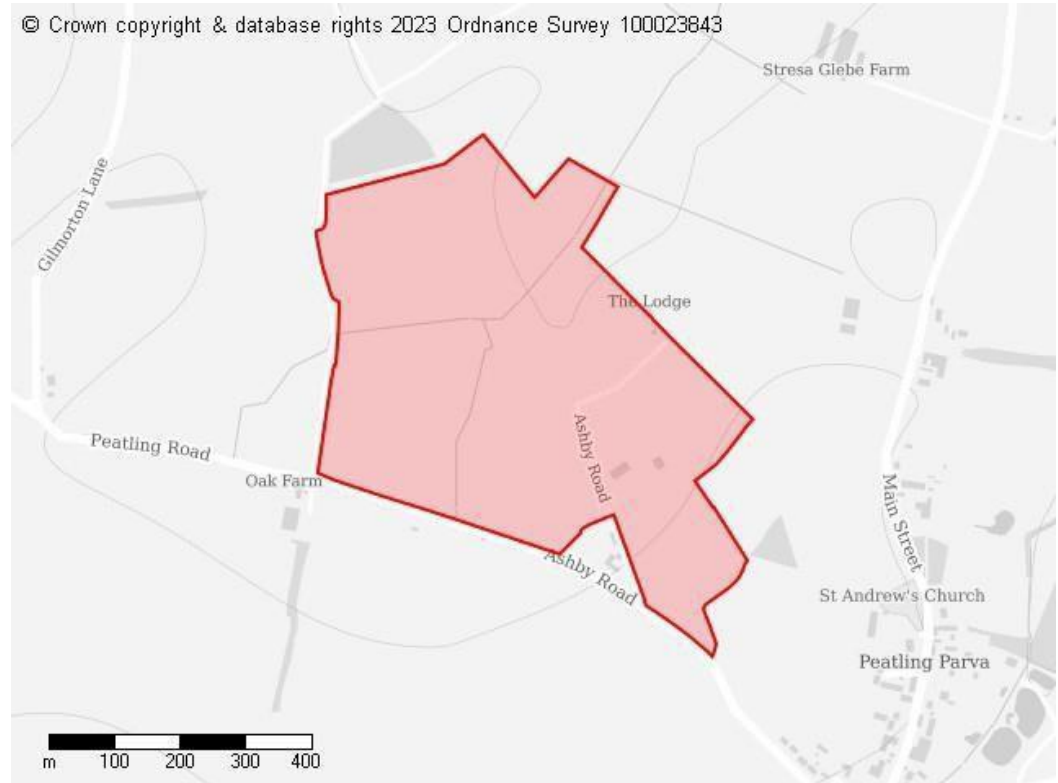
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 121  
**Capacity Notes:**



**Peatling Parva , 21/8038, Prestlands, Ashby Road****Site Details**

<b>Site ref:</b>	21/8038
<b>Site name:</b>	Prestlands, Ashby Road
<b>Parish:</b>	Peatling Parva
<b>Nearest Settlement:</b>	Peatling Parva
<b>Site map:</b>	



<b>Site area (ha):</b>	29.34
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Housing, minor retail
<b>Current use:</b>	Agriculture, agricultural/equine buildings, manege, dwelling
<b>Adjacent land uses:</b>	Agriculture, isolated dwellings

**Site Assessment Summary**

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not suitable

The site is in open countryside and therefore not a sustainable location for development. It does not relate well to the closest settlement, Peatling Parva, and is separated from the edge of the village by site 21/8264. Furthermore, Peatling Parva itself is not currently identified as a sustainable settlement. The scale of development is not appropriate given it is not an accessible or sustainable location. Although the site has current access onto Ashby Road, the rural nature of the local highway network would not support development in this location. The local landscape and the setting of Peatling Parva Conservation Area would be adversely impacted. The site is considered not suitable.

**Availability:**  
Available

The site is in single ownership. There has been no potential developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Not achievable

As well as not being a sustainable location for development, the scale of the supporting infrastructure (i.e. community, utility, and highway) required to accompany development has not been considered by the submitter. The site is not of a scale to be considered a new village. As a result, based on current information, viability and deliverability concerns mean that the site is considered not achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	29.34

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	550	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

# Peatling Parva , 21/8264, Land north of Ashby Road

## Site Details

<b>Site ref:</b>	21/8264
<b>Site name:</b>	Land north of Ashby Road
<b>Parish:</b>	Peatling Parva
<b>Nearest Settlement:</b>	Peatling Parva
<b>Site map:</b>	



<b>Site area (ha):</b>	3.48
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

The site is adjacent to Peatling Parva which is not currently identified as a sustainable location for housing development. It is a large site which extends well into open countryside. The current scale of the site would not be appropriate for the size of the settlement. Access is proposed via Ashby Road onto which the site has frontage, however, the suitability of such an access and the capacity of the rural highway network would need to be demonstrated. The eastern edge of the site adjoins the Conservation Area and any development as the potential to adversely impact its setting and that of nearby listed buildings. A Public Right of Way follows the eastern boundary, and views would be adversely impacted. Given scale of the site as submitted, the site is considered not currently suitable.

**Availability:**

Available

The site is in single ownership. No discussions with developers are indicated. No legal or ownership issues have been identified to prevent development being delivered.

**Achievability:**

Not currently achievable

The scale of the site is inappropriate for Peatling Parva and the surrounding highway network, therefore it is not deliverable as submitted. Potential adverse impacts on the setting of heritage assets, the surrounding landscape, and the highway network would require a significant reduction in the size and capacity of the site. The site as submitted, therefore, is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.48

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

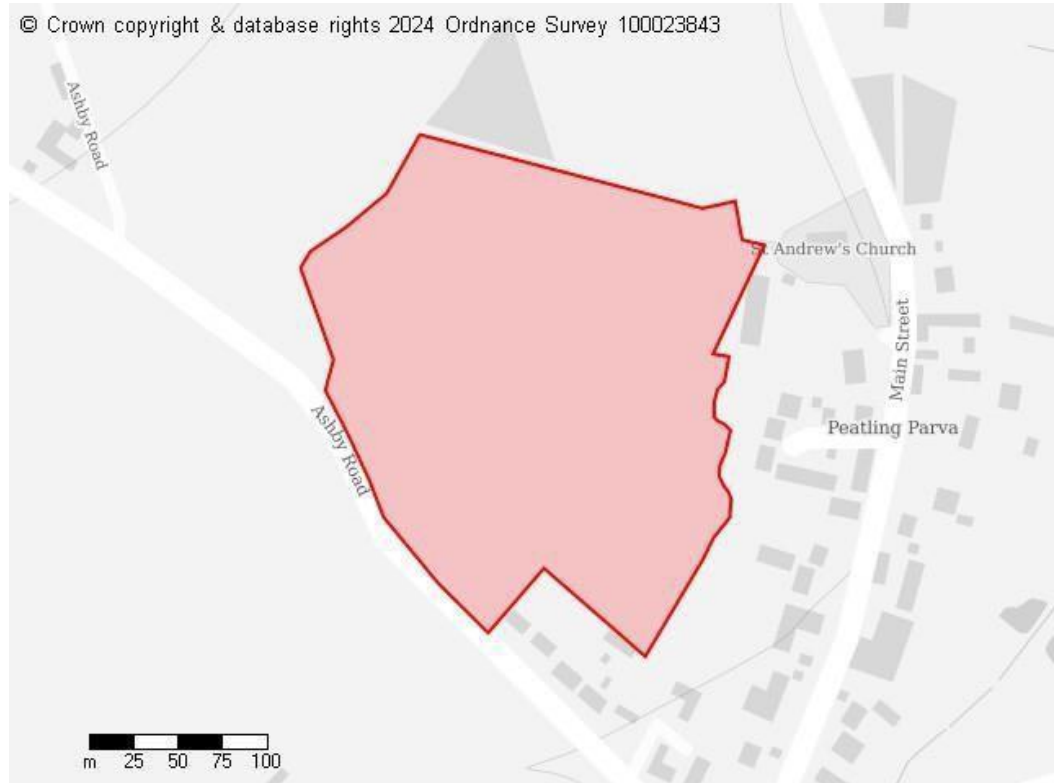
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 65  
**Capacity Notes:**

# Peatling Parva , 24/10305, Land off Ashby Road, Peatling Parva

## Site Details

<b>Site ref:</b>	24/10305
<b>Site name:</b>	Land off Ashby Road, Peatling Parva
<b>Parish:</b>	Peatling Parva
<b>Nearest Settlement:</b>	Peatling Parva
<b>Site map:</b>	



<b>Site area (ha):</b>	5.1
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential to the east, agricultural land in all other directions.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of an existing settlement, however it is a small settlement with limited services and facilities. The settlement is not considered to be a sustainable location for major development proposals. The proposed scale of development would therefore be inappropriate within this location. Concern about the impact of this scale of development on the character and appearance of the existing settlement, particularly where the development of the site would significantly extend the built form of the village out to the west into the open countryside. The location has limited access to services and facilities by sustainable modes of transport. Potential impact on heritage assets to the east of the site.
<b>Availability:</b>	The site has a single landowner. No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. Landowner has expressed an interest to sell the site for development.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	5.1

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 96

**Estimated capacity (sqm):**

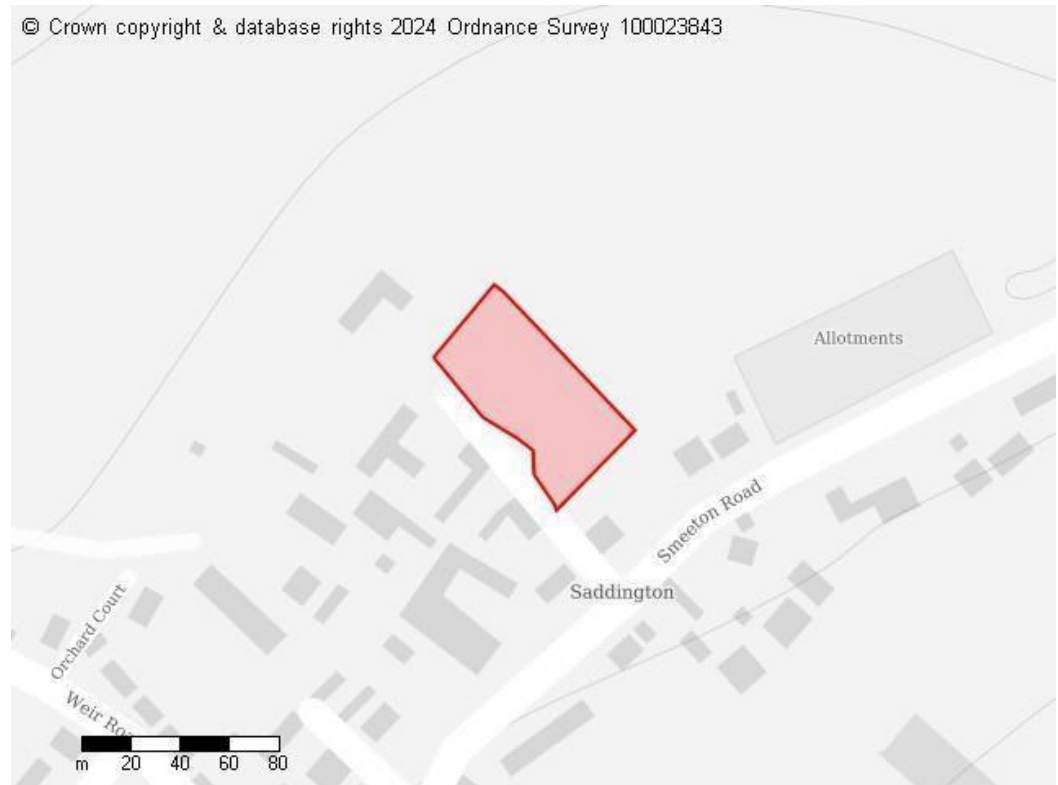
**Capacity Notes:**

It is likely the proposed capacity of the site within the submission (40 dwellings) has been lowered to take account of the rural location of the site adjacent to a small settlement, rather than maximising the potential development capacity of the site. However, the standard density and development ratio accounts for the size of the site, therefore capacity figure of 96 dwellings has been used in this case.

# Saddington , 24/12197, Land off Smeeton Road, Saddington

## Site Details

<b>Site ref:</b>	24/12197
<b>Site name:</b>	Land off Smeeton Road, Saddington
<b>Parish:</b>	Saddington
<b>Nearest Settlement:</b>	Saddington
<b>Site map:</b>	



<b>Site area (ha):</b>	0.32
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	Site assessed as having capacity for 3 dwellings. This is below the SHELAA threshold for site assessments.
<b>Suitability:</b>	The site is allocated for residential development within the Neighbourhood Plan. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	No developer currently identified. No legal or ownership impediments identified which could prevent development being delivered. The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.32

### Housing capacity

<b>Density applied (dph):</b>	n/a
<b>Development ratio:</b>	Not applicable
<b>Estimated capacity (dwgs):</b>	3

### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	574

**Capacity Notes:**

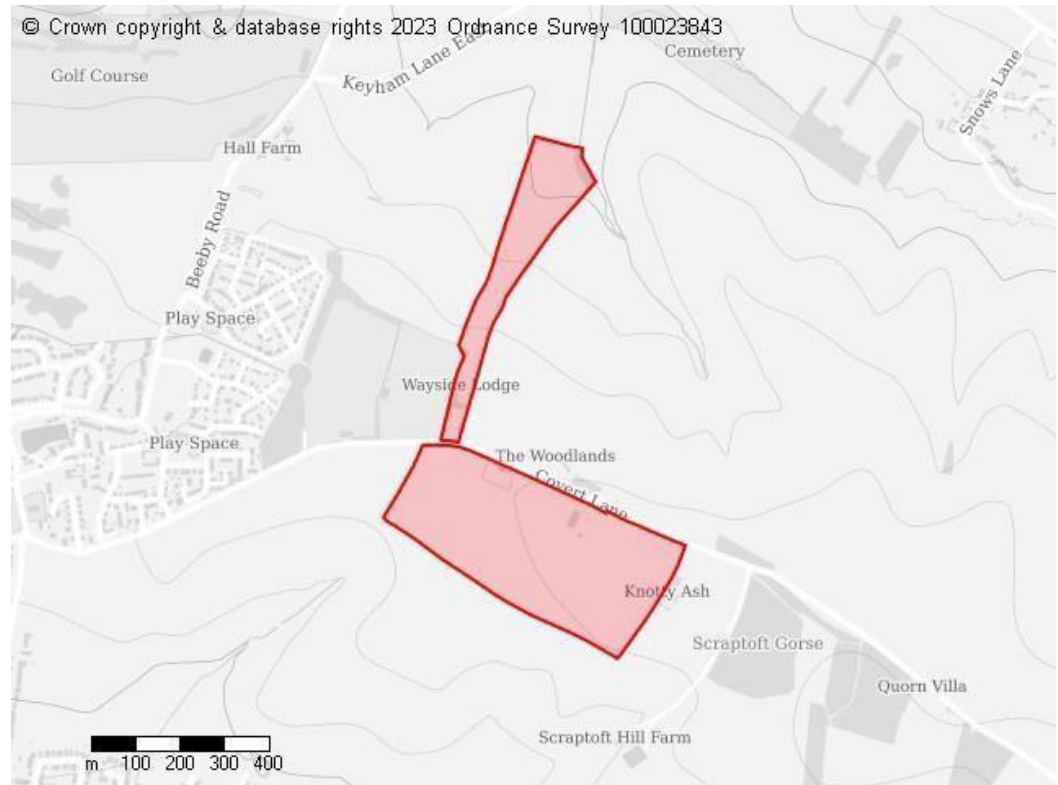
The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 3 dwellings for the site is used for the site capacity.



## Scraptoft, 21/8089, Land north and south of Covert Lane

### Site Details

<b>Site ref:</b>	21/8089
<b>Site name:</b>	Land north and south of Covert Lane
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	21.54
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Residential, equestrian, amenity, garden, covered reservoir
<b>Adjacent land uses:</b>	Predominantly agriculture, sports pitches, equestrian, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Other than adjoining the playing fields at Covert Lane, the site does not adjoin Scraptoft's built-up area. The site in isolation would extend development a long way to the east (south of Covert Lane) and to the north into open countryside, impacting on the wider landscape and resulting in development poorly related to the existing built form. The capacity of Covert Lane (including its junction with Station Lane) and the local highway network to accommodate further development would need further investigation. Wider cumulative highway impacts would need to be considered if other sites were also to come forward in the vicinity. Most of the northern part of the site is within a Mineral Consultation Area. As a standalone site, it is considered not currently suitable.
<b>Availability:</b>	The site is in single ownership and there have been discussions with developers. Current uses on the site would need to relocate and the buildings would need demolishing before development. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Taken in isolation, the site is not well related to the existing built-up area of Scraptoft, and would extend development east and north resulting in isolated development poorly connected to the existing settlement. Impacts on the landscape would need mitigation both north and south of Covert Lane. As regards access, it is likely that Covert Lane and its junction with Station Lane would require substantial improvement. Wider highway impacts would also need to be considered. These issues could delay the site coming forward and impact on its viability. Clarity around the covered reservoir on the site is also needed. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years

Net developable site area (ha): 21.54

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

**Economic capacity**

Density applied:

Estimated capacity (dwgs): 404

Estimated capacity (sqm):

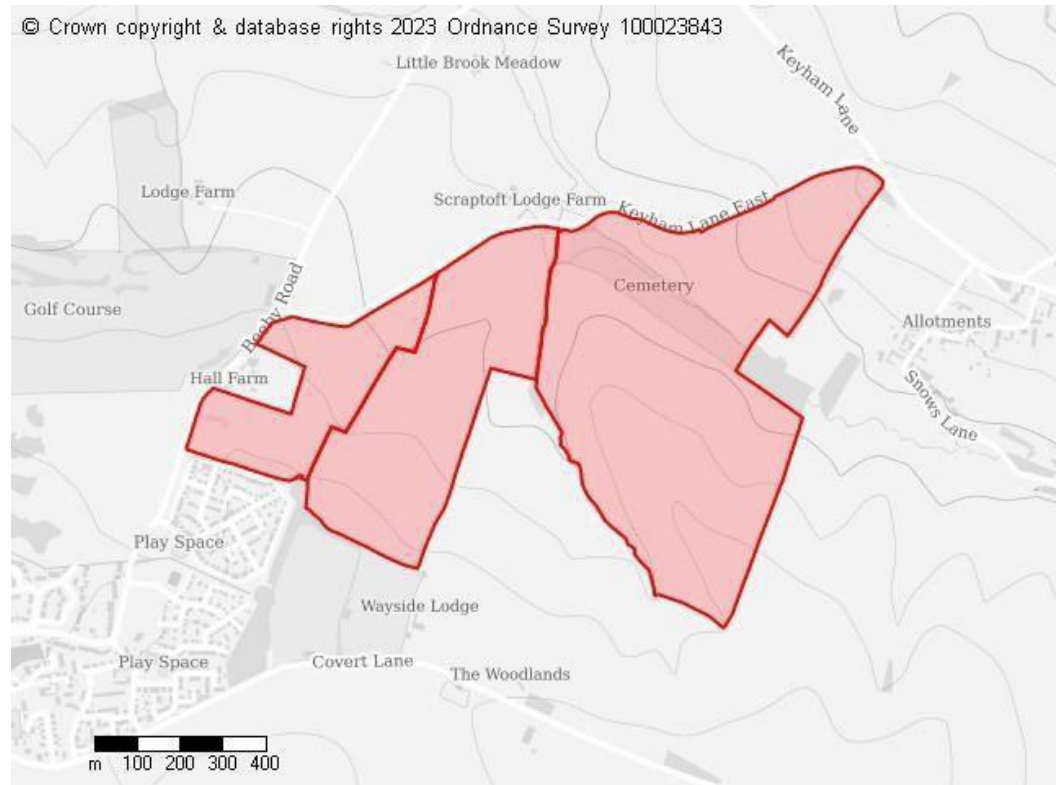
**Capacity Notes:**

Site 24/10169 with a capacity of 371 dwellings has been submitted through the 2024 Call for Sites. This site has a capacity of 404 but to avoid double counting, the capacity figure has not been provided above, and the latest site submission has been used.

## Scraptoft, 21/8090, Land to the east of Beeby Road

### Site Details

<b>Site ref:</b>	21/8090
<b>Site name:</b>	Land to the east of Beeby Road
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	76.43
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Housing, leisure, recreation and community facilities
<b>Current use:</b>	Predominantly agricultural, natural burial ground, site compound
<b>Adjacent land uses:</b>	Predominantly agricultural land with residential and sports pitches

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	Whilst the western part of the site has a relationship with Scraptoft's existing built up area and allocated development, the full extent of the site relates poorly to the existing Principal Urban Area. It would extend development up to 1.4km from the edge of Scraptoft into open countryside towards Keyham, potentially impacting on the setting of the Conservation Area, and would be isolated from the current built up area with consequential impacts on the landscape and open views. The site would require strategic infrastructure, including major transport and highway solutions and mitigation. It is unlikely these could be provided as a standalone site. Over half the site lies within a Mineral Consultation Area, part of the site is within Flood Zones 2 and 3a, and a Public Right of Way crosses the north-eastern part of the site. The site is considered not suitable.
<b>Availability:</b> Available	The site has not been actively marketed. However, there have been discussions with developers but is not under option. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not achievable	Provision of substantial strategic infrastructure, including highways and transportation, would be required for this site to be achievable. The full extent of the site is unlikely to be achievable in isolation given its current extent and poor relationship with the existing built form. Therefore, the site is considered not achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	76.43

Housing capacity

Economic capacity

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**Density applied:**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** 1,146

**Estimated capacity (sqm):**

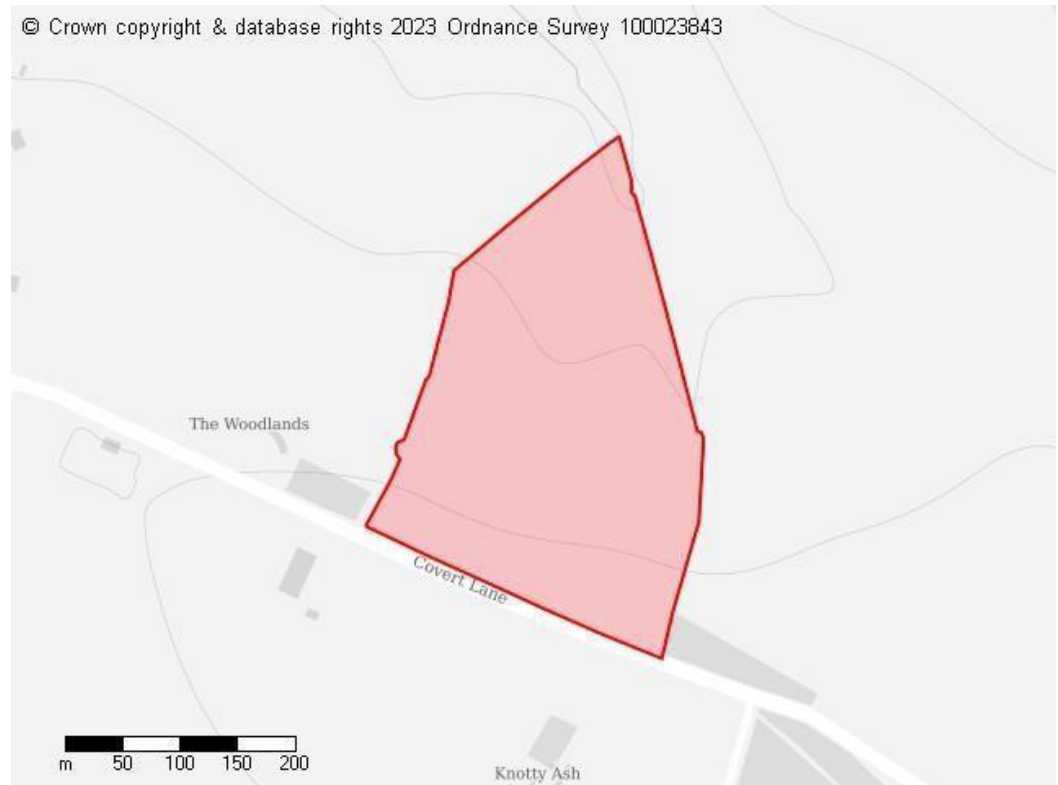
**Capacity Notes:**

This site contains the smaller site 24/10053. Capacity is not reported for the smaller site, to avoid double counting.

## Scraptoft, 21/8137, Land north of Covert Lane

### Site Details

<b>Site ref:</b>	21/8137
<b>Site name:</b>	Land north of Covert Lane
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	7.75
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

The site is not adjacent to Scraptoft's existing built-up area. It extends into open countryside to the north of Covert Lane and therefore, in isolation, it is not currently a sustainable location for housing development. Access arrangements remain unclear. Access via Covert Lane is likely to require substantial improvements to its junction with Station Lane. Impacts on the wider highway network would also need to be considered. Given its current isolation, its dislocation from built up area and the lack of clarity around suitable access, the site considered not currently suitable.

**Availability:**  
Available

The site is in single ownership but there has been no discussion with developers or marketing of the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Not currently achievable

The provision of suitable access arrangements may require substantial new road infrastructure or highway mitigation measures, impacting on the timescale for delivery of the site in isolation and its viability. Whilst the site adjoins other submitted sites, land to the west has not been submitted for assessment. In isolation, the site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	7.75

Housing capacity

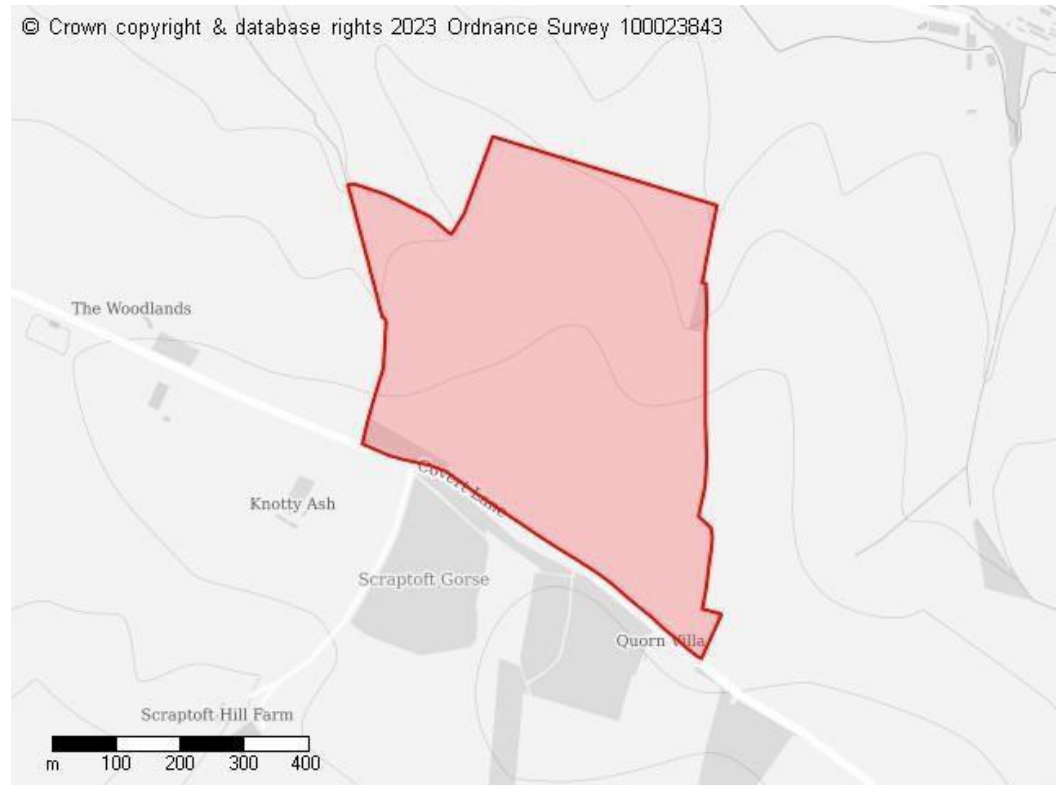
Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	145	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

**Scraptoft, 21/8147, Land north of Covert Lane (east)****Site Details**

<b>Site ref:</b>	21/8147
<b>Site name:</b>	Land north of Covert Lane (east)
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	28.56
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

**Site Assessment Summary**

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

The site is in open countryside some distance from the existing built form of Scraptoft, making it currently an unsustainable location for housing development. The site is over 2km from the centre of Scraptoft and would have adverse impacts on the landscape. There is currently no suitable access linking the site to the highway network and this may require a strategic solution. The south-east corner of the site is affected by an historic landfill area which would need investigating further. In isolation, the site is considered not currently suitable.

**Availability:**  
Available

The site is in single ownership. There has been no discussion with developers and the site has not been marketed. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Not currently achievable

Being in open countryside, the site is dependent on other sites coming forward for a connection with Scraptoft. Provision of suitable access arrangements would require substantial new road infrastructure or highway mitigation measures, impacting on the timescale for delivery of the site in isolation. The site is considered not currently achievable.

**Conclusions**

**Deliverable or developable:** Developable

**Reason if not currently developable:**

**Timeframe for development:** Developable in 16+ years, Developable in 11-15 years

**Net developable site area (ha):** 28.56

**Housing capacity**

**Economic capacity**

<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>	

**Capacity Notes:**  
This site has a capacity of 536 dwellings, but it is not recorded above, to avoid double counting with 24/10224.



## Scraptoft, 21/8196, North of Covert Lane (west)

### Site Details

<b>Site ref:</b>	21/8196
<b>Site name:</b>	North of Covert Lane (west)
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	5.24
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, new community sports centre/hall
<b>Current use:</b>	Derelict, former sports pitches
<b>Adjacent land uses:</b>	Residential, listed building/tree belt, sports ground, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	Available
<b>Achievability:</b>	Potentially achievable

The site is located adjacent to the eastern edge of Scraptoft, part of the Leicester PUA and a sustainable settlement. There is current access onto Covert Lane which would need upgrading. Wider highway mitigation is also likely to be required, including the improvements to Covert Lane junction with Station Lane. It is within a Mineral Consultation Area and is crossed by public right of way. Other constraints affecting the site include the Grade II Listed Building (Shell Grotto, Scraptoft Hall), set within the group TPO, adjacent to the west. The site's suitability as a location for a sports centre/hall is not proven. The site is considered potentially suitable for housing.

Site is owned by land promoter and there are no third party owners or other obligations that affect delivery of the site. However, further clarity around the reuse, or mitigation for the loss, of the playing pitches is needed as this could affect how much of the site is available for development.

As a designated Open Space, Sport and Recreation site in the Local Plan, further clarity around the mitigation required for the potential loss of the rugby pitches would be required. This could impact on the capacity of the site. The potential to provide a sports centre/hall is noted but the need for such provision in this location needs to be demonstrated. Potential improvements to Covert Lane, including its junction with Station Lane, and any mitigation for wider impacts on the local road network to accommodate further development could impact on viability. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	5.24

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%

**Density applied:**

**Estimated capacity (dwgs):** 98

**Estimated capacity (sqm):**

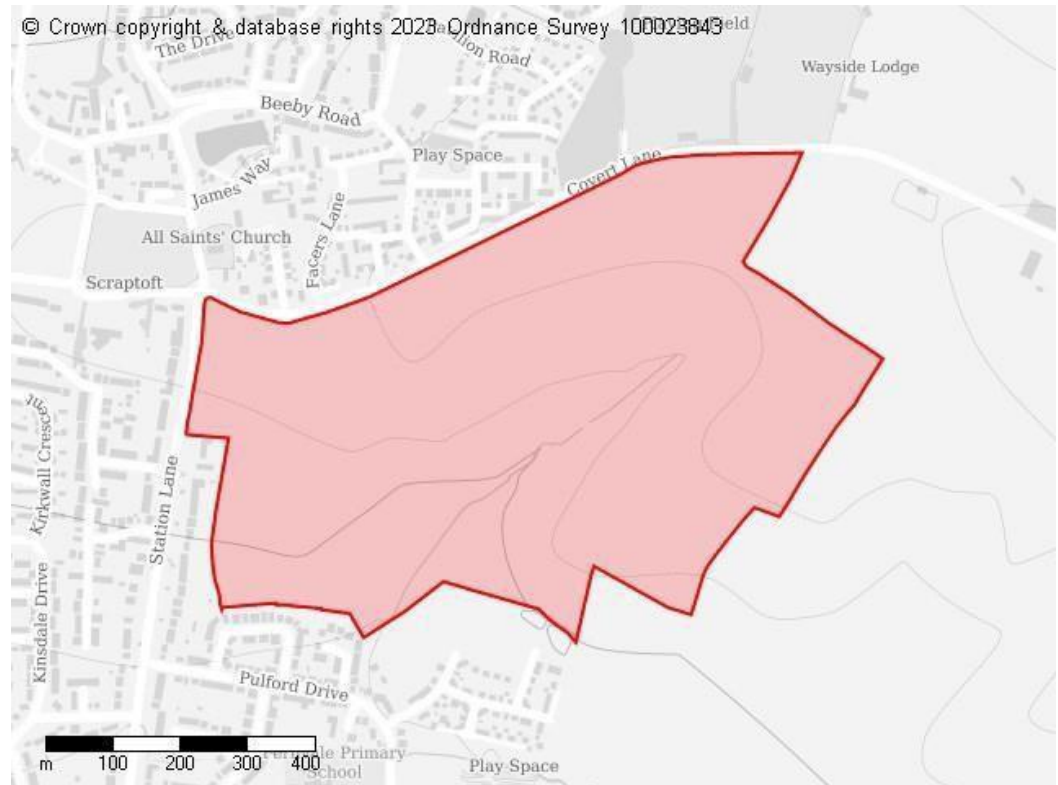
**Capacity Notes:**

The "Newton Croft" masterplan map submitted as part of this promotion, identifies an area for Mixed Use/Employment/Transport Interchange. However, no details have been provided at this stage with regard to the employment capacity on this site. Therefore, the site is currently assessed as housing only at this stage.

## Scraptoft, 21/8227, Land between Scraptoft and Bushby

### Site Details

<b>Site ref:</b>	21/8227
<b>Site name:</b>	Land between Scraptoft and Bushby
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	46.56
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Urban extension (housing, new local centre)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential.

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	Site is located adjacent to the existing built-up area of Scraptoft and Bushby (Scraptoft Parish), part of the PUA and both sustainable settlements. The site comprises the slopes of the Thurnby Brook and development would potentially impact on the valley landscape and on the setting of the adjoining Scraptoft Conservation Area. Much of the site is designated Green Wedge or Area of Separation. While the site has two points of access, a comprehensive highway solution would need to be considered with Covert Lane and its junction with Station Lane requiring substantial improvements. Any cumulative impacts would need to be considered as part of any highway solution. A Mineral Consultation Area covers most of the site. The site is considered potentially suitable.
<b>Availability:</b> Available	The site is in the control of two regional housebuilders (part owned and part under option). No legal or ownership issues have been identified to prevent delivery of development. The site is considered available.
<b>Achievability:</b> Potentially achievable	A comprehensive highway and access infrastructure solution with appropriate mitigation would be required for the site to be achievable. Given its topography, significant landscape mitigation would also be needed potentially reducing the capacity of the site. Maintaining separation between settlements could also reduce capacity. As much of the site is currently designated Green Wedge (Local Plan) and/or Area of Separation (Neighbourhood Plan), a change to policy would be required for the site to be achievable. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 6-10 years
<b>Net developable site area (ha):</b>	46.56

**Housing capacity****Economic capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%  
**Estimated capacity (dwgs):** 698

**Density applied:**  
**Estimated capacity (sqm):**

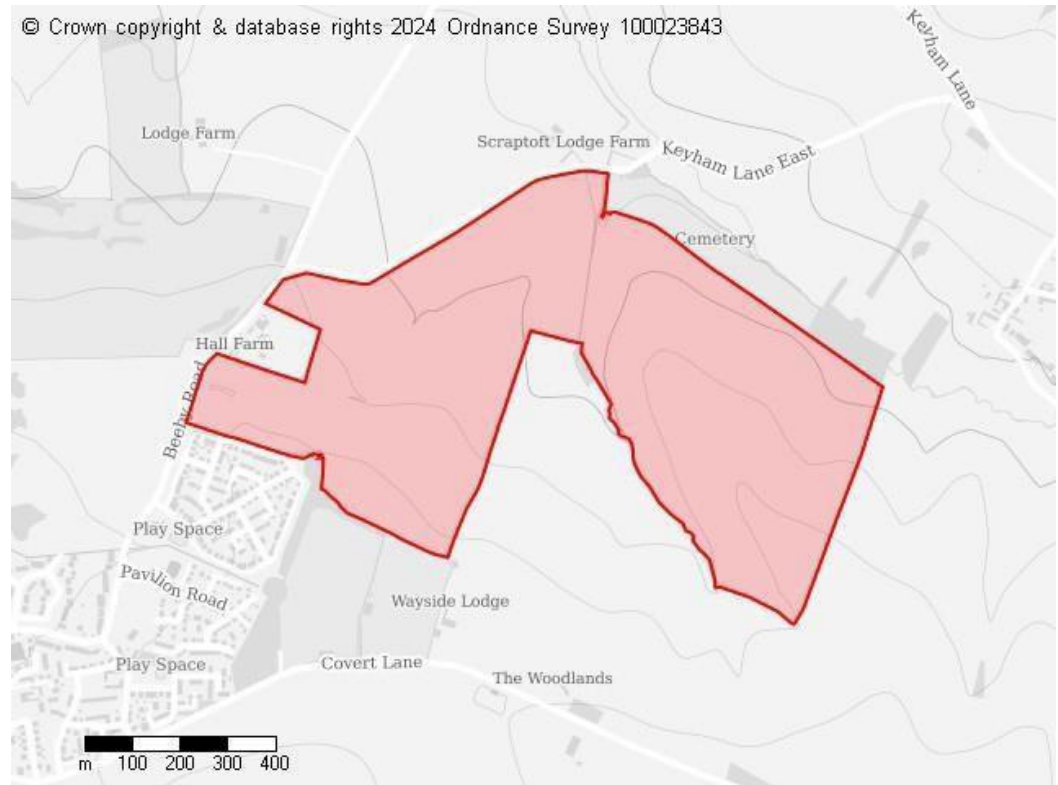
**Capacity Notes:**

The above capacity is based on the standard calculation, however engagement with site promoters as part of the plan making process estimates a higher capacity of 900 dwellings.

## Scraptoft, 24/10053, Land east of Beeby Road

### Site Details

<b>Site ref:</b>	24/10053
<b>Site name:</b>	Land east of Beeby Road
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	60.29
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	New settlement / garden village, Housing, Leisure / recreation / community facility
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential and agricultural

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, adjacent to a recent residential development. Significant highways concerns raised for development of this site in isolation, due to its size and location. Site would therefore only be supported by highways when brought forward alongside other strategic scale development and associated supporting infrastructure. There appear to be no other physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	The site has a single landowner. Landowner has expressed an interest to sell, and discussions with potential developers have taken place. No legal or ownership impediments identified which could prevent development being started in the next 5 years.
<b>Achievability:</b>	No market or cost factors that could impact on the ability of the site to be developed. Delivery could be impacted by strategic highways concerns for the area, where development of this site would only be supported by highways when brought forward alongside other strategic scale development and associated supporting infrastructure.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	60.29

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	> 35 Ha = 50%		
<b>Estimated capacity (dwgs):</b>	See Capacity Notes	<b>Estimated capacity (sqm):</b>	

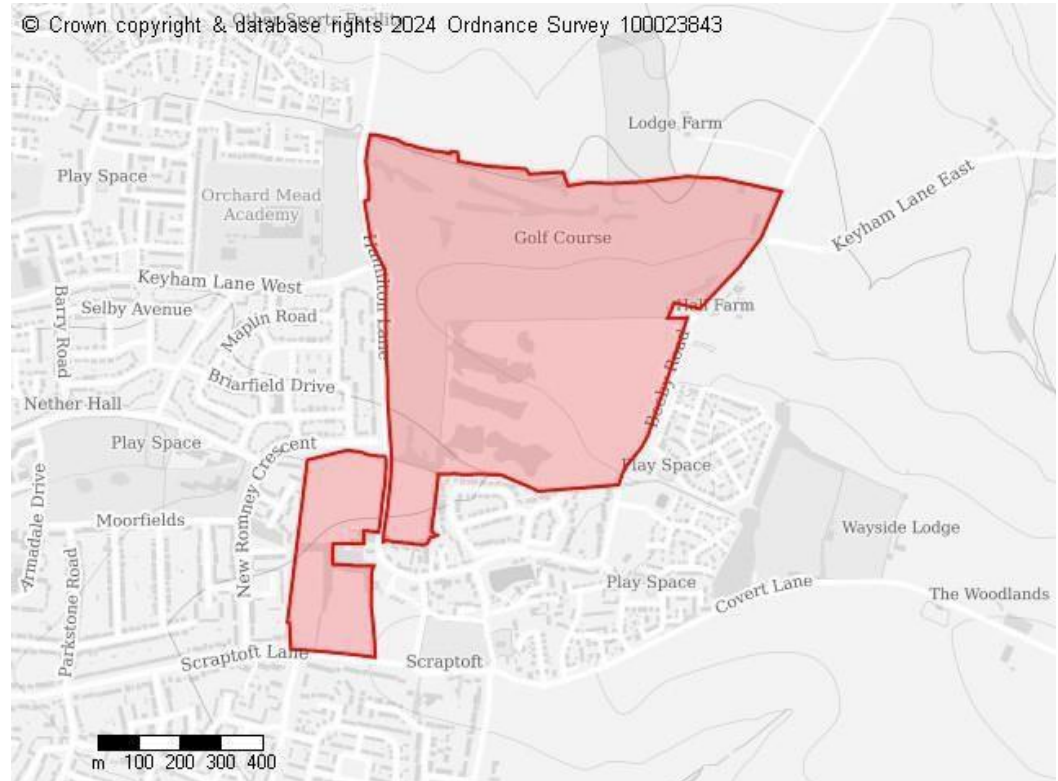
**Capacity Notes:**

This site with capacity for 905 dwellings forms part of the larger site, 21/8090. The capacity figure for this site is not provided above to avoid double counting.

## Scraptoft, 24/10117, Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft

### Site Details

<b>Site ref:</b>	24/10117
<b>Site name:</b>	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	65.56ha across two parcels (57.18ha and 8.38ha)
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing, Retail, Leisure / recreation / community facility, Other (Housing)
<b>Proposed use(s):</b>	Housing, retail, leisure, and community uses including healthcare, primary school and a nursery.
<b>Current use:</b>	Agricultural, pasture land, green space, open fields, Scraptoft Local Nature Reserve, golf course, vacant and disused buildings
<b>Adjacent land uses:</b>	Residential development extends to east, west and south of the site. Educational use to the west. Green space and agricultural land lies to the north and north east of the site.

### Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b, Scheduled Monuments
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built-up area, adjacent to existing and recent new residential development. There are no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market. Loss of biodiversity habitats and a local sports facility currently on the site would require mitigation and management.
<b>Availability:</b>	No legal or ownership impediments. landowner has expressed an interest to sell, and an option has been agreed with a developer.
<b>Achievability:</b>	The costs associated with remediating the site mean the site is not viable. The scale of development would require significant infrastructure improvements within the local area, which further impact upon the financial viability of the development. Relocation of golf course, and associated demolition of existing buildings present additional matters that need to be addressed before delivery of the whole site can progress. The approach to BNG would need to be considered given likely existing levels of biodiversity on the site. Given these factors, the site is considered not achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	65.50

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** 983

**Capacity Notes:**

This site forms a larger site which also includes 24/12222.

**Economic capacity**

**Density applied:**

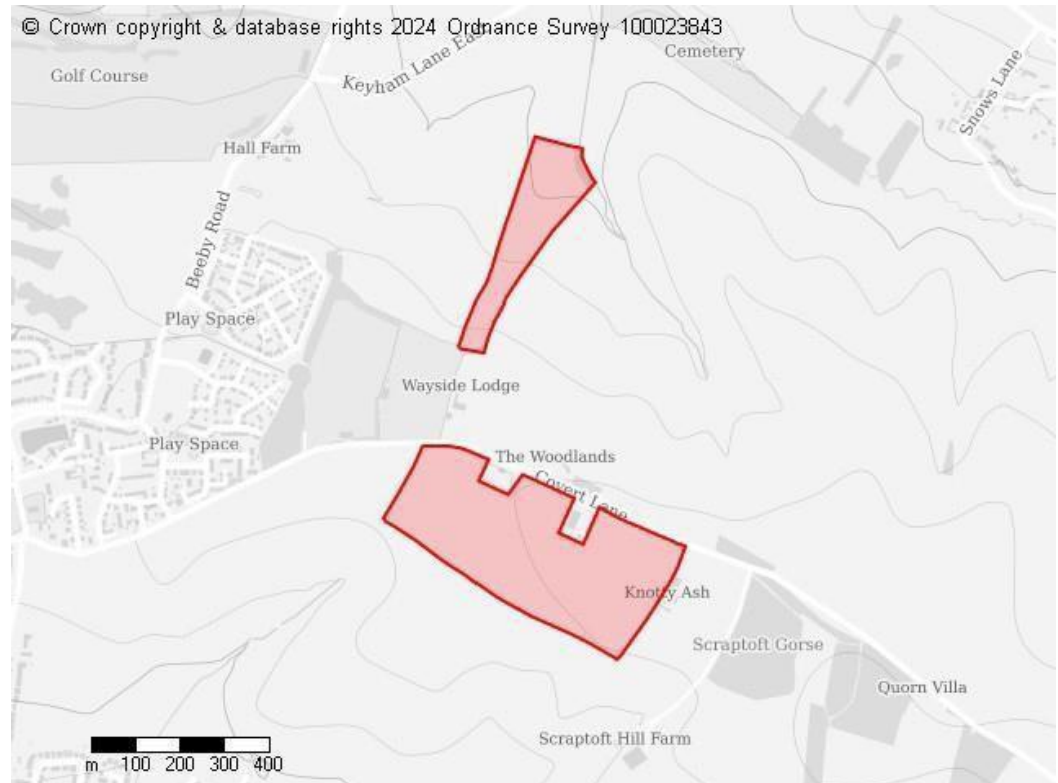
**Estimated capacity (sqm):**



# Scraptoft, 24/10169, Land south of Covert Lane and land north of Wayside Lodge, Scrapcroft

## Site Details

<b>Site ref:</b>	24/10169
<b>Site name:</b>	Land south of Covert Lane and land north of Wayside Lodge, Scrapcroft
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	Total of 19.66 ha across two sites.
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension, Housing, Leisure / recreation / community facility
<b>Proposed use(s):</b>	Housing and leisure
<b>Current use:</b>	Agricultural, horse paddocks
<b>Adjacent land uses:</b>	Residential, agricultural, equestrian uses

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	Site has been assessed separately as 24/12211 and 24/12214.
<b>Suitability:</b> Not suitable	The sites are located in the open countryside. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The sites are in an inappropriate location for development. The scale of development would have a significant detrimental impact on the character of the countryside in this location. The development of these sites in isolation would be inappropriate. The lack of highway access to the northern site presents a significant obstacle for the current suitability of the site. The constraints affecting the sites could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Availability:</b> Available	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership issues identified.
<b>Achievability:</b> Achievable	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	None
<b>Reason if not currently developable:</b>	The site is not in a suitable location for development. The development of this site in isolation would be inappropriate. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Timeframe for development:</b>	Deliverable within 5 years, Developable in 6-10 years
<b>Net developable site area (ha):</b>	Total of 19.74ha across two sites (northern site 4.57 and southern site 15.17)

**Housing capacity**

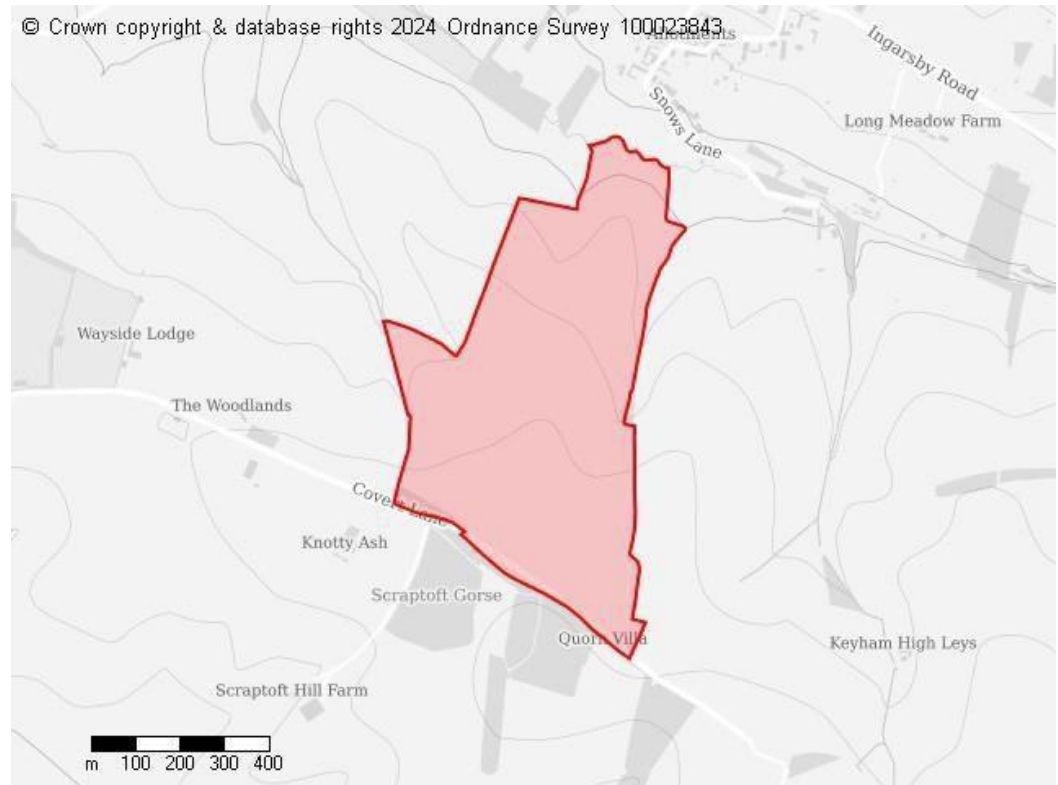
**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 371  
**Capacity Notes:**

**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

**Scraptoft, 24/10224, Land north of Covert Lane, Scraptoft.****Site Details**

<b>Site ref:</b>	24/10224
<b>Site name:</b>	Land north of Covert Lane, Scraptoft.
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	39.93
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension, Housing, Leisure / recreation / community facility (Housing)
<b>Proposed use(s):</b>	Housing, Leisure / recreation / community facility
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential and agricultural

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is in an inappropriate location for development. The site is located in the open countryside. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The scale of development would have a significant detrimental impact on the character of the countryside in this location. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Availability:</b> Available	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership issues identified.
<b>Achievability:</b> Achievable	The unsustainable location of the site would impede its achievability. The scale of development would require significant infrastructure improvements within the local area, which could impact upon the financial viability of the development. No significant market, cost, or delivery factors that could impact on the ability of the site to be developed, and there is a reasonable prospect that the proposed use could begin to be delivered on site within the next 5 years.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	The site is not in a suitable location for development.
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	39.93

**Housing capacity**

Density applied (dph): 30

**Economic capacity**Density applied:  
594

**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** 599

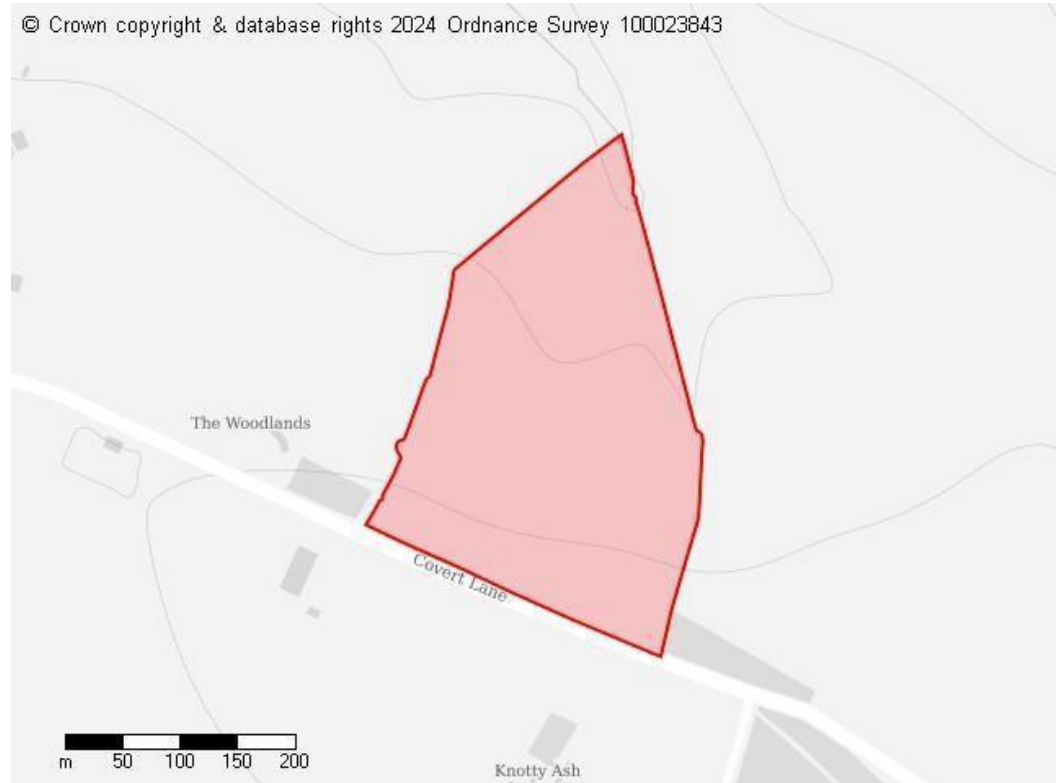
**Estimated capacity (sqm):**

**Capacity Notes:**

Site capacity is reported here, but not in 21/8147, to avoid double counting.

**Scraptoft, 24/10229, Land east of The Woodlands, north of Covert Lane, Scraptoft****Site Details**

**Site ref:** 24/10229  
**Site name:** Land east of The Woodlands, north of Covert Lane, Scraptoft  
**Parish:** Scraptoft  
**Nearest Settlement:** Scraptoft  
**Site map:**



**Site area (ha):** 7.75  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Other  
**Proposed use(s):**  
**Current use:** Agricultural land  
**Adjacent land uses:** Agricultural and residential land

**Site Assessment Summary**

**Red constraints:** None applicable  
**Reason not assessed:** The site is a duplicate of 21/8137  
**Suitability:**  
**Availability:**  
**Achievability:**

**Conclusions**

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

**Housing capacity**

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Economic capacity**

**Density applied:**

**Estimated capacity (sqm):**

# Scraptoft, 24/10365, North of Covert Lane, Scraptoft (land west of St James RFC)

## Site Details

**Site ref:** 24/10365  
**Site name:** North of Covert Lane, Scraptoft (land west of St James RFC)  
**Parish:** Scraptoft  
**Nearest Settlement:** Scraptoft  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:**  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** The site is a duplicate of 21/8196  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

### Housing capacity

### Economic capacity

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

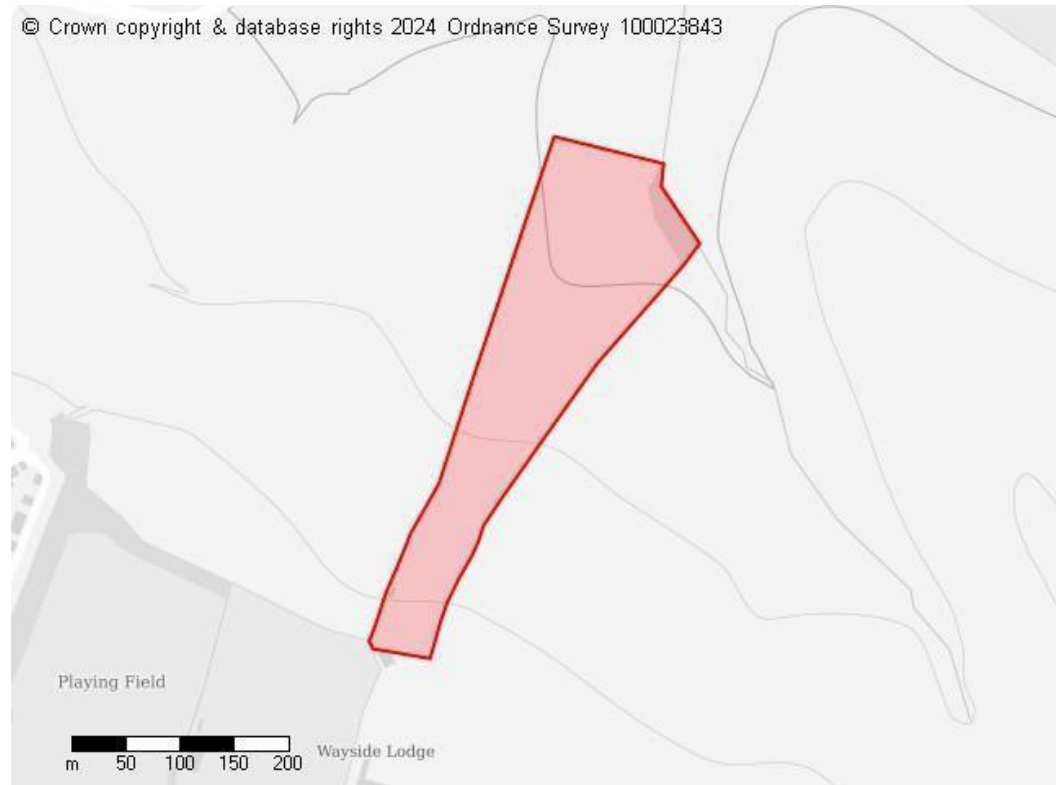
**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**

# Scraptoft, 24/12211, Land north of Wayside Lodge, Covert Lane, Scraptoft

## Site Details

<b>Site ref:</b>	24/12211
<b>Site name:</b>	Land north of Wayside Lodge, Covert Lane, Scraptoft
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	4.57
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension, Housing, Leisure / recreation / community facility
<b>Proposed use(s):</b>	
<b>Current use:</b>	Agricultural, horse paddocks
<b>Adjacent land uses:</b>	Residential, agricultural, equestrian uses

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located in the open countryside. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The site is in an inappropriate location for development. The scale of development would have a significant detrimental impact on the character of the countryside in this location. The development of this site in isolation would be inappropriate. The lack of highway access to the site presents a significant obstacle for the current suitability of the site. The constraints affecting the sites could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership issues identified.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	4.57

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 86

Estimated capacity (sqm):

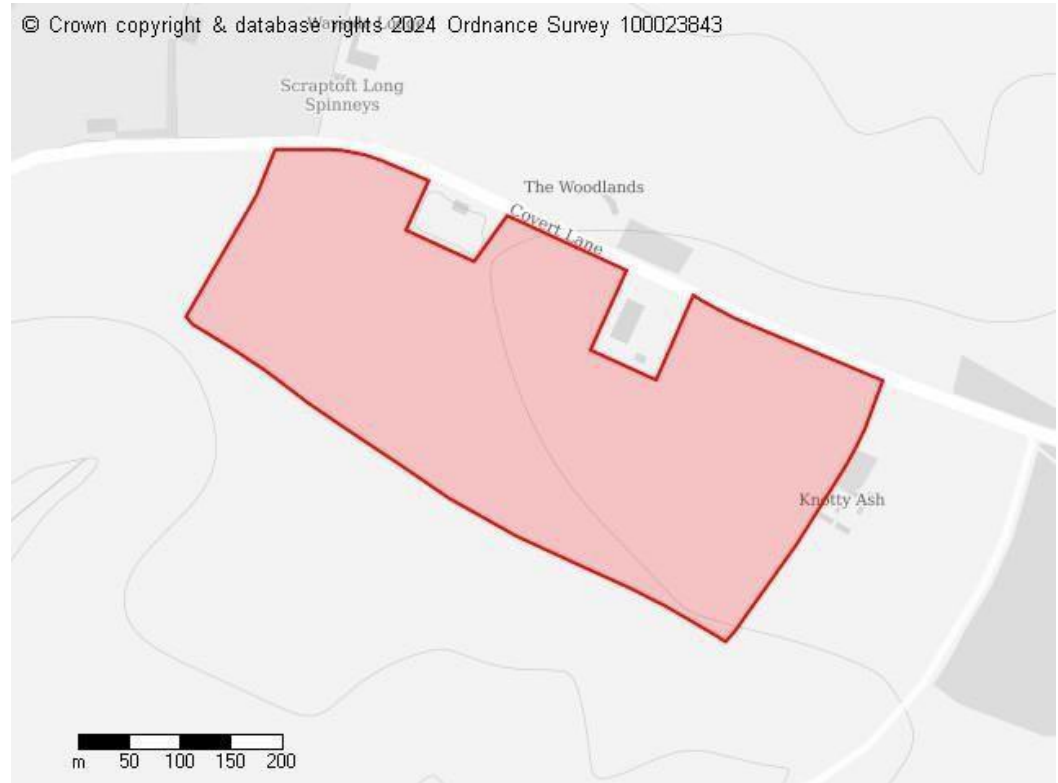
Capacity Notes:



# Scraptoft, 24/12214, Land south of Covert Lane

## Site Details

<b>Site ref:</b>	24/12214
<b>Site name:</b>	Land south of Covert Lane
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	15.09
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension, Housing, Leisure / recreation / community facility
<b>Proposed use(s):</b>	
<b>Current use:</b>	Agricultural, horse paddocks
<b>Adjacent land uses:</b>	Residential, agricultural, equestrian uses

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located in the open countryside. The location has limited access to services and facilities by sustainable modes of transport, and is therefore not sustainable. The site is in an inappropriate location for development. The scale of development would have a significant detrimental impact on the character of the countryside in this location. The development of this site in isolation would be inappropriate. The constraints affecting the site could potentially be addressed through a larger scale strategic proposal for the wider area.
<b>Availability:</b>	Landowner has expressed an intention to sell the site. No developer currently identified. No legal or ownership issues identified.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed if the site was considered suitable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	15.09

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 283

### Economic capacity

**Density applied:**

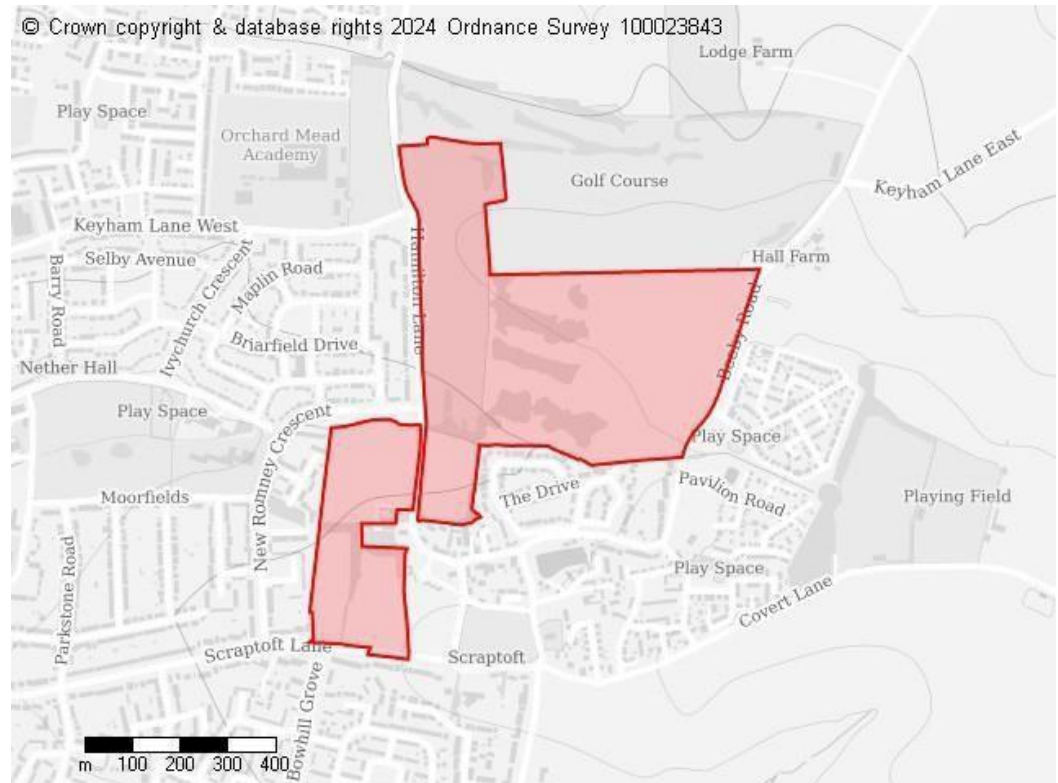
**Estimated capacity (sqm):**

600

# Scraptoft, 24/12222, Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft

## Site Details

<b>Site ref:</b>	24/12222
<b>Site name:</b>	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	39.58
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential development
<b>Current use:</b>	Agricultural, pasture land, green space, open fields, Scraptoft Local Nature Reserve, golf course, vacant and disused buildings
<b>Adjacent land uses:</b>	Residential development extends to east, west and south of the site. Educational use to the west. Green space and agricultural land lies to the north and north east of the site, remaining parts of the golf course to the east and north of the site.

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b, Scheduled Monuments
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built up area, adjacent to existing and recent new residential development. There are no physical limitations or potential detrimental impacts identified which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b>	No legal or ownership impediments identified which could prevent development being started in the next 5 years. Landowner has expressed an interest to sell, and recent planning application relating to development of the site demonstrates this.
<b>Achievability:</b>	The scale of development would require significant infrastructure improvements within the local area, which could impact upon the financial viability of the development. Demolition of existing buildings present an additional matter that needs to be addressed before delivery of the whole site can progress. The costs associated with remediating the site mean that the site is not viable and considered not achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	39.43

Housing capacity

Economic capacity

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Density applied:**

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

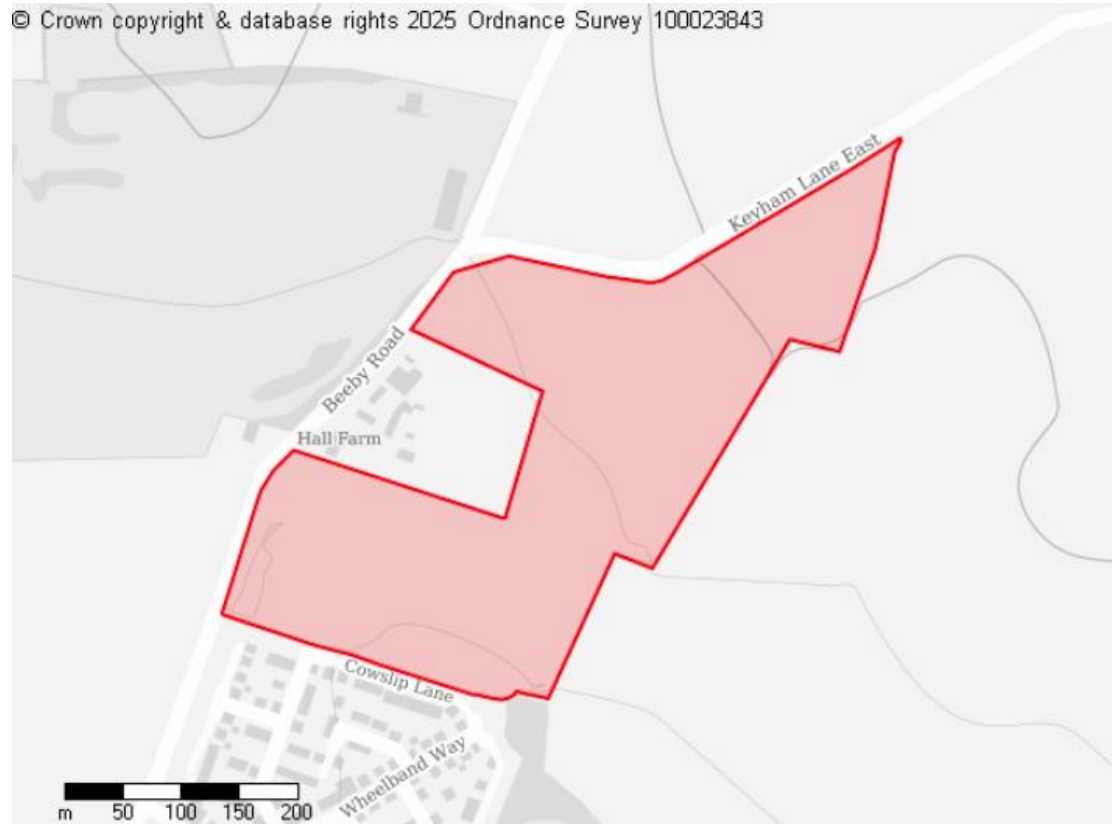
**Capacity Notes:**

Site sits within the larger site of 24/10117. The site has a capacity of 591 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Scraptoft, 24/12235, Land at Beeby Road

## Site Details

<b>Site ref:</b>	24/12235
<b>Site name:</b>	Land at Beeby Road
<b>Parish:</b>	Scraptoft
<b>Nearest Settlement:</b>	Scraptoft
<b>Site map:</b>	



<b>Site area (ha):</b>	10.64
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential and agricultural

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**

Potentially suitable

The site is located on the north-eastern edge of the existing built-up area of Scraptoft. The site may be subject to highway access constraints and cumulative highway impacts on Beeby Road which would require more detailed assessment, to determine site access suitability. The site is located within open agricultural fields and has a flat topography. It is located within a Minerals Consultation Area for Gypsum, which would require engagement with the Minerals Planning Authority. Scraptoft Nature Reserve is located directly adjacent to the site on the western side of Beeby Road; "The Grotto" at Scraptoft Hall is Grade II listed, located approximately 280m south. Scraptoft Conservation Area is located approximately 500m to the south, and the Scraptoft Neighbourhood Plan Green Wedge Policy S6 area is located adjacent to the site, on the western side of Beeby Road. There appear to be no other physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market. Overall, the site is considered to be potentially suitable.

An outline application is expected to be submitted in March 2025. The site is considered to be available.

An outline application is expected to be submitted in March 2025. No market or cost factors that could impact on the ability of the site to be developed. Delivery could be impacted by highway access considerations. Engagement with the Minerals Planning Authority would also be required to understand approach to minerals safeguarding for Gypsum within this area, and whether this could impact on viability.

**Availability:**

Available

**Achievability:**

Potentially achievable

## Conclusions

**Deliverable or developable:** Developable

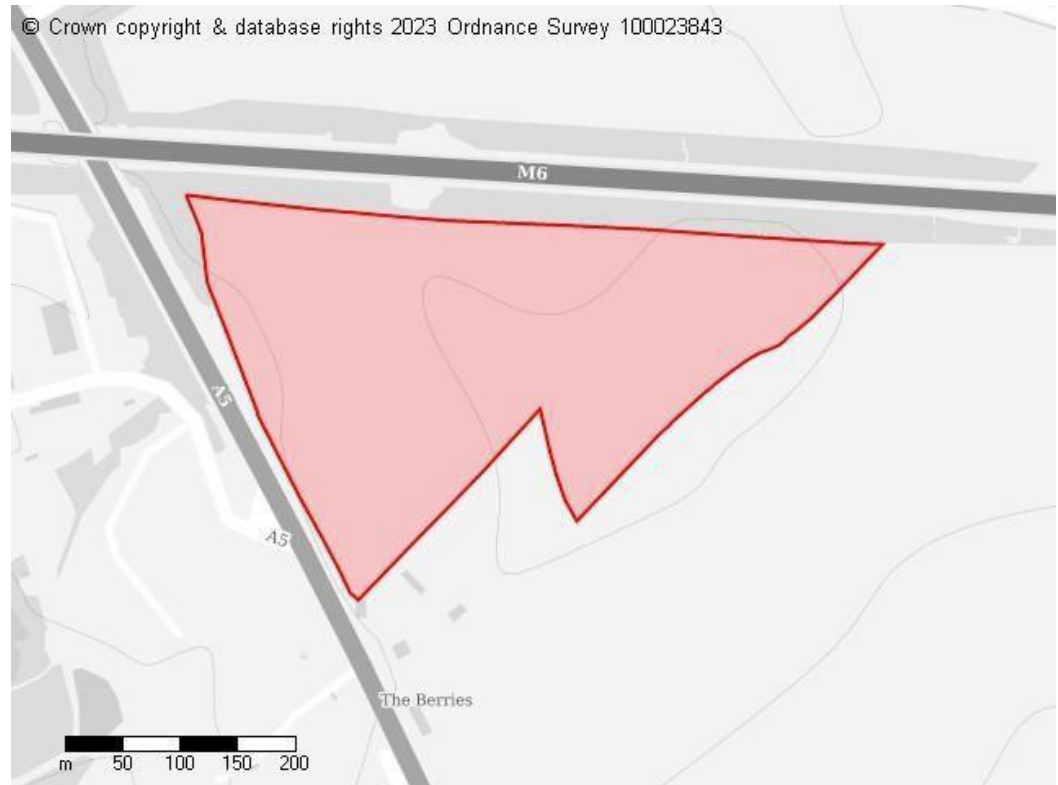
**Reason if not currently developable:****Timeframe for development:** Developable in 6-10 years**Net developable site area (ha):** 10.64**Housing capacity****Density applied (dph)** 30**Development ratio** >2.0 to 35 Ha = 62.5%**Estimated capacity (dwgs)** See Capacity Notes**Capacity Notes:**

Site sits within the larger site of 24/10053. The site has a capacity of 200 dwellings. The capacity of this site is not reported above, to avoid double counting.

**Economic capacity**

**Shawell, 21/8073, Land off Watling Street (A5)****Site Details**

<b>Site ref:</b>	21/8073
<b>Site name:</b>	Land off Watling Street (A5)
<b>Parish:</b>	Shawell
<b>Nearest Settlement:</b>	Shawell
<b>Site map:</b>	



<b>Site area (ha):</b>	10.79
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and open storage (to south). Warehousing uses located to the west of the A5 in Rugby Borough.

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is in open countryside, isolated and not well related to the district's economic or population centres. It is not accessible by sustainable modes of transport, despite being near to the strategic road network. Development would have nonconsequential impacts on the character of the landscape, capable of mitigation. The site has no access to the public highway and, whilst it has frontage to the A5 (within the 1.2ha of the site in the adjoining administrative area of Rugby Borough Council), it has not been demonstrated that appropriate access is deliverable and further investigation with Highways England and both Highway Authorities (i.e. Leicestershire and Warwickshire) is required. The site is therefore considered not suitable for economic uses.
<b>Availability:</b> Available	Site is in joint ownership and is identified as being available for development within the next 5 years. It is not subject to developer interest, has not been marketed and is not under option. No availability issues have been identified. The site is considered available.
<b>Achievability:</b> Not currently achievable	The site has good proximity to the Strategic Road Network (SRN), although it is isolated and inaccessible which reduces its market attractiveness for economic use. Delivery of appropriate access from the A5 could significantly impact viability. The site is therefore considered not currently achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	10.79

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>		<b>Density applied:</b>	4,100sqm/ha
<b>Development ratio:</b>	Not applicable		

<b>Estimated capacity (dwgs):</b>		<b>Estimated capacity (sqm):</b>	44,239
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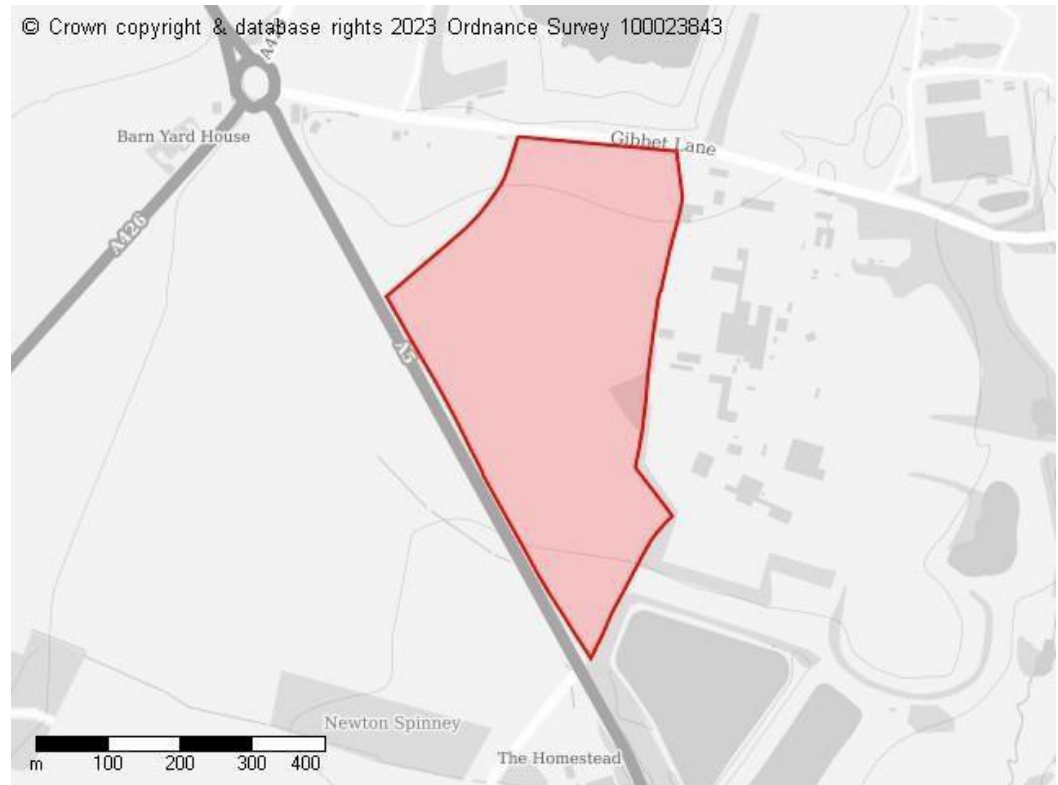
**Capacity Notes:**

Capacity calculation applies average density for industrial and non-strategic B8 uses.

## Shawell, 21/8074, Land south of Gibbet Lane

### Site Details

<b>Site ref:</b>	21/8074
<b>Site name:</b>	Land south of Gibbet Lane
<b>Parish:</b>	Shawell
<b>Nearest Settlement:</b>	Shawell
<b>Site map:</b>	



<b>Site area (ha):</b>	16.52
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (Non-strategic warehousing)
<b>Current use:</b>	Quarry
<b>Adjacent land uses:</b>	Quarry, agriculture, tile manufacturing works

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is in open countryside and is not well related or accessible to the district's economic or population centres despite being near to the strategic road network. Development would have consequential impacts on the character of the landscape. Access to the site would seem possible but would need to be demonstrated and would require Highway Authority input regarding appropriate highway infrastructure and transport mitigation. While the site is in a Mineral Consultation Area, the submission indicates that the mineral on the site is expected to be exhausted within the next 18 months (after which restoration and aftercare conditions are applicable). The southern part of the site lies within a historic landfill consultation buffer area. This would require further investigation but is likely to be mitigable. The site is considered potentially suitable for economic uses.
<b>Availability:</b> Potentially available	The site is in single ownership and is identified as being available for development within the next 5 years upon completion of mineral extraction (potentially 2024). It has not been marketed and is not under option but has been subject to developer interest. The submission indicates the intention to bring the site forward in conjunction with adjoining site ID: 21/8169. Restoration conditions and aftercare obligations may impact on availability timescales. The site is therefore considered potentially available.
<b>Achievability:</b> Not currently achievable	The site has good proximity to the Strategic Road Network (SRN), although its accessibility by sustainable modes of transport would need to be demonstrated to assure its market attractiveness for economic use. It has potential to meet some of the specific locational requirements of the strategic warehouse sector. Market supply in the immediate and surrounding area could impact achievability for large warehousing in the current plan period. Highway capacity issues, access arrangements and the extent of potential transport mitigations may impact viability. Current mineral extraction, restoration conditions and aftercare obligations could affect the delivery timeframes and proposed alternative land uses. While latest information indicates the intention to bring the site forward in conjunction with the adjoining SHELAA Site ID 21/8169, it has been assessed a standalone site and is considered not currently achievable.

### Conclusions



<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	16.52

**Housing capacity**

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

**Economic capacity**

<b>Density applied:</b>	4,000sqm/ha
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**Estimated capacity (dwgs):****Estimated capacity (sqm):**

See Capacity Notes

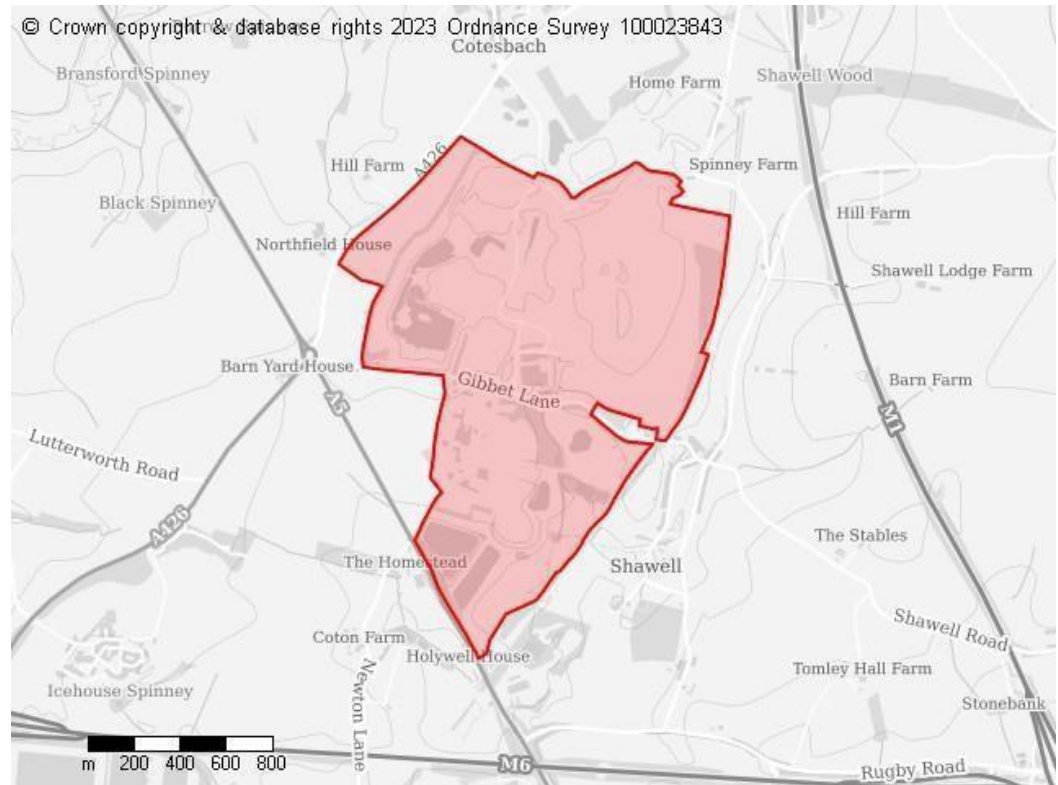
**Capacity Notes:**

Capacity calculation results in 66,080 sqm, applies standard density for non-strategic warehousing. This is not reported above, to avoid double counting with site 24/10255.

## Shawell, 21/8169, Land off A426 south of Cotesbach

### Site Details

<b>Site ref:</b>	21/8169
<b>Site name:</b>	Land off A426 south of Cotesbach
<b>Parish:</b>	Cotesbach, Shawell
<b>Nearest Settlement:</b>	Shawell
<b>Site map:</b>	



<b>Site area (ha):</b>	214.20
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Economic (mixed - office/industrial/warehousing)
<b>Current use:</b>	Sand and gravel quarry including tile manufacturing works, agriculture, landfill site
<b>Adjacent land uses:</b>	Agriculture, disused railway line, highways (A426/A5)

### Site Assessment Summary

**Red constraints:** Major hazardous facilities (as defined by Health & Safety Executive)

**Reason not assessed:**  
**Suitability:**  
 Not currently suitable

The site is in open countryside and not well related or accessible to the district's economic or population centres despite being near to the strategic road network. Development would have consequential impacts on the character of the landscape. Access to the site would seem possible but would require further investigation and Highway Authority input regarding appropriate highway infrastructure and transport mitigation. Although most of the site is within a Mineral Consultation Area, the minerals are largely worked out (although restoration conditions and aftercare obligations apply). Several areas of (historic) landfill and potentially contaminating land uses across the site would require further investigation and potential mitigation. A high-pressure gas pipeline (red constraint) bisects the site from west to east and HSE requires a buffer zone that would need to be agreed. The site also contains 2 Waste Safeguarding Sites, 2 Local Wildlife Sites, 5 Public Rights of Way which would need to be retained and a small area of Flood Zones 2 and 3. A SSSI and 2 Scheduled Monuments lie close to the site boundary which also adjoins Shawell Conservation Area to the east. Given the scale of the site, these constraints are likely to be mitigatable. However, given its location, access issues and combination of constraints, the site is considered not currently suitable for economic uses.

**Availability:**  
 Not currently available

The site is in dual ownership and has been actively marketed but is not under option. The site is subject to development interest for the proposed employment use, particularly large warehousing. The submitter indicates that the site would be available in 6-10 years although it has planning consent in distinct areas for mineral and waste uses and the associated manufacture of tiles that extend beyond this timeframe, following which restoration conditions and aftercare obligations would apply. Given the uncertainty, the site is therefore considered not currently available.

**Achievability:**  
Not achievable

The site has good proximity to the Strategic Road Network (SRN), although its accessibility by sustainable modes of transport would need to be demonstrated to assure its market attractiveness for economic use. It has potential to meet some of the specific locational requirements of the strategic warehouse sector. Market supply in the immediate and surrounding area could impact achievability for large warehousing in the current plan period. Highway capacity issues, access arrangements and the extent of potential transport mitigations may impact viability. Current mineral extraction at Shawell Quarry and the potential extension of operations may impact on delivery timeframes. Any restoration conditions and aftercare obligations relating to mineral and waste uses may affect alternative land uses and delivery timescales. Latest information indicates the intention to bring the site forward in conjunction with the adjoining SHELAA Site ID 21/8074. However, given the complexities and issues identified, at this stage the site is considered not achievable.

### Conclusions

**Deliverable or developable:** Not currently developable

**Reason if not currently developable:** Location, multiple constraints, current land use and associated restoration/aftercare conditions result in the site being not currently developable.

**Timeframe for development:**

**Net developable site area (ha):**

#### Housing capacity

#### Economic capacity

<b>Density applied (dph):</b>		<b>Density applied:</b>	Mix of Strategic and Non-Strategic
<b>Development ratio:</b>	Not applicable		Warehouse, Industrial and Office (average 3,700sqm).
<b>Estimated capacity (dwgs):</b>		<b>Estimated capacity (sqm):</b>	197,580

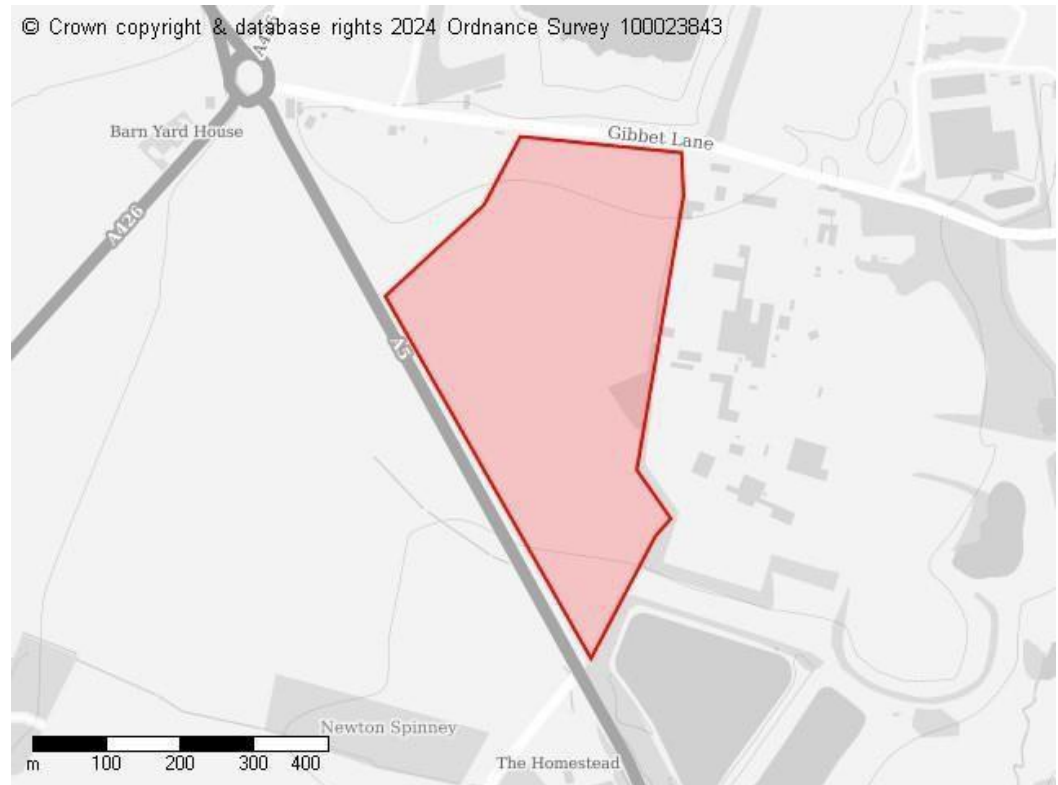
#### Capacity Notes:

Illustrative masterplan accompanying submission identifies 5 development parcels, totalling 53.4ha providing 100,900sqm of mixed employment uses. One parcel has an existing occupier. Standard capacity calculation results in a higher floorspace figure of 197,580 sqm which has been used.

# Shawell, 24/10255, Land South of Gibbet Lane

## Site Details

<b>Site ref:</b>	24/10255
<b>Site name:</b>	Land South of Gibbet Lane
<b>Parish:</b>	Shawell
<b>Nearest Settlement:</b>	Shawell
<b>Site map:</b>	



<b>Site area (ha):</b>	16.27
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Non-strategic warehousing (B8 units <9,000sqm), Large warehousing (B8 units >9,000sqm)
<b>Current use:</b>	Utilised for quarrying and excavation of materials (the quarrying has now completed)
<b>Adjacent land uses:</b>	Agricultural use, quarrying

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is not in a sustainable location. The site is in the open countryside and 1km east of Shawell, and is at a distant from economic or population centres. Proposed access via a new roundabout on the A5 requires further investigation. Highways Authority notes potential impact on Gibbet roundabout. Mineral extraction on the site has ceased. Accordingly, adjacent employment use will soon cease operation as per APP/M2460/W/22/3304137 and revert to agricultural land or rural use. Part of the site is on contaminated land from a historic landfill and would potentially require mitigation.
<b>Availability:</b> Available	There is one landowner. There has been developer discussion and the site is under option to a developer.
<b>Achievability:</b> Not currently achievable	Viability issues identified, including proposed new access to the A5, potentially contaminated land on the south parcel of the site and restoration of the site, would affect achievability.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 16+ years
<b>Net developable site area (ha):</b>	16.27

### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Economic capacity

<b>Density applied:</b>	3,750sqm/Ha
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**Estimated capacity (dwgs):**

**Estimated capacity (sqm):**

61,013

**Capacity Notes:**

Site capacity is reported above, but not for 21/8074 to avoid double counting.

# Skeffington, 21/8043, The Grange, Rolleston Road

## Site Details

<b>Site ref:</b>	21/8043
<b>Site name:</b>	The Grange, Rolleston Road
<b>Parish:</b>	Skeffington
<b>Nearest Settlement:</b>	Skeffington
<b>Site map:</b>	



<b>Site area (ha):</b>	1.07
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture/paddocks, stables, manège
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Skeffington which is not currently identified as a sustainable rural settlement. The northern part of the site is within the Conservation Area. Development on the full extent of the site has the potential to impact on the landscape setting of the village and the Conservation Area. The site lies within a Mineral Consultation Area. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. The existing stables would relocate to adjoining land in same ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation for potential adverse impacts on the Conservation Area and the landscape setting of the village could impact on site capacity. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.07

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 26

### Economic capacity

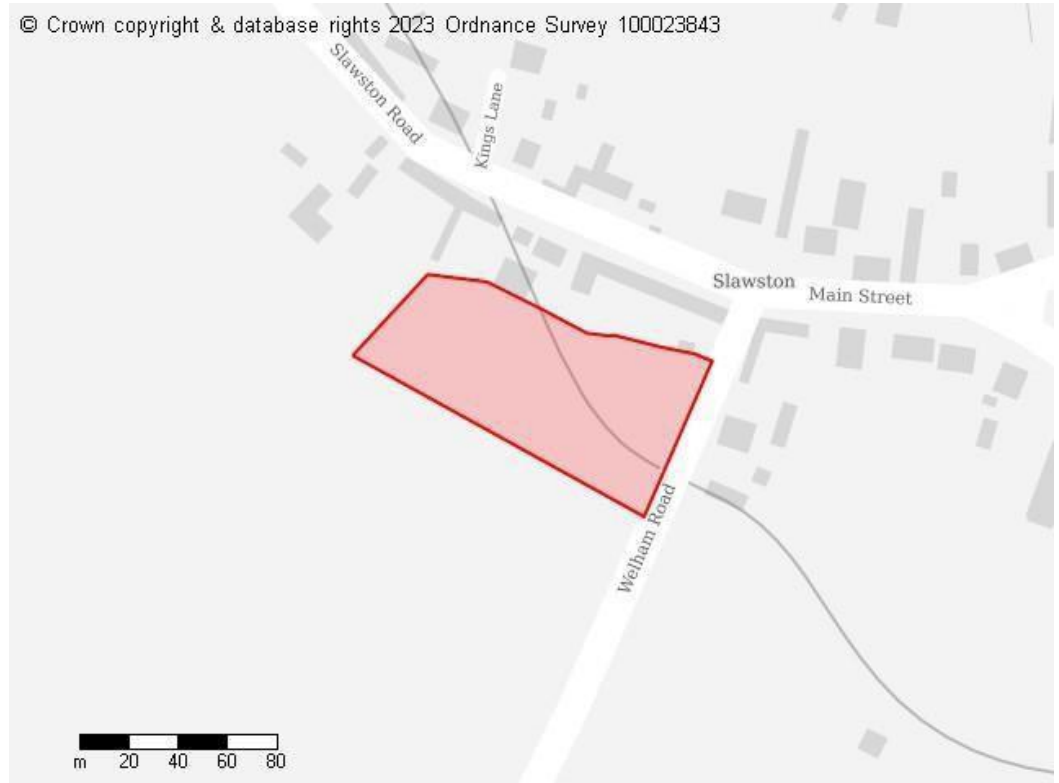
**Density applied:**

**Estimated capacity (sqm):**  
613

# Slawston, 21/8129, Land off Welham Lane

## Site Details

<b>Site ref:</b>	21/8129
<b>Site name:</b>	Land off Welham Lane
<b>Parish:</b>	Slawston
<b>Nearest Settlement:</b>	Slawston
<b>Site map:</b>	



<b>Site area (ha):</b>	0.70
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Slawston which is not currently identified as a sustainable settlement. The site has access on to Welham Lane. Most of the site is within the Conservation Area and there are several Listed Buildings in the vicinity along Main Street, and both factors would require mitigation. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Slawston is not currently a sustainable location for housing and mitigation relating to the Conservation Area, listed buildings, and character of the village could impact on the capacity of the site. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.70

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	17

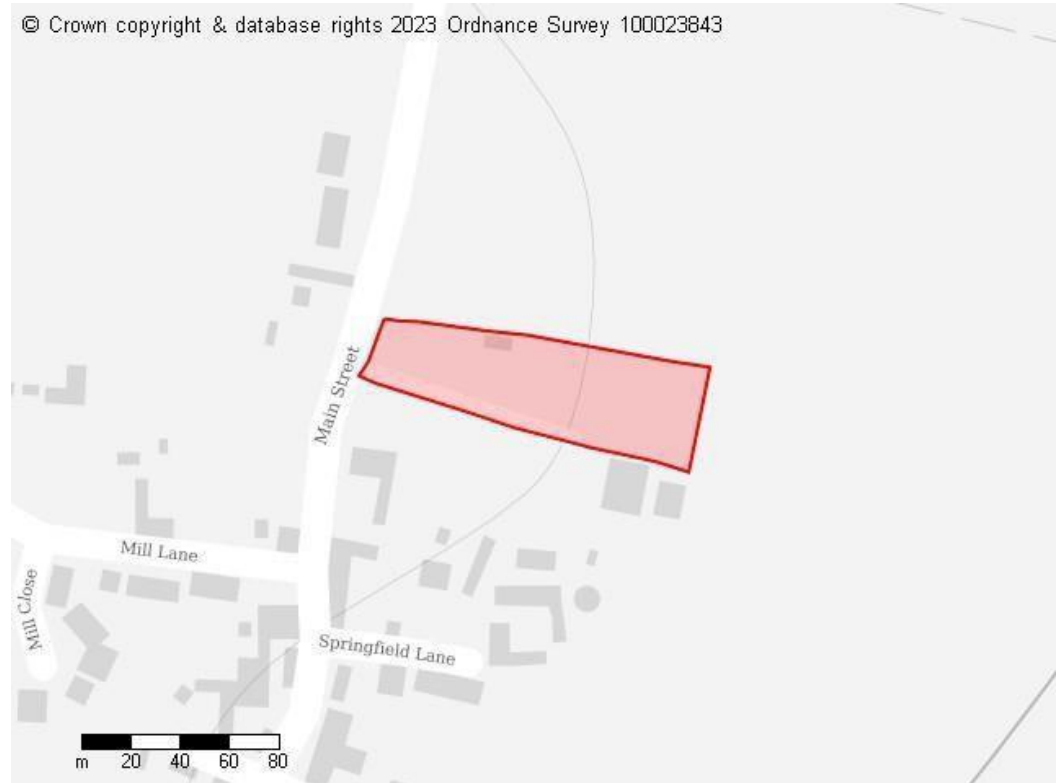
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Smeeton Westerby, 21/8041, Land east of Main Street

## Site Details

<b>Site ref:</b>	21/8041
<b>Site name:</b>	Land east of Main Street
<b>Parish:</b>	Smeeton Westerby
<b>Nearest Settlement:</b>	Smeeton Westerby
<b>Site map:</b>	



<b>Site area (ha):</b>	0.49
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, paddock
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Smeeton Westerby which is not currently identified as a sustainable rural settlement. It borders the Conservation Area to the south and west, and Smeeton House (listed building) is located opposite. The site has access onto Main Street but the provision of an appropriate access for housing development would need to be demonstrated, particularly in view of the potential impacts an access could have on the Conservation Area. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The provision of an appropriate access and mitigation for adverse impacts on adjoining heritage assets could affect the site's capacity and deliverability. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.49

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 12

### Economic capacity

**Density applied:**

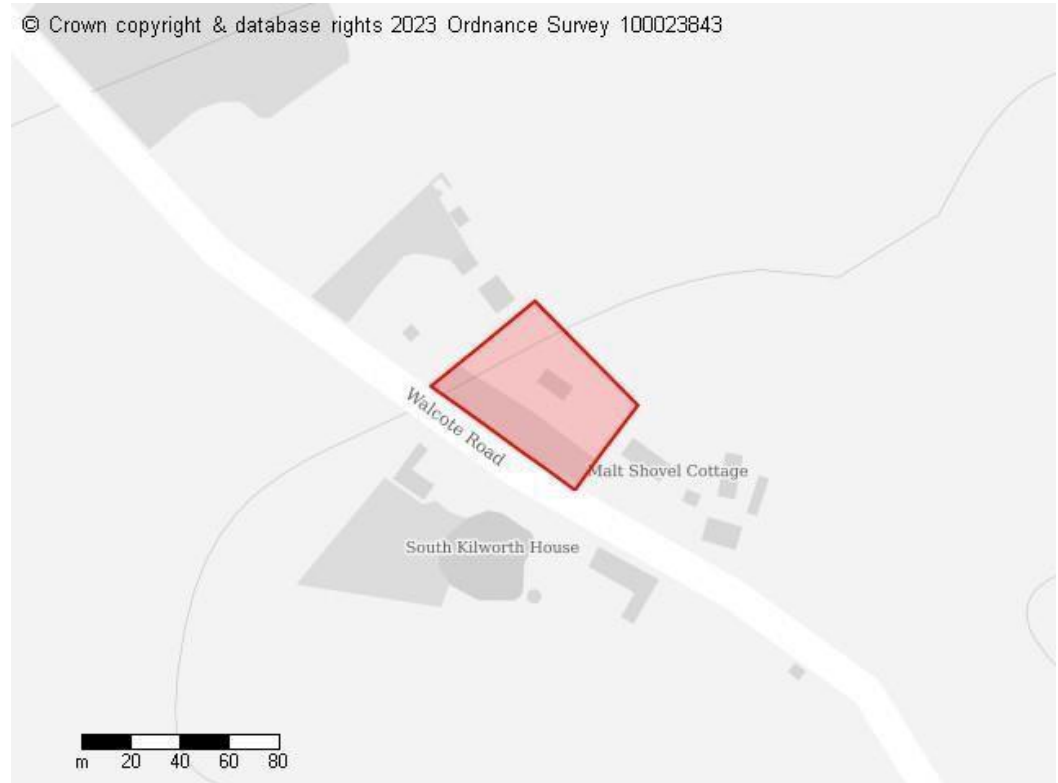
**Estimated capacity (sqm):**  
615



## South Kilworth, 21/8120, Land at north of Walcote Road

### Site Details

<b>Site ref:</b>	21/8120
<b>Site name:</b>	Land at north of Walcote Road
<b>Parish:</b>	South Kilworth
<b>Nearest Settlement:</b>	South Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.31
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural building/storage
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	Major hazardous facilities (as defined by Health & Safety Executive)
<b>Reason not assessed:</b>	The north-western half of the site is within the HSE buffer zone for the high-pressure gas main pipeline (red constraint). The net site area is below the minimum size threshold for assessment.
<b>Suitability:</b>	
<b>Availability:</b>	
<b>Achievability:</b>	

### Conclusions

<b>Deliverable or developable:</b>	
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	
<b>Net developable site area (ha):</b>	

#### Housing capacity

Density applied (dph):  
Development ratio:

Estimated capacity (dwgs):  
Capacity Notes:

#### Economic capacity

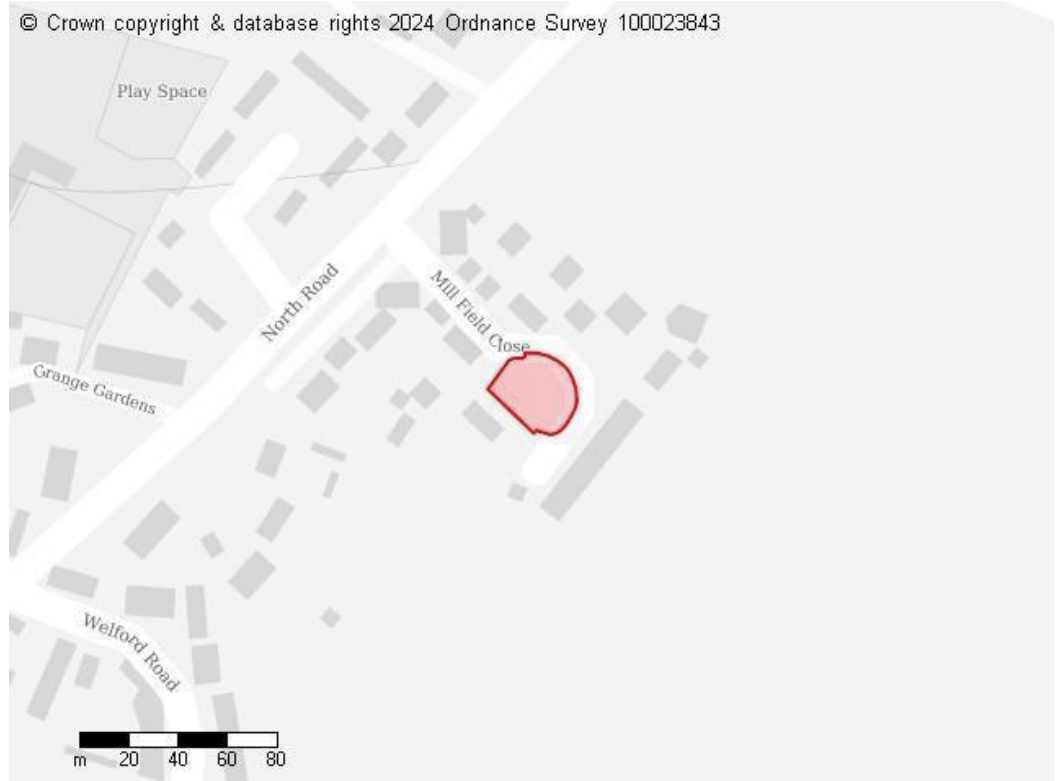
Density applied:

Estimated capacity (sqm):

# South Kilworth, 24/10299, Land at Mill Field Close, Off North Road, South Kilworth

## Site Details

**Site ref:** 24/10299  
**Site name:** Land at Mill Field Close, Off North Road, South Kilworth  
**Parish:** South Kilworth  
**Nearest Settlement:** South Kilworth  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:**  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** Site capacity would be below the threshold for SHELAA sites  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

**Housing capacity**

**Economic capacity**

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

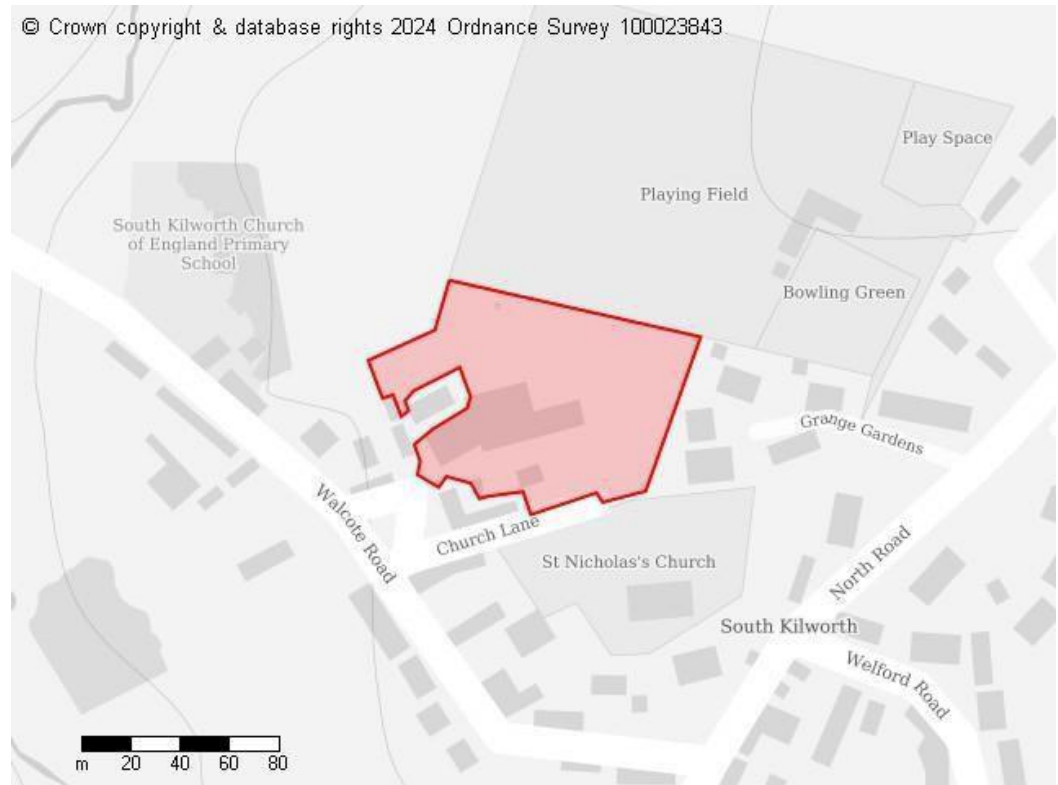
**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**

## South Kilworth, 24/12198, Abattoir site, north of Church Lane, South Kilworth

### Site Details

<b>Site ref:</b>	24/12198
<b>Site name:</b>	Abattoir site, north of Church Lane, South Kilworth
<b>Parish:</b>	South Kilworth
<b>Nearest Settlement:</b>	South Kilworth
<b>Site map:</b>	



<b>Site area (ha):</b>	0.78
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Residential
<b>Current use:</b>	Butchers, abattoir
<b>Adjacent land uses:</b>	Residential, agricultural

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is located on the edge of the existing built up area, and is a Neighbourhood Plan allocation. There appear to be no physical limitations or potential detrimental impacts which could not be managed or mitigated. This site would be an attractive location for both developers and the housing market.
<b>Availability:</b> Available	The landowner has expressed an intention to sell the site through its allocation in the Neighbourhood Plan. Not known if a developer is currently identified. No legal or ownership impediments identified which could prevent development. Site appears to currently be in use as a livery yard, movement of existing uses could delay development of the site.
<b>Achievability:</b> Achievable	No market, cost or unusual/extraordinary delivery factors identified that would make development economically unviable, and there is a reasonable prospect that the proposed use could be developed.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.78

#### Housing capacity

<b>Density applied (dph):</b>	Not applicable
<b>Development ratio:</b>	Not applicable

**Estimated capacity (dwgs):** 10

#### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**  
618

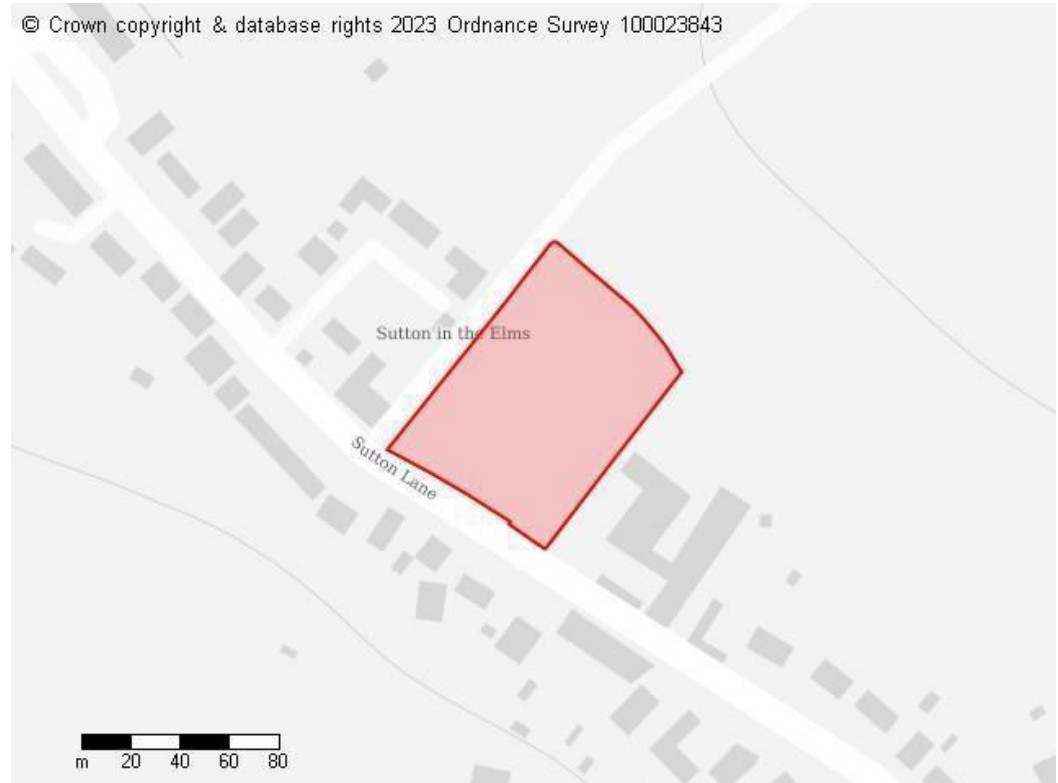
**Capacity Notes:**

The Neighbourhood Plan has undertaken a comprehensive assessment of the site and surrounding area to determine an appropriate dwelling number for the site, therefore recommend that the Neighbourhood Plan allocation of 10 dwellings for the site is used for the site capacity.

# Sutton in the Elms, 21/8184, Land at Sutton Lane

## Site Details

<b>Site ref:</b>	21/8184
<b>Site name:</b>	Land at Sutton Lane
<b>Parish:</b>	Broughton Astley
<b>Nearest Settlement:</b>	Sutton in the Elms
<b>Site map:</b>	



<b>Site area (ha):</b>	0.75
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is within Sutton in the Elms which is not currently identified as a sustainable settlement. Access would be taken from Sutton Lane onto which the site has frontage. No physical constraints have been identified. The site is considered potentially suitable.
Potentially suitable	
<b>Availability:</b>	The site is single ownership. The site would be marketed on receipt of planning permission. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	
<b>Achievability:</b>	No viability or deliverability issues have been identified to prevent development taking place. The site is considered achievable.
Achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.75

	Housing capacity
<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%
<b>Estimated capacity (dwgs):</b>	19

	Economic capacity
<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Swinford, 21/8098, Avon Valley Farm, Stanford Road

## Site Details

<b>Site ref:</b>	21/8098
<b>Site name:</b>	Avon Valley Farm, Stanford Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	0.26
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture/paddock
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is within Swinford, a sustainable rural settlement. It is within the built form of the village and access would be via Stanford Road onto which there is a current field access. The site is in the Conservation Area and there are several listed buildings and local heritage assets (as identified in the Neighbourhood Plan) that could be adversely impacted by development. A public Right of Way crosses the site before entering Stanford Hall Park (a registered Park and Garden) which adjoins the site's eastern boundary. The site is a designated Local Green Space. Given the sensitivity of the historic environment in this location, the site is considered potentially suitable.
<b>Availability:</b>	The site has two landowners who agree on its promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The range and the sensitivity of heritage assets close to the site mean that substantial mitigation would be required, impacting on the capacity and, potentially, the viability of the site. Furthermore, the site is currently a designated Local Green Space and is therefore subject to significant protection, making development unlikely. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.26

Housing capacity

Economic capacity

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**Density applied (dph):** 30  
**Development ratio:** <0.4 Ha = 100%

**Density applied:**

**Estimated capacity (dwgs):** 8

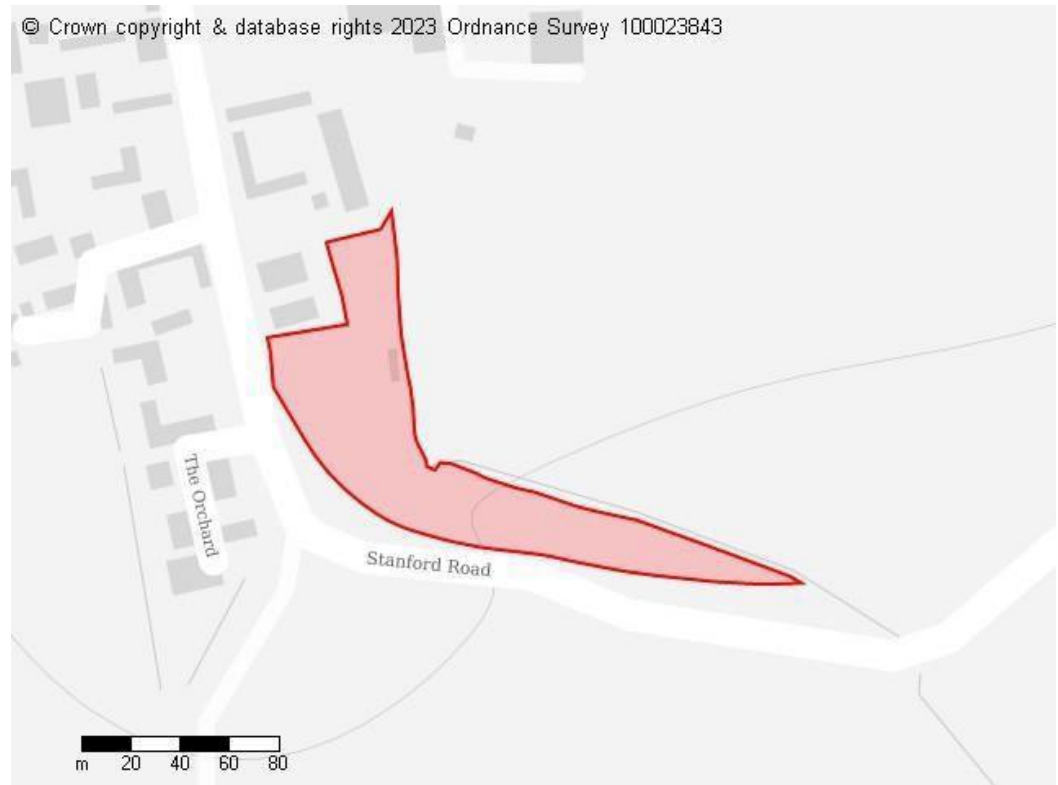
**Estimated capacity (sqm):**

**Capacity Notes:**

# Swinford, 21/8099, Avon Valley Farm (west), Land off Stanford Road

## Site Details

<b>Site ref:</b>	21/8099
<b>Site name:</b>	Avon Valley Farm (west), Land off Stanford Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	0.75
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, manege, stables
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Swinford, a sustainable rural settlement. It adjoins the south-eastern edge of the village extending into open countryside. Access would be via Stanford Road onto which the site has extensive frontage (current access is on a bend in the road and may not be appropriate). The north-western edge of the site adjoins the Conservation Area, the setting of which would need to be considered. The full extent of this elongated site is unlikely to be appropriate, with only the western half of the site having a good relationship to the existing village form. Therefore, the site is considered potentially suitable.

**Availability:**

Available

The site has two landowners who agree on its promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Potentially achievable

Given that the eastern part of the site is remote from the village, some adjustment to the site size would be required. Delivery is dependent on the provision of an appropriate access to the site. Given these issues, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.75

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**



**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 19

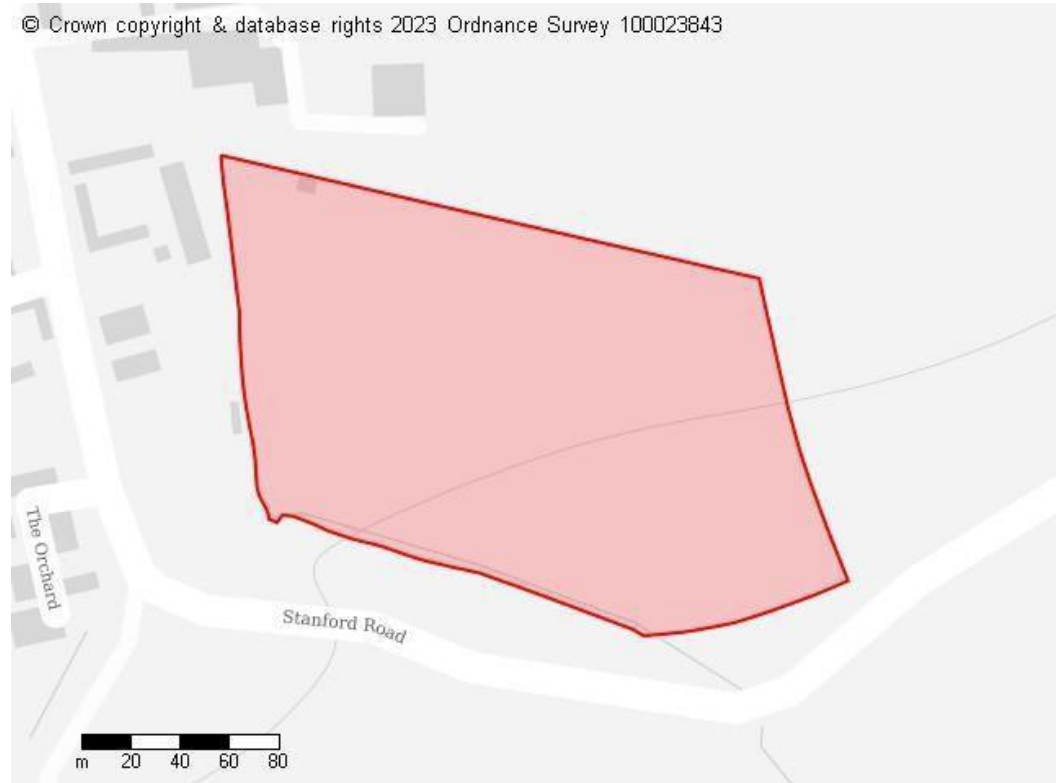
**Estimated capacity (sqm):**

**Capacity Notes:**

## Swinford, 21/8100, Avon Valley Farm (north), Stanford Road

### Site Details

<b>Site ref:</b>	21/8100
<b>Site name:</b>	Avon Valley Farm (north), Stanford Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	3.28
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to Swinford, a sustainable rural settlement. Although the site adjoins the south-eastern edge of the village, the site extends significantly into open countryside. The current scale of the site is unlikely to be appropriate given the size of the village. Further clarity around the access onto Stanford Road would be required as the current access is well outside the village in open countryside. The site to the south (21/8099) would need to be developed to provide an alternative access. A site of this size would potentially impact on the local rural highway network. Development of the site has the potential to adversely impact the setting of Stanford Hall Park (registered Park and Garden) which adjoins it to the north. The site also adjoins the Conservation Area to the north-west. The Neighbourhood Plan designates the site an 'other site of environmental significance' (good quality semi-improved grassland). In isolation, the site is considered not currently suitable.
<b>Availability:</b> Available	The site has two landowners who agree on its promotion for development. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Not currently achievable	It is not clear how suitable access would be secured unless brought forward with adjacent site 21/8099. Mitigation may be required for impact on the local highway network. The scale of the site is unlikely to be achievable given the size of the current village and potential adverse impacts on the setting of Stanford Hall Park and the wider local landscape. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.28

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** >2.0 to 35 Ha = 62.5%  
**Estimated capacity (dwgs):** 62  
**Capacity Notes:**

**Economic capacity**

**Density applied:**  
**Estimated capacity (sqm):**

## Swinford, 21/8116, Land off Rugby Road (rear of Playground)

### Site Details

<b>Site ref:</b>	21/8116
<b>Site name:</b>	Land off Rugby Road (rear of Playground)
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	0.23
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Residential, playground

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is within Swinford, a sustainable rural settlement. It forms part of amenity land within the centre of the village and is adjacent to the playground. It is a Neighbourhood Plan designated Local Green Space (LGS) and adjoins three other such LGS (Village Green, Glebe Land/Play Area and the Mourant Orchard). Access would be via Rugby Road. However, the appropriateness of such an access would need to be demonstrated as it could impact on the Village Green LGS. The site is centrally located within the Conservation Area and development has the potential to adversely impact this heritage asset. There are also several listed buildings and local heritage assets in the vicinity. The site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Not currently achievable

Clarity around the provision of an appropriate access and any impacts on the Village Green Local Green Space designation is needed. The site itself is currently a designated Local Green Space and is therefore subject to significant protection. The site is considered not currently achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.23

#### Housing capacity

**Density applied (dph):** 30

#### Economic capacity

**Density applied:**

**Development ratio:** <0.4 Ha = 100%

**Estimated capacity (dwgs):** 7

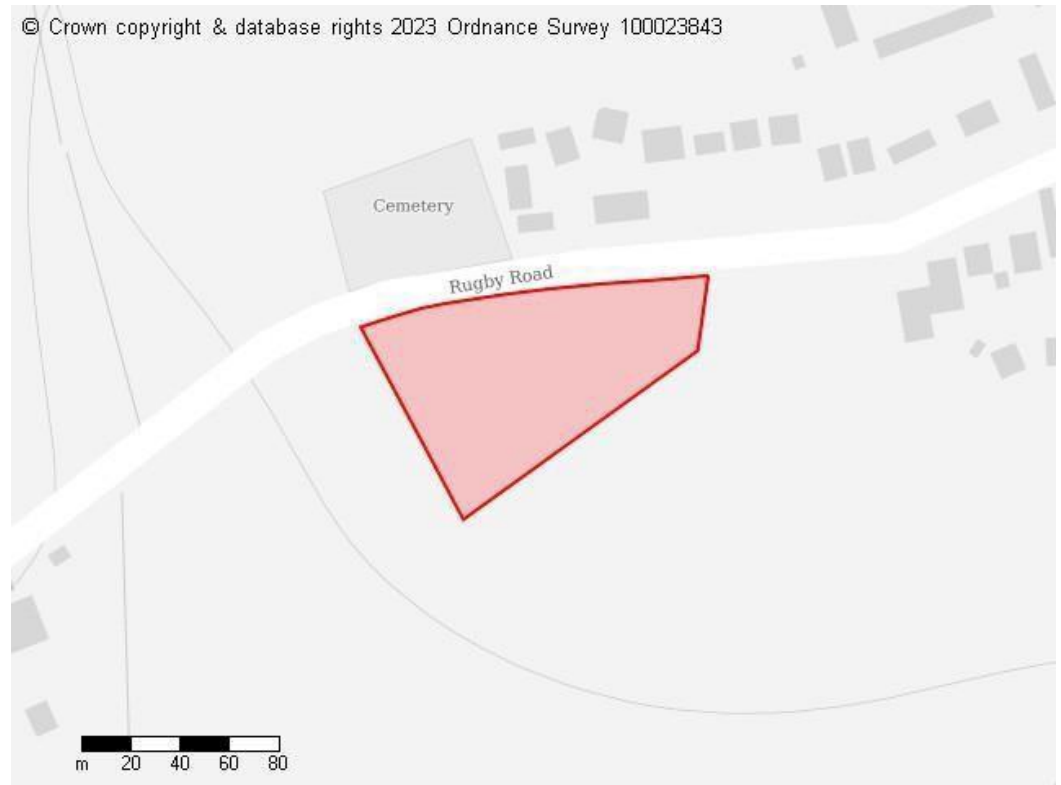
**Estimated capacity (sqm):**

**Capacity Notes:**

# Swinford, 21/8117, Land south of Rugby Road

## Site Details

<b>Site ref:</b>	21/8117
<b>Site name:</b>	Land south of Rugby Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	0.76
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, cemetery, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Swinford, a sustainable rural settlement. It lies to the south of Rugby Road and adjoins a Neighbourhood Plan housing allocation for which a planning application has been submitted. Although there is housing opposite the site to the north of Rugby Road, development of the allocated site would improve the site's connection to the built form to the east. Access would be via Rugby Road onto which the site has frontage. Pending development of the adjoining allocation, the site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	No delivery or viability issues have been identified to prevent development taking place. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.76

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

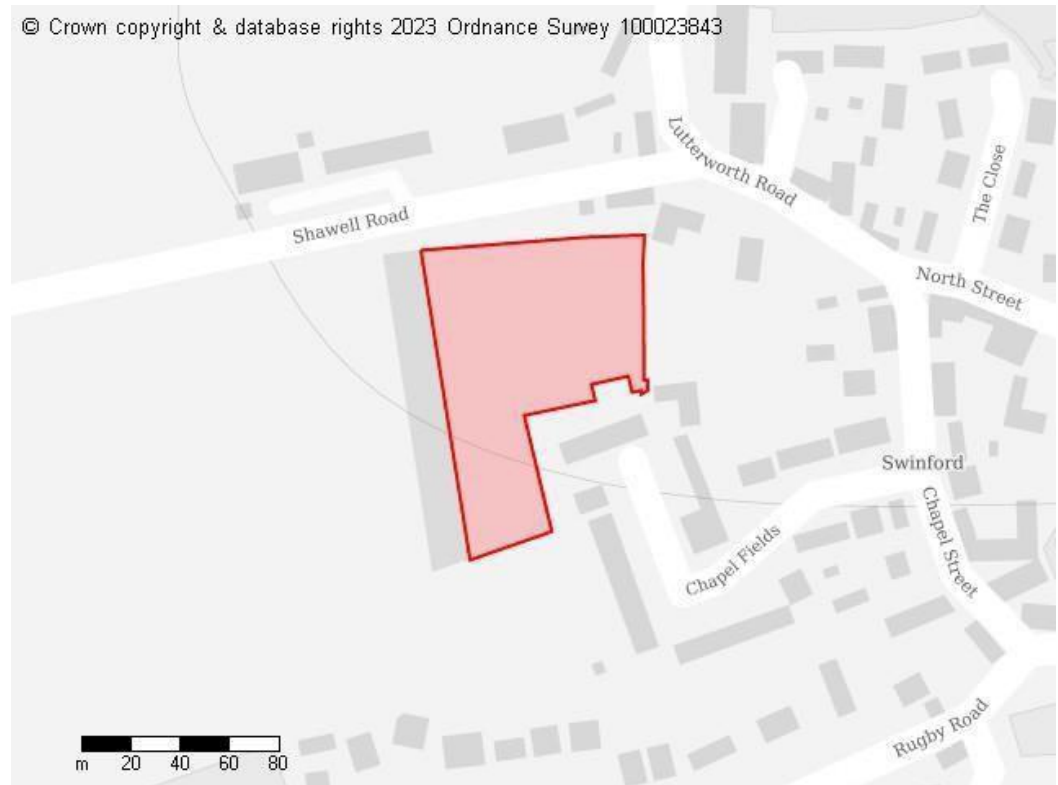
**Estimated capacity (dwgs):** 19

**Estimated capacity (sqm):**

## Swinford, 21/8165, Land at Shawell Road

### Site Details

<b>Site ref:</b>	21/8165
<b>Site name:</b>	Land at Shawell Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	0.74
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located adjacent to Swinford, a sustainable rural settlement. It adjoins the western edge of the village and is well related to the existing village form. Access is proposed via Shawell Road onto which the site has frontage. A public Right of Way crosses the eastern part of the site and would need to be retained. The site is adjacent to the Conservation Area and development could impact on its setting. The Neighbourhood Plan identifies the site as being of environmental significance (The Moors). The submission states that the landscape buffer along the western edge of the site would be retained. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Mitigation for potential adverse impacts on the setting of the Conservation Area and the biodiversity of the site could impact on the capacity of the site. However, the site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.74

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

#### Economic capacity

**Density applied:**



Estimated capacity (dwgs): 18

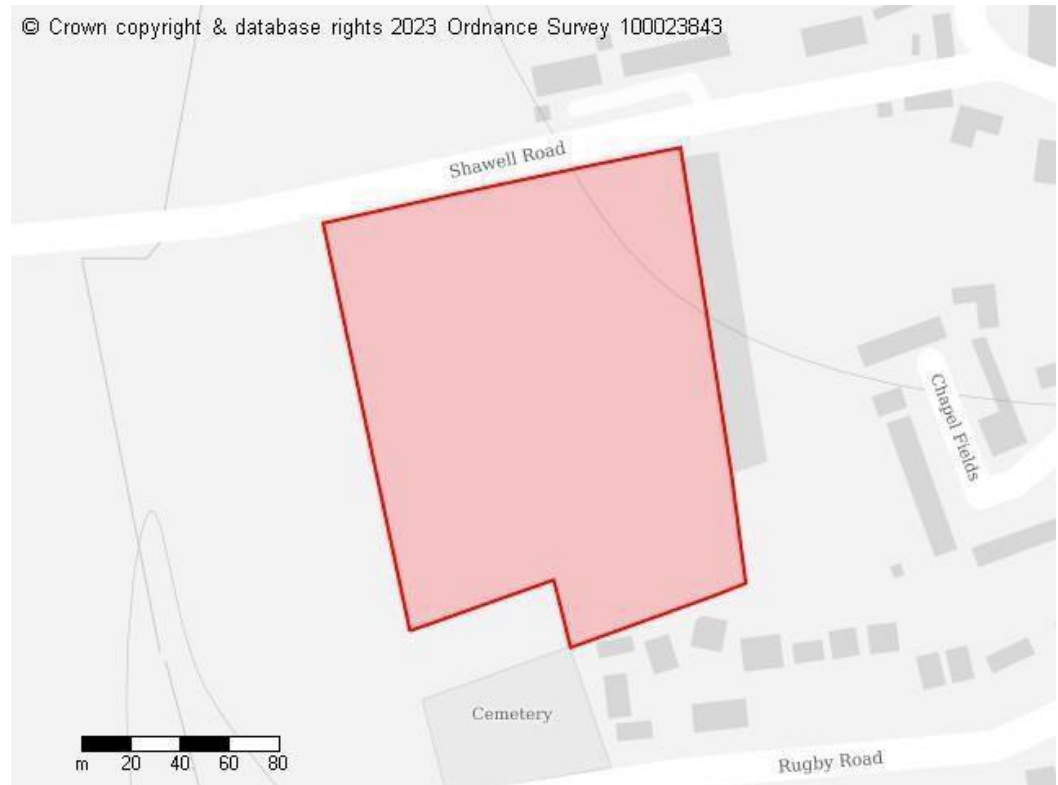
Estimated capacity (sqm):

Capacity Notes:

## Swinford, 21/8203, Land to the south of Shawell Road

### Site Details

<b>Site ref:</b>	21/8203
<b>Site name:</b>	Land to the south of Shawell Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	2.51
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Swinford, a sustainable rural settlement. The site's southern boundary adjoins the western edge of the village along Rugby Road and the northern edge of the site is opposite a development of 6 dwellings to the north of the Shawell Road. However, its connection to the village is limited by site 21/8165 adjacent to the east. Access is proposed from Shawell Road. Given the capacity of the site, its suitability would need to be demonstrated to the satisfaction of the Highway Authority. The current scale of the site is unlikely to be appropriate for the size of the settlement. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. There site is developer involvement in the site. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The scale of the site is unlikely to be achievable given the size of the current village. Mitigation regarding access may be required depending on the scale of the site. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.51

Housing capacity

Economic capacity

Estimated capacity (dwgs): 47

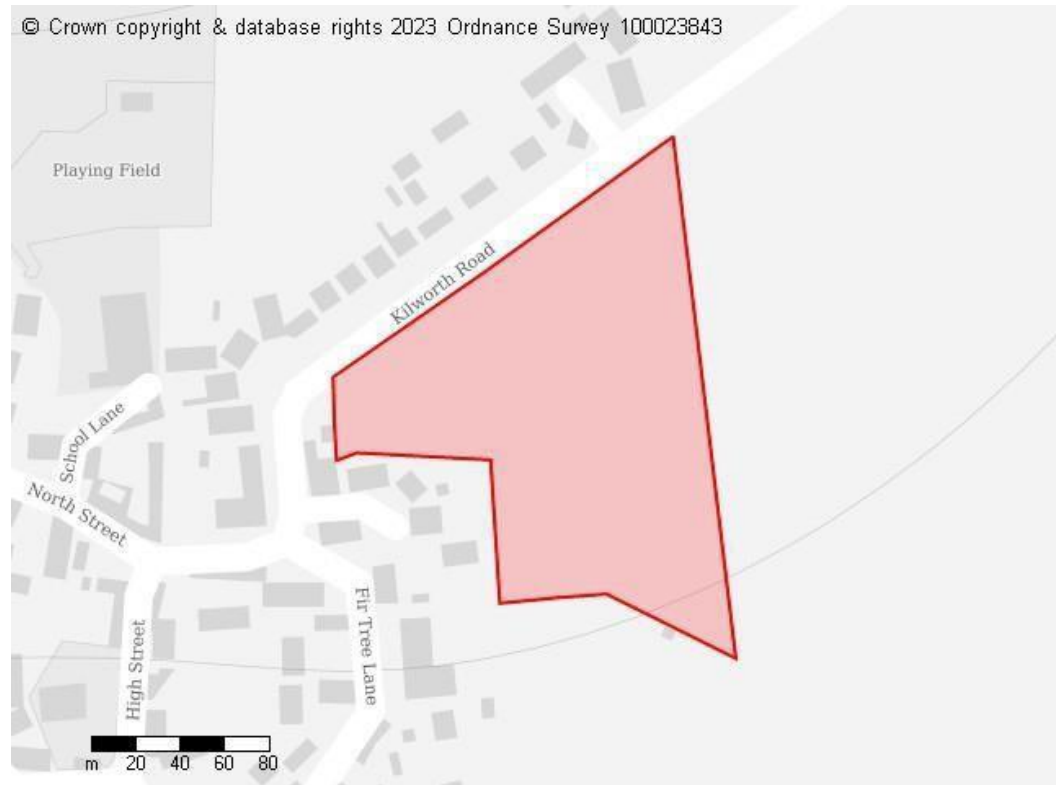
Estimated capacity (sqm):

Capacity Notes:

## Swinford, 21/8204, Land to the south of Kilworth Road

### Site Details

<b>Site ref:</b>	21/8204
<b>Site name:</b>	Land to the south of Kilworth Road
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	



<b>Site area (ha):</b>	2.23
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Swinford, a sustainable rural settlement. It adjoins the north-eastern part of the village. Access would be via Kilworth Road onto which the site has frontage. Two public Rights of Way within the site would need to be retained. The site adjoins the Conservation Area and development could impact on its setting. The current scale of the site is unlikely to be appropriate for the size of the settlement. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. Discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potential mitigation measures in respect of the Conservation Area may reduce capacity and the scale of the site is unlikely to be achievable given the size of the village. However, no market, cost or delivery issues have been identified to make the site unviable. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.23

Housing capacity

Economic capacity

Estimated capacity (dwgs): 42

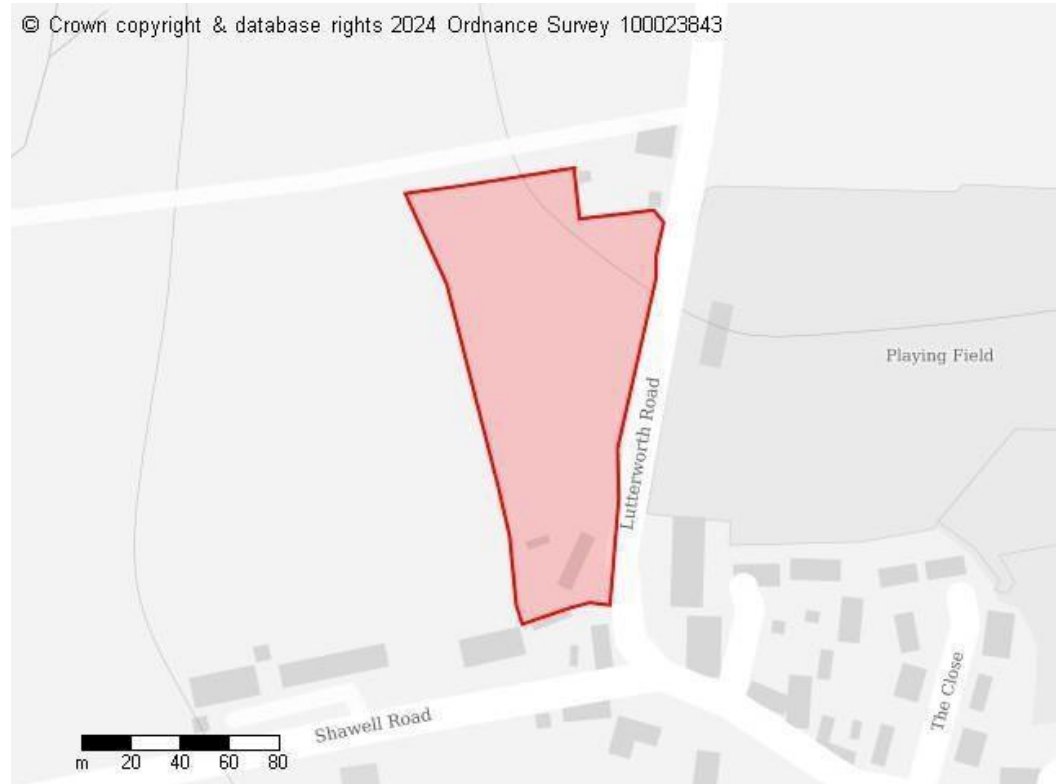
Estimated capacity (sqm):

Capacity Notes:

# Swinford, 24/8585, Land to the west of Lutterworth Road / North of Springfield House, Swinford

## Site Details

<b>Site ref:</b>	24/8585
<b>Site name:</b>	Land to the west of Lutterworth Road / North of Springfield House, Swinford
<b>Parish:</b>	Swinford
<b>Nearest Settlement:</b>	Swinford
<b>Site map:</b>	© Crown copyright & database rights 2024 Ordnance Survey 100023843



<b>Site area (ha):</b>	1.2
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural use, ad-hoc storage for the landowners business
<b>Adjacent land uses:</b>	North - Residential / Agricultural East - Bound by Lutterworth Road with Sports Facility beyond West - Agricultural South - Residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site boundary includes the boundary of a neighbourhood plan allocation site, but extends further south to include the property, Springfield. Further information is required regarding the proposed scheme and how the existing property may be incorporated. The site is adjacent to the village of Swinford and therefore residents would have access to essential facilities. There are no physical constraints on the site identified, although a full site assessment would be required for landscape and biodiversity/species on the site. There are heritage assets to the north and south of the site (conservation area and Neighbourhood Plan heritage assets to the north and south). The site will impact the open and rural character currently provided by this edge of village site. Careful design and landscaping would be required.
<b>Availability:</b>	The site is owned by more than one landowner, but the Call for Site submission states that landowners are in agreement. Developers are in discussion with the landowner.
<b>Achievability:</b>	A smaller part of the site is allocated in the Swinford Neighbourhood Plan for a minimum of 17 dwellings. Further details required to understand the way the site may integrate the property Springfield, and how the site would impact the existing residents of the property.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years

Net developable site area (ha): 1.2

**Housing capacity**

Density applied (dph): 30  
Development ratio: 0.4 to 2.0 Ha = 82.5%

**Economic capacity**

Density applied: N/A  
Estimated capacity (sqm): N/A

Estimated capacity (dwgs): 30

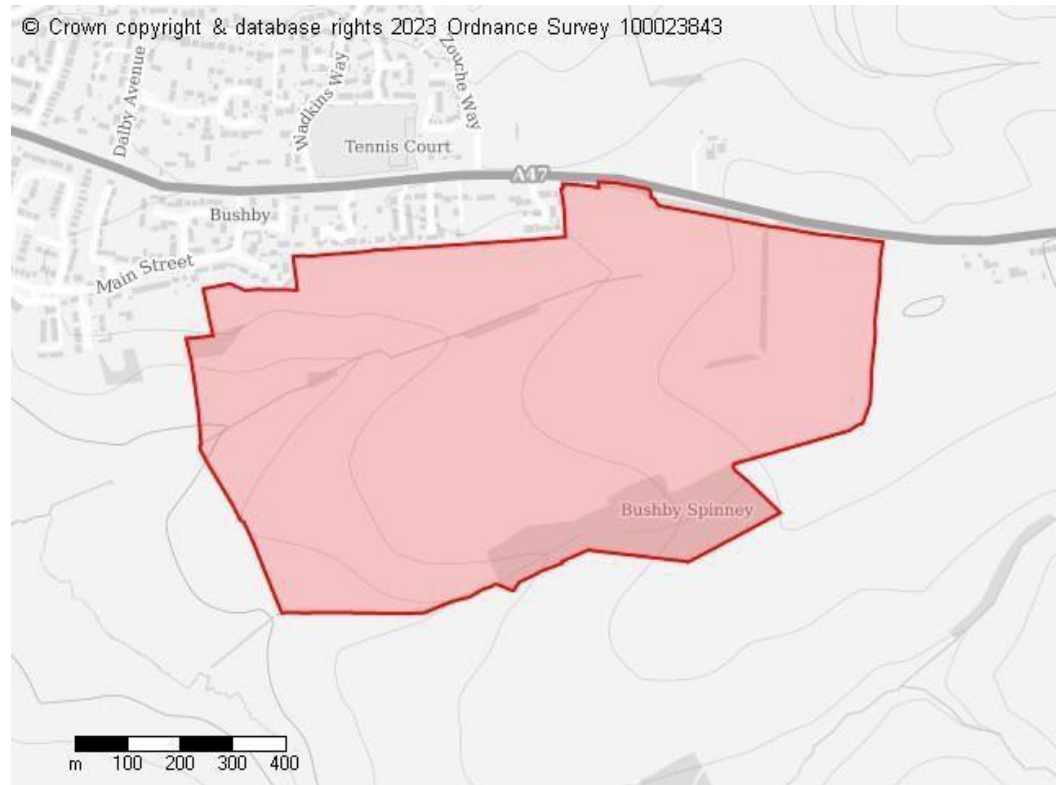
**Capacity Notes:**

An important element of this calculation is whether the existing property, Springfield, on the southern edge of the site boundary is to be retained or demolished. The site capacity has been assessed based on the whole site being available for housing.

# Thurnby/Bushby, 21/8150, Land South of A47 Uppingham Road

## Site Details

<b>Site ref:</b>	21/8150
<b>Site name:</b>	Land South of A47 Uppingham Road
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	73.52
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	SDA: Housing with local centre (retail, community facilities, offices)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
<b>Availability:</b>	The site is in single ownership. Discussions with a developer have taken place and the site is under option. No legal or ownership issues have been identified to prevent the site being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	The site would extend the built-up area into open countryside to the east and south of Thurnby with potentially adverse impacts which would need to be mitigated, as would any impacts on the Local Wildlife Sites. The extent of the site may need to be reduced. Suggested highway access infrastructure via A47 and mitigation would need to have Highway Authority support. A small part of the site is within the Green Wedge as designated in the Local Plan. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	73.52



**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Economic capacity**

**Density applied:**  
  
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 1,103

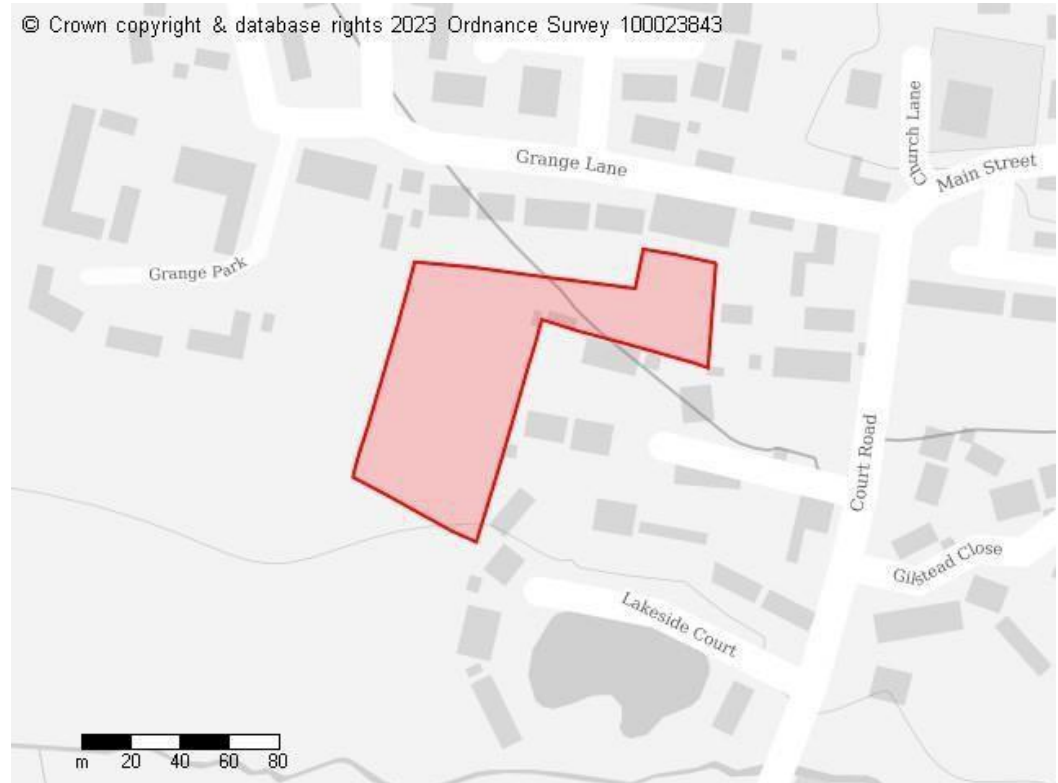
**Capacity Notes:**

At this stage, the site has been assessed for housing only. Some sort of local centre provision would be an expected element of a development of this scale.

# Thurnby/Bushby, 21/8177, Land rear of Firs Farm, The Square

## Site Details

<b>Site ref:</b>	21/8177
<b>Site name:</b>	Land rear of Firs Farm, The Square
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	0.77
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential and agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located adjacent to Thurnby, part of the PUA, and a sustainable location for housing. It is partially within and adjacent to the Conservation Area. There is a lack of clarity around how the site would be accessed. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. There has been no developer involvement and the site has not been marketed. No legal or ownership issues have been identified. The site is considered available.
<b>Achievability:</b>	Clarity around suitable access to the site would be needed for this site to be achievable. Provision of such an access could impact on the viability and delivery of the site. In addition, the site is within the Green Wedge designated in the Local Plan and therefore a change to policy would be required. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	0.77

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** See Capacity Notes

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

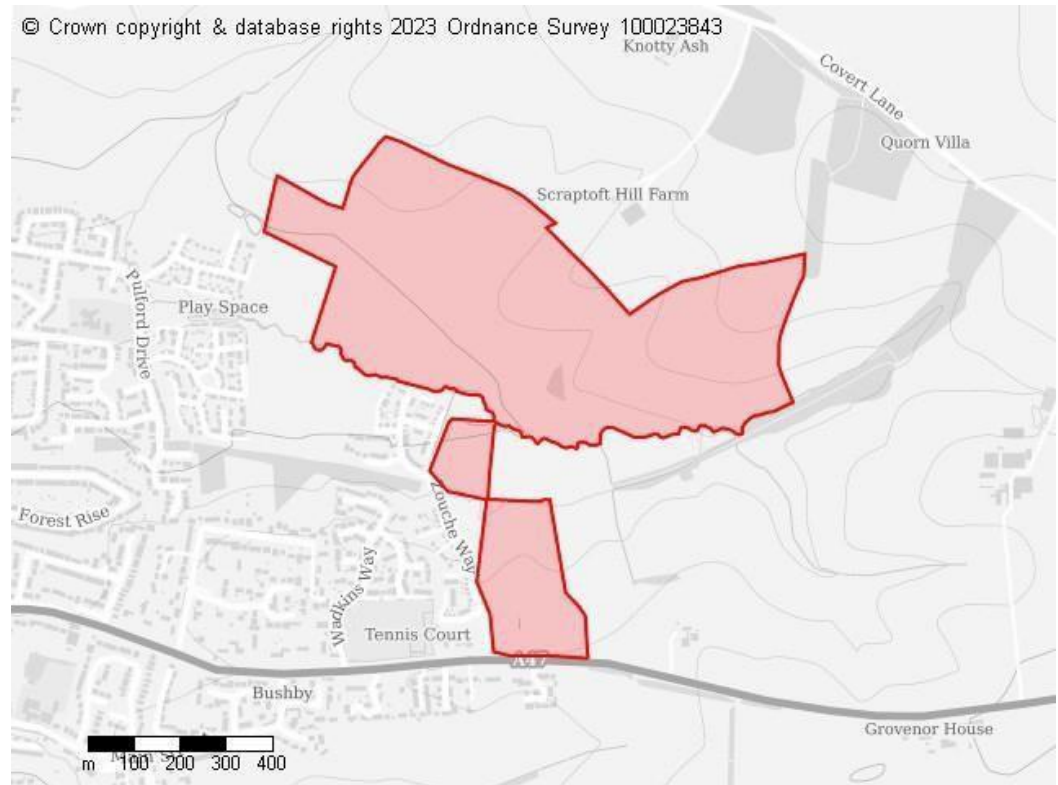
**Capacity Notes:**

This site capacity has not been reported above, to avoid double counting with site 24/9016.

## Thurnby/Bushby, 21/8240, Scraftoft Valley, Land north of A47

### Site Details

<b>Site ref:</b>	21/8240
<b>Site name:</b>	Scraftoft Valley, Land north of A47
<b>Parish:</b>	Scraftoft, Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	50.93
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension (Housing)
<b>Proposed use(s):</b>	Urban extension (housing and associated uses)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is located adjacent to the north-east of Bushby, part of the PUA, and a sustainable location. However, the site extends into open countryside some distance from the current settlement edge. The site incorporates the northern and southern slopes of the Thurnby Brook valley. The impact on the valley and open countryside is likely to require the sensitive location of development, landscape mitigation or potentially a reduction in capacity/area. Access to the site would seem possible but would require Highway Authority input regarding appropriate strategic highway infrastructure and mitigation. The 3 public rights of way would need to be retained. Most of the site is designated Green Wedge. The site is considered potentially suitable.
<b>Availability:</b>	The landowners are in agreement regarding the promotion of the site for development. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potentially achievable
	A comprehensive highway and access infrastructure solution with appropriate mitigation would be required for the site to be achievable. This will require Highway Authority input regarding access from the A47 (and associated pressures on its corridor) and wider mitigation for impacts on the surrounding highway network. The impact on the local valley landscape would require substantial mitigation and could impact on the viability and deliverability of the site. The full extent of the site may not be appropriate. As much of the site is currently designated Green Wedge in the Local Plan, a change to policy would be required for the site to be achievable. The site is considered potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 6-10 years
<b>Net developable site area (ha):</b>	50.93

**Housing capacity**

**Density applied (dph):** 30  
**Development ratio:** > 35 Ha = 50%

**Economic capacity**

**Density applied:**  
  
**Estimated capacity (sqm):**

**Estimated capacity (dwgs):** 764

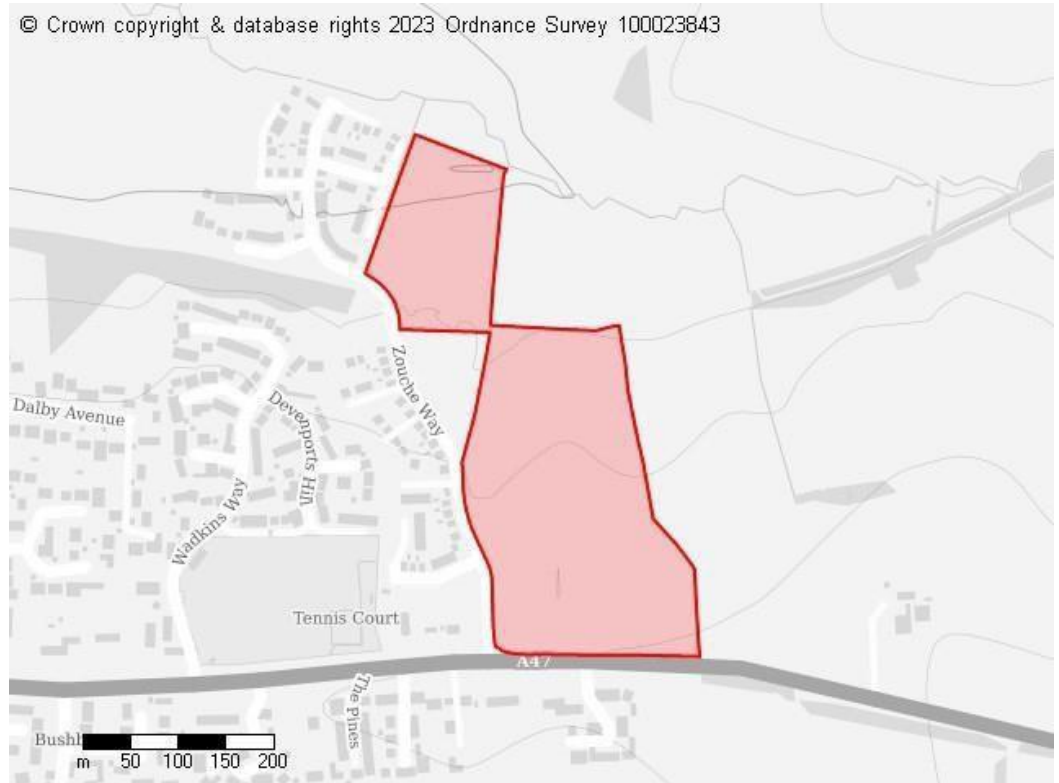
**Capacity Notes:**

It should be noted that two smaller site submissions have been put forward within the site (21/8241 which has a capacity of 161 dwellings and 21/8243 which has a capacity of 71 dwellings based on the standard calculation). These smaller sites have not been assessed separately (to avoid double counting) but have been noted.

# Thurnby/Bushby, 21/8241, Land north of the A47, east of Zouche Way

## Site Details

<b>Site ref:</b>	21/8241
<b>Site name:</b>	Land north of the A47, east of Zouche Way
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	8.57
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, A47

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Leicester, providing easy access to higher order services, and is therefore in a sustainable location for development. The site is adjacent to recent development. There are no major constraints.
<b>Availability:</b>	The landowners are in agreement and there is developer interest.
<b>Achievability:</b>	Subject to highways access, there are no market, cost or delivery factors that would make development economically unviable within the next 5 years.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	8.57

### Housing capacity

<b>Density applied (dph):</b>	N/A
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

<b>Estimated capacity (dwgs):</b>	See Capacity Notes
<b>Capacity Notes:</b>	

### Economic capacity

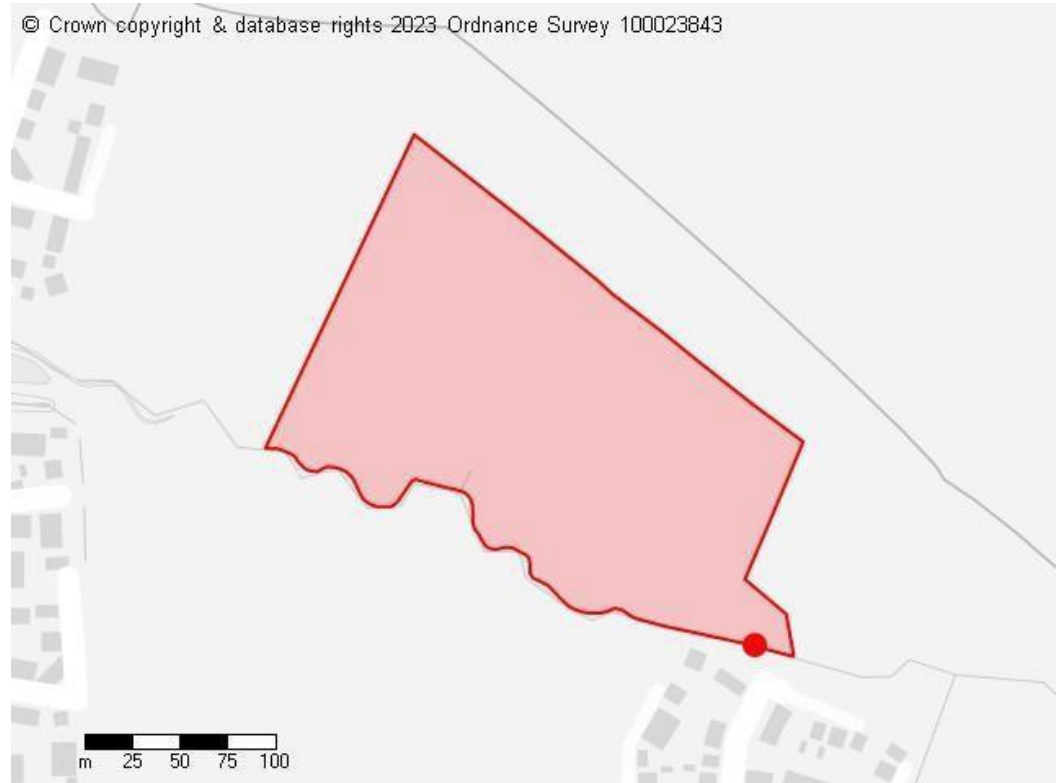
<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

Site sits within the larger site of 21/8230. A planning application on the site 18/00312/OUT proposed 125 units. This figure has been carried through to the site capacity conclusions for this assessment. The capacity of 125 dwellings for this site is not reported above, to avoid double counting.

# Thurnby/Bushby, 21/8243, Charles' Field, Land North of Thurnby Brook

## Site Details

<b>Site ref:</b>	21/8243
<b>Site name:</b>	Charles' Field, Land North of Thurnby Brook
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	3.81
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, committed sports field

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to Leicester, providing easy access to higher order services, and is therefore in a sustainable location for development. It adjoins on-going new development to south and an associated consented sports pitch to the west. Highway access would be via a short extension to Zouche Way which is the main spine road that runs through the development to the south (Bushby Fields). A public Right of Way crossing the eastern part of the site and the Thurnby Brook corridor forming the southern boundary would need to be retained. The site is therefore considered suitable.
<b>Availability:</b> Available	The site is in single ownership. There have been developer discussions.
<b>Achievability:</b> Potentially achievable	The site is in the Leicester/Scraptoft/Bushby Green Wedge as designated in the Local Plan and would require a change to policy for the site to be deliverable. No other delivery or viability issues have been identified.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.81

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**



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**Estimated capacity (dwgs):**

See Capacity Notes

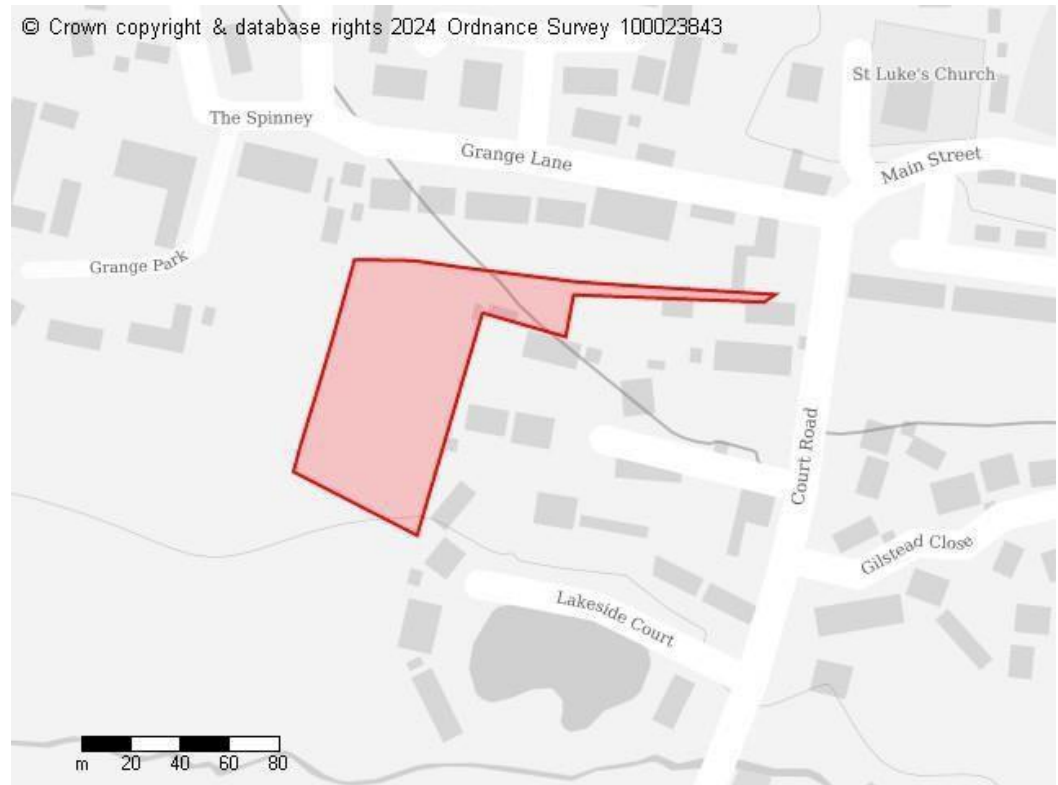
**Estimated capacity (sqm):****Capacity Notes:**

Site sits within the larger site of 21/8240. The site has a capacity of 71 dwellings. The capacity of this site is not reported above, to avoid double counting.

## Thurnby/Bushby, 24/9016, Land rear of Firs Farm, Thurnby

### Site Details

<b>Site ref:</b>	24/9016
<b>Site name:</b>	Land rear of Firs Farm, Thurnby
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	0.66
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Residential use
<b>Adjacent land uses:</b>	Residential use

### Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:** Potentially suitable

The site is adjacent to Leicester, providing easy access to higher order services, and is therefore in a sustainable location for development. It is partially within and adjacent to the Conservation Area. There is an indication that the site would be accessed via a private driveway to a residential dwelling, but it is not clear whether the site promoter owns the access. The Highway Authority has commented that it has concerns the site is not connected to the public highway. The site would be an infill development and is closely related to existing residential properties. The site boundary shows that there could be significant impacts on some properties which are located within the boundary. Further detail is required on this matter. The site is considered potentially suitable.

**Availability:** Available

The site is in single ownership. There has been no developer involvement and the site has not been marketed. No legal or ownership issues have been identified. The site is considered available.

**Achievability:** Potentially achievable

Clarity around suitable access to the site would be needed for this site to be achievable. Provision of such an access could impact on the viability and delivery of the site. In addition, the site is within the Green Wedge designated in the Local Plan. The Local Plan is currently under review, so this policy context may change within the short term if evidence is available to support a revision to the policy. The site is potentially achievable.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.66

Housing capacity

Economic capacity

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<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	16	<b>Estimated capacity (sqm):</b>	N/A

**Capacity Notes:**

Note that this site forms part of 21/8177. The capacity figure for 21/8177 has not been shown to avoid double counting.

# Thurnby/Bushby, 24/9639, Land adjacent to Wintersdale Road, Thurnby

## Site Details

<b>Site ref:</b>	24/9639
<b>Site name:</b>	Land adjacent to Wintersdale Road, Thurnby
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	1.23
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Specialist housing for older people
<b>Current use:</b>	Vacant lot
<b>Adjacent land uses:</b>	Residential and agricultural use

## Site Assessment Summary

<b>Red constraints:</b>	Flood zone 3b
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is adjacent to Leicester, providing easy access to higher order services, and is therefore in a sustainable location for development. However, the site is constrained by flood risk on the western part of the site and development would result in the loss of designated open space and would impact on the extent of the Green Wedge. The site would be accessed from Wintersdale Road which is a narrow residential road with on-street parking. The highway authority has also advised that suitable visibility splays would need to be evidenced as achievable due to the site's proximity to the A47. Subject to the constraints on the site being investigated further, it is considered that the site is potentially suitable.
<b>Availability:</b>	Available
	There are four landowners, all in agreement. Discussions have taken place with developers. The site is considered to be available.
<b>Achievability:</b>	Potentially achievable
	Accessing the site and highway impacts on the residential road of Wintersdale Road may result in viability impacts. Furthermore, flood risk mitigation and landscaping to reduce impacts on neighbouring residents will be required. The site is therefore, potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.23

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied: N/A

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 30

**Estimated capacity (sqm):** N/A

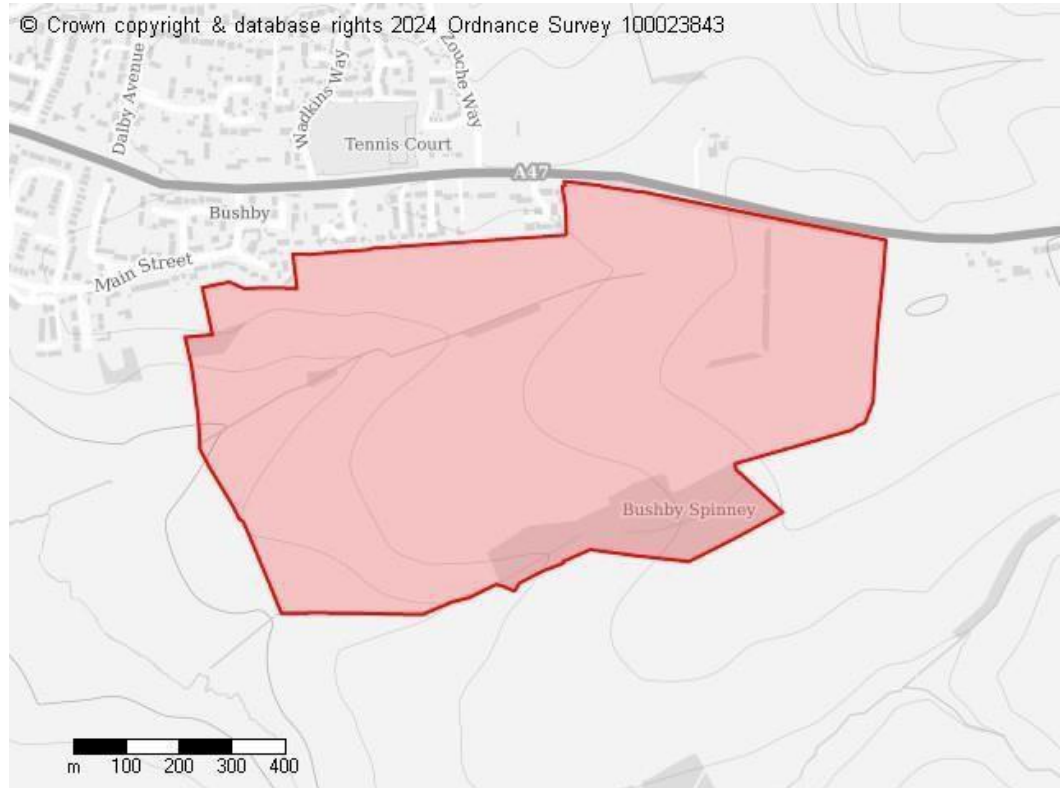
**Capacity Notes:**

Approximately 30 dwellings or specialist housing.

# Thurnby/Bushby, 24/653, Land South of A47 Uppingham Road

## Site Details

**Site ref:** 24/653  
**Site name:** Land South of A47 Uppingham Road  
**Parish:** Thurnby & Bushby  
**Nearest Settlement:** Thurnby/Bushby  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** The site is a duplicate of 21/8150  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

Housing capacity

Economic capacity

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

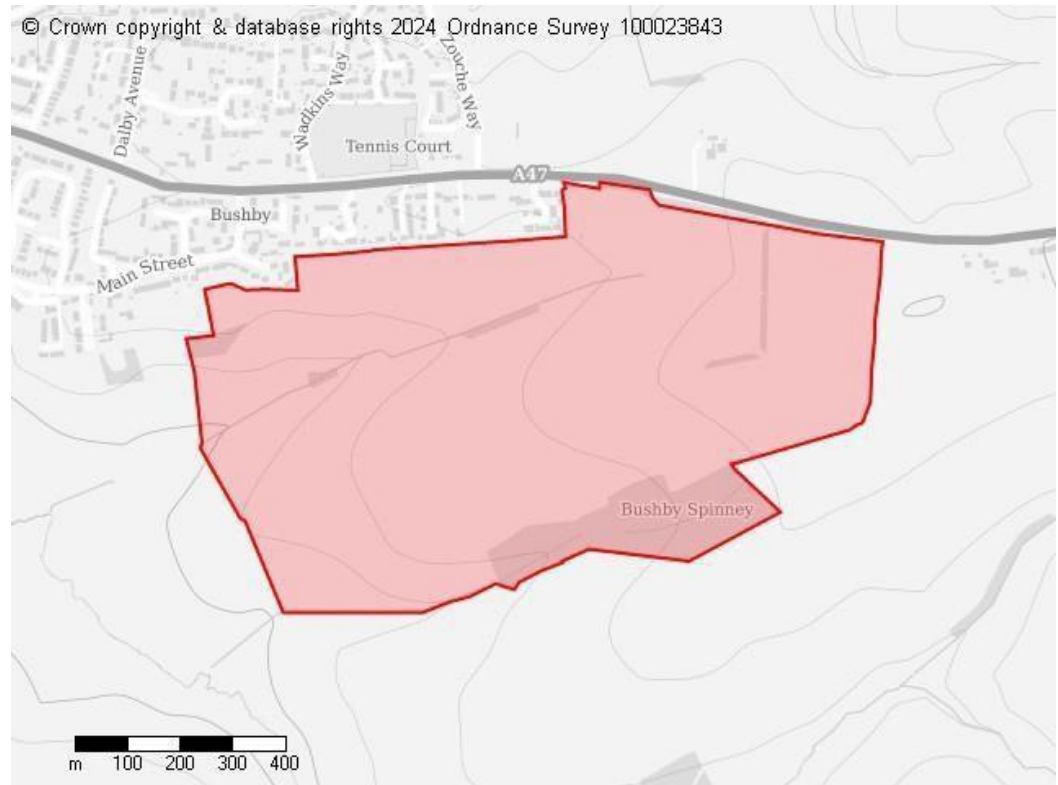
**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**

# Thurnby/Bushby, 24/10251, Land South of A47 Uppingham Road

## Site Details

<b>Site ref:</b>	24/10251
<b>Site name:</b>	Land South of A47 Uppingham Road
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	73.45
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Strategic development area / urban extension
<b>Proposed use(s):</b>	Housing with supporting leisure / recreation / community uses.
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential, road (A47)

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	The site is a duplicate of 21/8150
<b>Suitability:</b> Potentially suitable	Site located adjacent to sustainable settlement of Bushby, although extends from the South Eastern boundary into the open countryside. Access onto A47 is contrary to current highways design policy. If Site were to be considered to come forward with other large sites in the vicinity a comprehensive masterplanned approach to access and highway infrastructure mitigation would be required. There are key considerations in respect of topography of site which would require mitigation and the site includes landscape designations and adjoins the Thurnby and Bushby Conservation Area.
<b>Availability:</b> Available	It is understood from the submission that the site is in single ownership. Discussions with a developers have taken place and the site is under option.
<b>Achievability:</b> Potentially achievable	Highway access infrastructure via A47 and mitigation would need to have Highway Authority support. There are key considerations in respect of the topography of the site and landscape designations which may influence the extent and capacity of the site and would require mitigation.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	73.45

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** > 35 Ha = 50%

**Estimated capacity (dwgs):** 1102

**Estimated capacity (sqm):**

**Capacity Notes:**

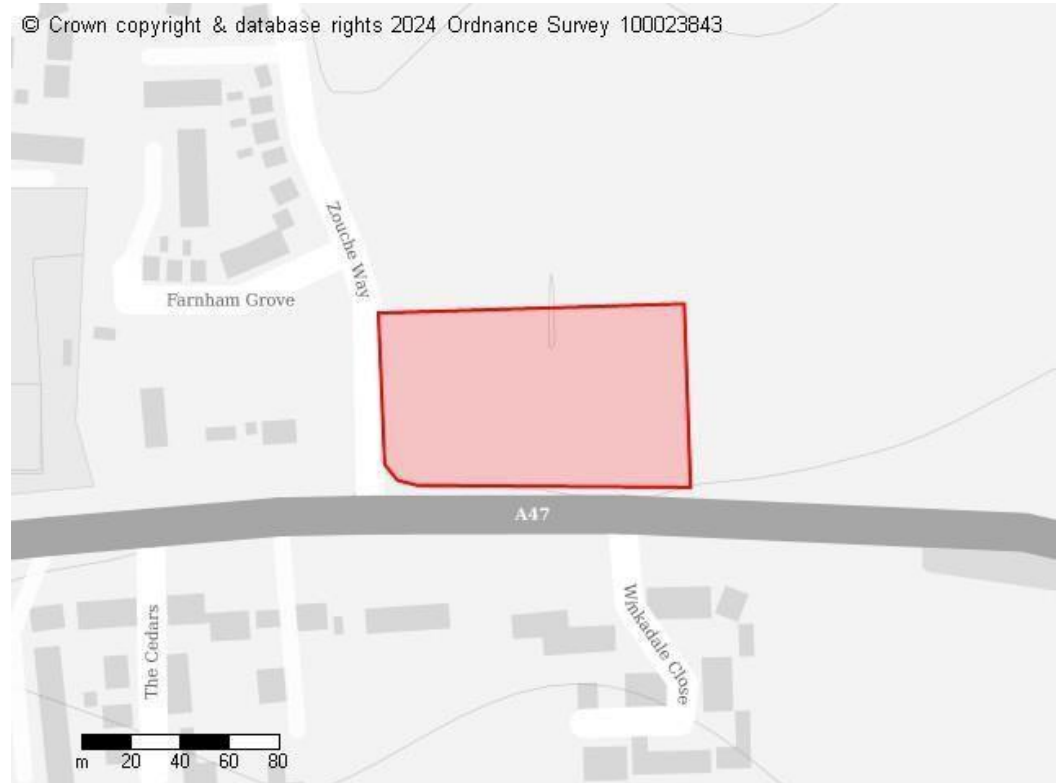
Site capacity provided above but not for 21/8150 to avoid double counting.



# Thurnby/Bushby, 24/10476, Land to the North of Uppingham Road

## Site Details

<b>Site ref:</b>	24/10476
<b>Site name:</b>	Land to the North of Uppingham Road
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	0.88
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Retail
<b>Proposed use(s):</b>	Retail
<b>Current use:</b>	Agriculture, Open Countryside
<b>Adjacent land uses:</b>	Agriculture, Open Countryside, A47, Residential.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Site located adjacent to sustainable settlement of Bushby, although extends from the Eastern boundary into the open countryside. Significant scale new housing development in the vicinity of the Site. Site forms part of larger sites of 21/8240 and 21/8241. Access would be via Zouche Way. As an individual parcel, the Highways Authority expresses no particular highway issues or site access issues dependent on type of retail.
<b>Availability:</b>	It is understood from the submission that the site has two landowners who are in agreement and that the Site has been discussed with developers, The submission outlines that there is liaison between representatives of this Site and the wider site 21/8240.
<b>Achievability:</b>	Access would be via Zouche Way. As an individual parcel, the Highways Authority expresses no particular highway issues or site access issues dependent on type of retail.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.88

### Housing capacity

### Economic capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	Not applicable

### Density applied:

Estimated capacity (dwgs):

Estimated capacity (sqm):

656

**Capacity Notes:**

Retail floorspace figure provided in submission utilised.

# Thurnby/Bushby, 24/12217, Telford Way Garages, Telford Way

## Site Details

<b>Site ref:</b>	24/12217
<b>Site name:</b>	Telford Way Garages, Telford Way
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	0.1
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Commercial
<b>Adjacent land uses:</b>	Residential, green space

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in close proximity to services and infrastructure. Further investigation is required as to potential land contamination and access arrangements. Access could be obtained via Telford Way but the LHA states that there is no common boundary with the highway and new site access would need to be designed in accordance with LHDG. The site is north of the Thurnby / Leicester / Oadby Green Wedge and is adjacent to the boundary with Leicester City Council.
<b>Availability:</b>	Existing garage on the site would need to be demolished and potentially relocate. Lapsed planning permission for the erection of 9 dwellings (17/00958/OUT). Therefore, availability unknown.
<b>Achievability:</b>	Demolition and remediation may be required to bring the site forward. Access arrangements are also needed. Lapsed planning permission for the erection of 9 dwellings (17/00958/OUT). Therefore, it is concluded that the site is potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.1

### Housing capacity

<b>Density applied (dph):</b>	N/A
<b>Development ratio:</b>	Not applicable

### Economic capacity

**Density applied:**

**Estimated capacity (dwgs):** 9

**Estimated capacity (sqm):**

**Capacity Notes:**

Planning ref: 17/00958/OUT illustrates the site is capable of accommodating 9 units.

# Thurnby/Bushby, 24/12219, 787 Uppingham Road

## Site Details

**Site ref:** 24/12219  
**Site name:** 787 Uppingham Road  
**Parish:** Thurnby & Bushby  
**Nearest Settlement:** Thurnby/Bushby  
**Site map:**



**Site area (ha):** 0.5Ha  
**Brownfield / Greenfield:** PDL  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Streetview shows demolition and groundworks on vacant land.  
**Adjacent land uses:** Residential dwelling and A47

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:**  
**Suitability:** Suitable  
 Appropriate location for residential development on the eastern edge of Leicester. There may be a requirement to remediate the site, due to possible land contamination, but on Google Streetview, construction looks to have started on the site. Noise and air quality impacts on future occupiers may require mitigation due to location in proximity to A47. The Public Right of Way would also require protection. The site is considered suitable.

**Availability:** The site is vacant, ownership unknown.  
 Potentially available

**Achievability:** The site has planning permission for a 73 bed residential care home. Construction has commenced.  
 Achievable

## Conclusions

**Deliverable or developable:** Deliverable  
**Reason if not currently developable:**  
**Timeframe for development:** Deliverable within 5 years  
**Net developable site area (ha):** 0.5

### Housing capacity

**Density applied (dph):** N/A  
**Development ratio:** Not applicable

**Estimated capacity (dwgs):** 40

**Capacity Notes:**

### Economic capacity

**Density applied:**

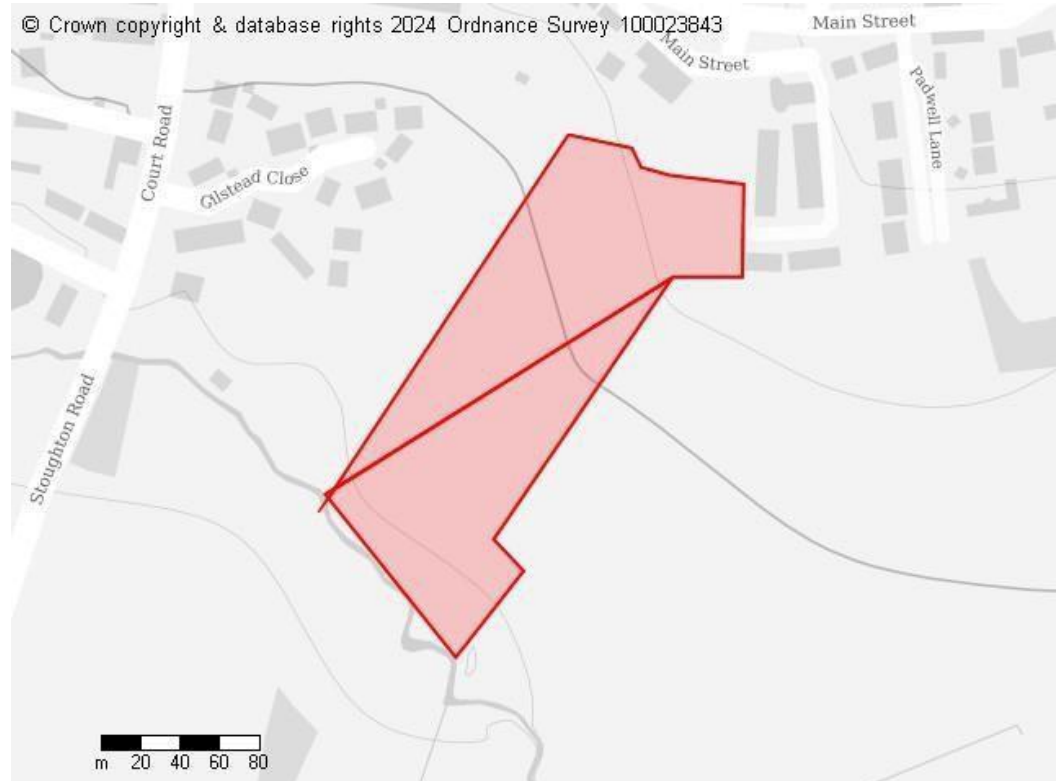
**Estimated capacity (sqm):**

Planning permission for 73 bed care home on the site, which is under construction. The Council's five-year housing land supply report uses a conversion figure for care homes and calculates that this site provides the equivalent of 40 dwellings.

# Thurnby/Bushby, 24/12225, Land rear of Rose & Crown Thurnby Main Street Thurnby LE7 9PJ

## Site Details

<b>Site ref:</b>	24/12225
<b>Site name:</b>	Land rear of Rose & Crown Thurnby Main Street Thurnby LE7 9PJ
<b>Parish:</b>	Thurnby & Bushby
<b>Nearest Settlement:</b>	Thurnby/Bushby
<b>Site map:</b>	



<b>Site area (ha):</b>	2.32
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural use
<b>Adjacent land uses:</b>	a pub, a car park, and residential uses to the of the site. Agricultural land to the south, south east and south west.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	N/A
<b>Suitability:</b> Not currently suitable	Edge of settlement location. Sloping terrain with a Public Right of Way running south from the eastern part of the site. Access via landowners land but may impact on parking availability for the Rose and Crown Public House and Community Centre. Existing neighbours may be impacted by construction noise. Screening and mitigation of impacts on residential amenity would be required. Located within a Green Wedge (GD7) which protects largely undeveloped open land between the urban area and the surrounding countryside as Green Wedges. The site is considered not currently suitable.
<b>Availability:</b> Not currently available	Sole landowner but no discussion with developers and no option on the land. Therefore the site is considered to be not currently available.
<b>Achievability:</b> Not currently achievable	Highway access and services on a constrained and sloping site with flood zone 3 to the south. The site is therefore considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	2.32

Housing capacity

Economic capacity

**Density applied:****Density applied (dph):****Development ratio:** >2.0 to 35 Ha = 62.5%**Estimated capacity (dwgs):** 44**Estimated capacity (sqm):****Capacity Notes:**

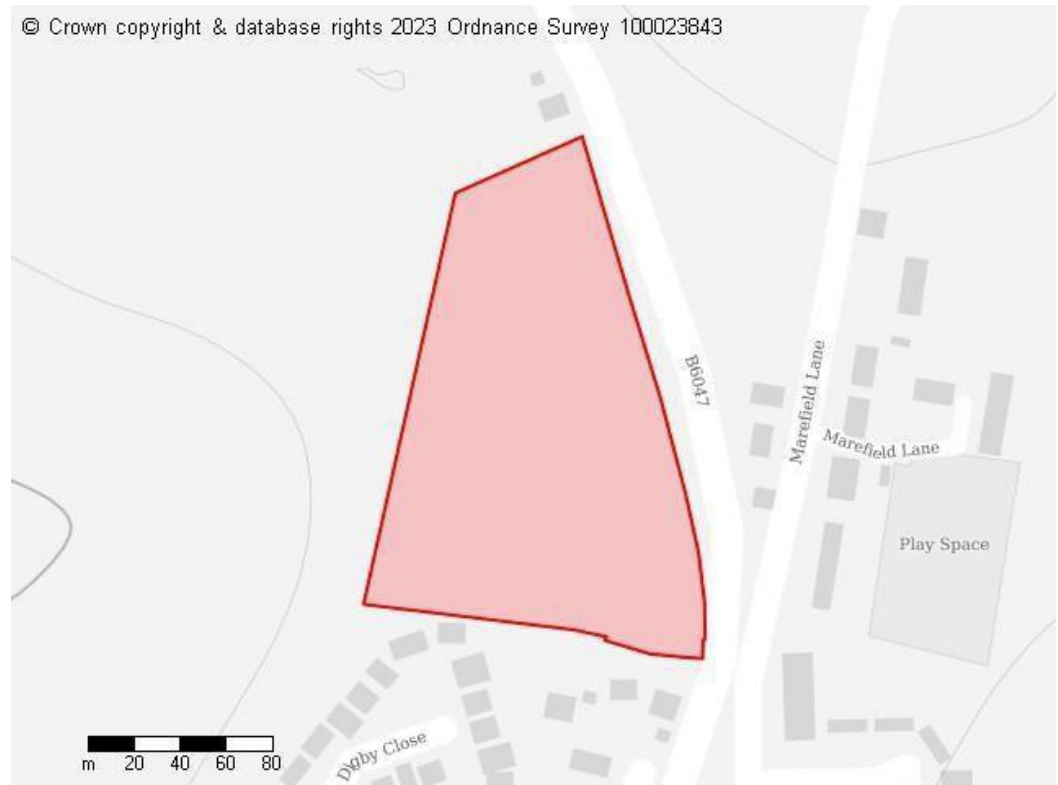
Site capacity of 44 is larger than site promoter proposal of 20-25 market dwellings and 12 Affordable Housing dwellings. For this assessment, the site capacity calculated using the standard density approach will be used.



# Tilton on the Hill, 21/8035, Land West of Melton Road

## Site Details

<b>Site ref:</b>	21/8035
<b>Site name:</b>	Land West of Melton Road
<b>Parish:</b>	Tilton on the Hill
<b>Nearest Settlement:</b>	Tilton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	2.04
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	Potentially suitable
	The site is adjacent to Tilton on the Hill, a sustainable rural settlement. It adjoins the existing village to the south and east. The site has access onto Melton Road. It lies within a Minerals Consultation Area which would need to be investigated. The Scheduled Monument adjacent the southern boundary and the topography of the site would require mitigation. The site is considered potentially suitable.
<b>Availability:</b>	Available
	The site is in single ownership and is being actively promoted. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Achievable
	The Scheduled Monument adjacent to the site's southern boundary would need appropriate mitigation. Given the local topography, mitigation for potential adverse impacts on the local landscape could impact on the capacity of the site. However, the site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.04

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 38

### Economic capacity

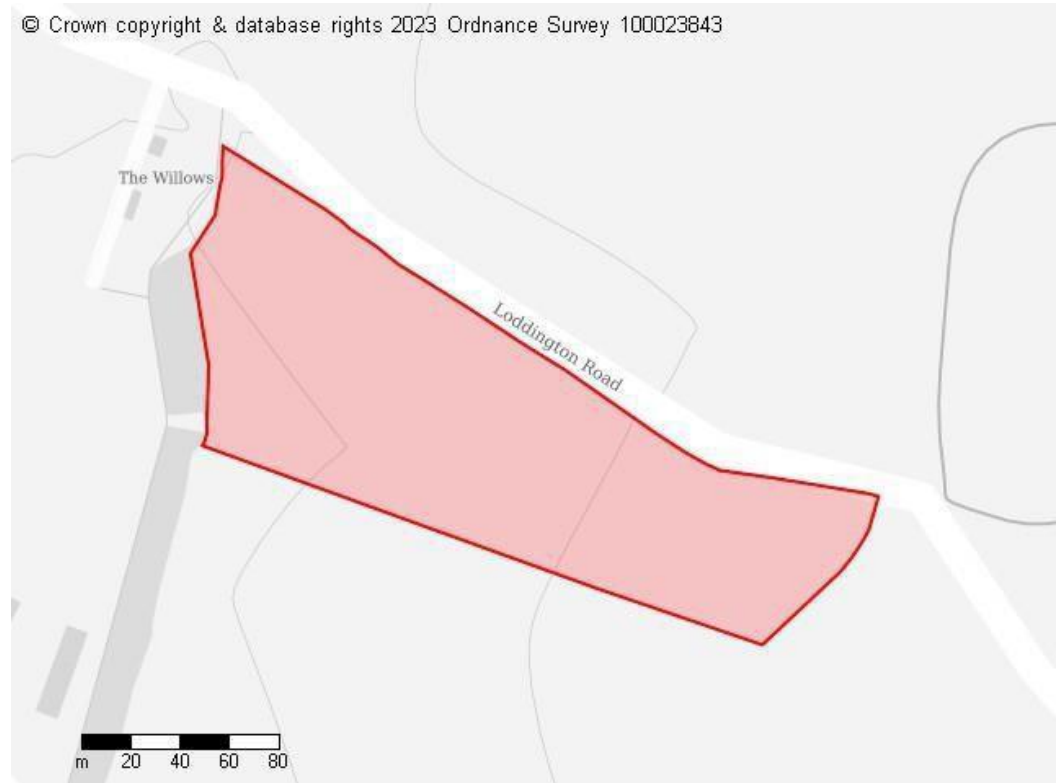
**Density applied:**

**Estimated capacity (sqm):**  
664

# Tilton on the Hill, 21/8059, Windy Ridge, Loddington Road

## Site Details

<b>Site ref:</b>	21/8059
<b>Site name:</b>	Windy Ridge, Loddington Road
<b>Parish:</b>	Tilton on the Hill
<b>Nearest Settlement:</b>	Tilton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	2.29
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, sewage treatment works

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside and not a sustainable location for housing development. It is not adjacent or well related to Tilton on the Hill (the nearest sustainable rural settlement) and is located on land rising from the brook to the west with the potential to impact adversely on the wider landscape. The site has access onto Loddington Road. It is close to the sewage treatment works, a potentially contaminating land use. The site is considered not currently suitable.
<b>Availability:</b> Available	Although the site is in multiple ownership, there is landowner agreement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	The site is not currently a sustainable location for housing and the potential impact of the nearby sewage treatment works would need to be investigated. No market or cost have been identified to make development economically unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	2.29

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 43

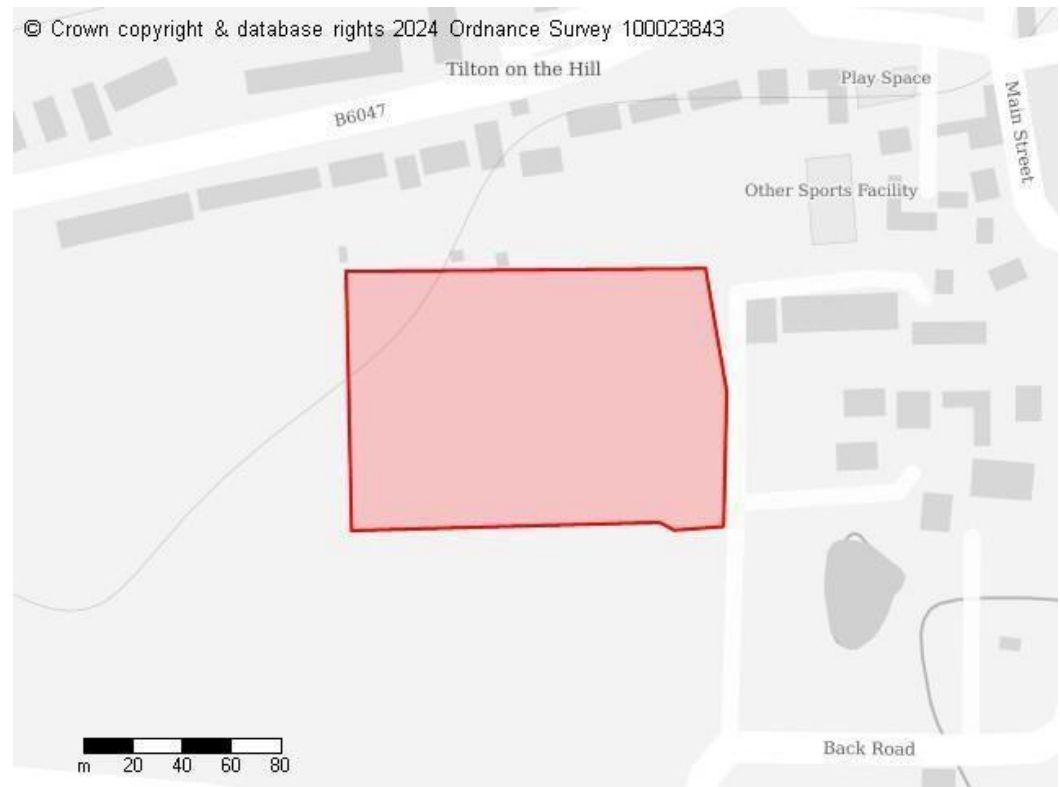
Estimated capacity (sqm):

Capacity Notes:

# Tilton on the Hill, 24/10504, Land North West of Manor Farm Walk

## Site Details

<b>Site ref:</b>	24/10504
<b>Site name:</b>	Land North West of Manor Farm Walk
<b>Parish:</b>	Tilton on the Hill
<b>Nearest Settlement:</b>	Tilton on the Hill
<b>Site map:</b>	



<b>Site area (ha):</b>	1.56
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing (self-build and affordable)
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Residential/Agricultural use

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Tilton on the Hill. It adjoins the existing village to the North and the East. The Site has access onto Manor Farm Walk, a private driveway off Back Road. It lies within a Minerals Consultation Area which would need to be investigated and abuts the Tilton on the Hill Conservation Area which would require consideration.
<b>Availability:</b>	Site is in sole ownership, although the submission is unclear as to whether the Site is/has been actively marketed, discussed with a developer or is under Option.
<b>Achievability:</b>	No market or cost factors identified that would make development economically unviable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.56

Housing capacity		Economic capacity	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	39	<b>Estimated capacity (sqm):</b>	N/A

# Tugby & Keythorpe, 21/8024, Land off Wood Lane

## Site Details

<b>Site ref:</b>	21/8024
<b>Site name:</b>	Land off Wood Lane
<b>Parish:</b>	Tugby and Keythorpe
<b>Nearest Settlement:</b>	Tugby & Keythorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.98
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural buildings, two dwellings, paddock
<b>Adjacent land uses:</b>	Agriculture, residential, business

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is adjacent to the part of Tugby to the north-east of the A47. Although Tugby is a sustainable rural settlement, the site is not well related to the substantive village located south of the A47. The Highway Authority has highway safety concerns about the intensification of the use of Wood Lane and turning onto the A47. Given that the A47 acts as a major barrier to accessing most village facilities and there are concerns over highway safety, the site is considered not currently suitable.
<b>Availability:</b> Available	The site is in single ownership. It comprises agricultural buildings that are no longer required which would need to be demolished. Developer interest is not indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Potential mitigation to overcome the site's isolation from the main village to the south of the A47 and highway safety concerns would need further investigation. Without improved access to the substantive village and its facilities, the site is unlikely to be deliverable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.98

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 49

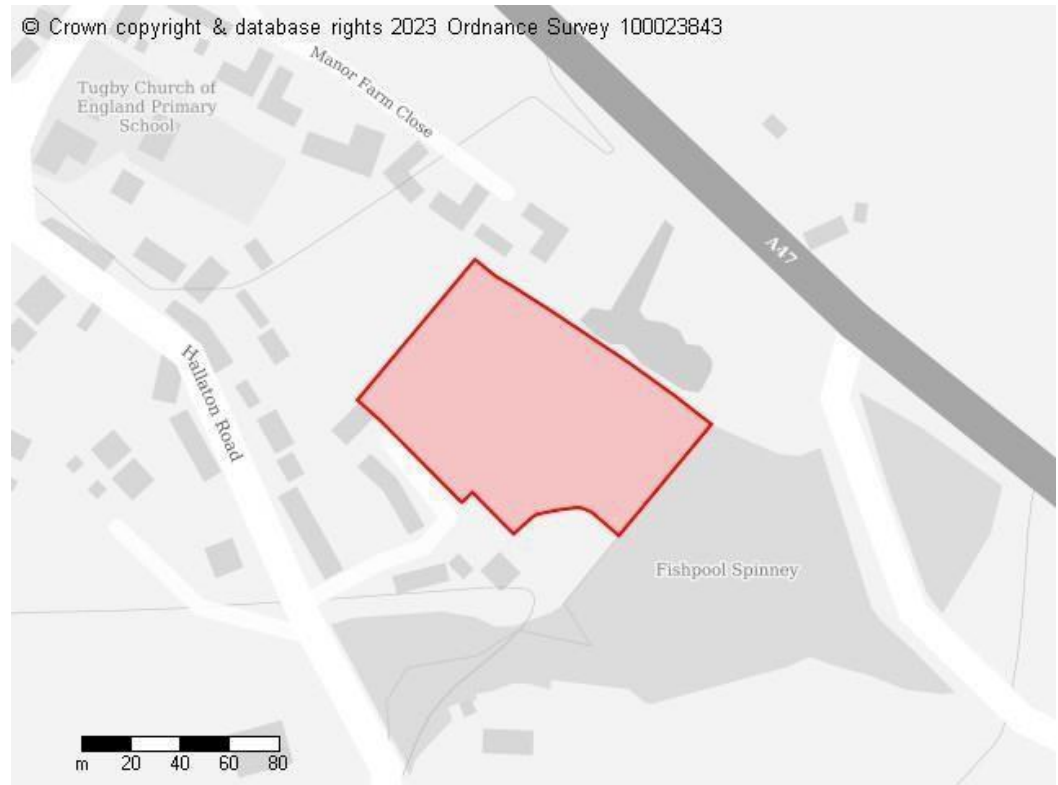
**Estimated capacity (sqm):**

**Capacity Notes:**

# Tugby & Keythorpe, 21/8026, Land at Hallaton Road

## Site Details

<b>Site ref:</b>	21/8026
<b>Site name:</b>	Land at Hallaton Road
<b>Parish:</b>	Tugby and Keythorpe
<b>Nearest Settlement:</b>	Tugby & Keythorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.87
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, agriculture, woodland

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Tugby, a sustainable rural settlement. Access is proposed onto Hallaton Road via the adjoining residential site currently under construction. The site lies entirely within the Conservation Area and appropriate mitigation would be required for any adverse impacts. The site is considered potentially suitable.
<b>Availability:</b>	The site has two landowners and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Given the site lies within the Conservation Area, it is likely that significant mitigation for adverse impacts would be required which could affect its capacity and deliverability. The site is considered potentially achievable.

## Conclusions

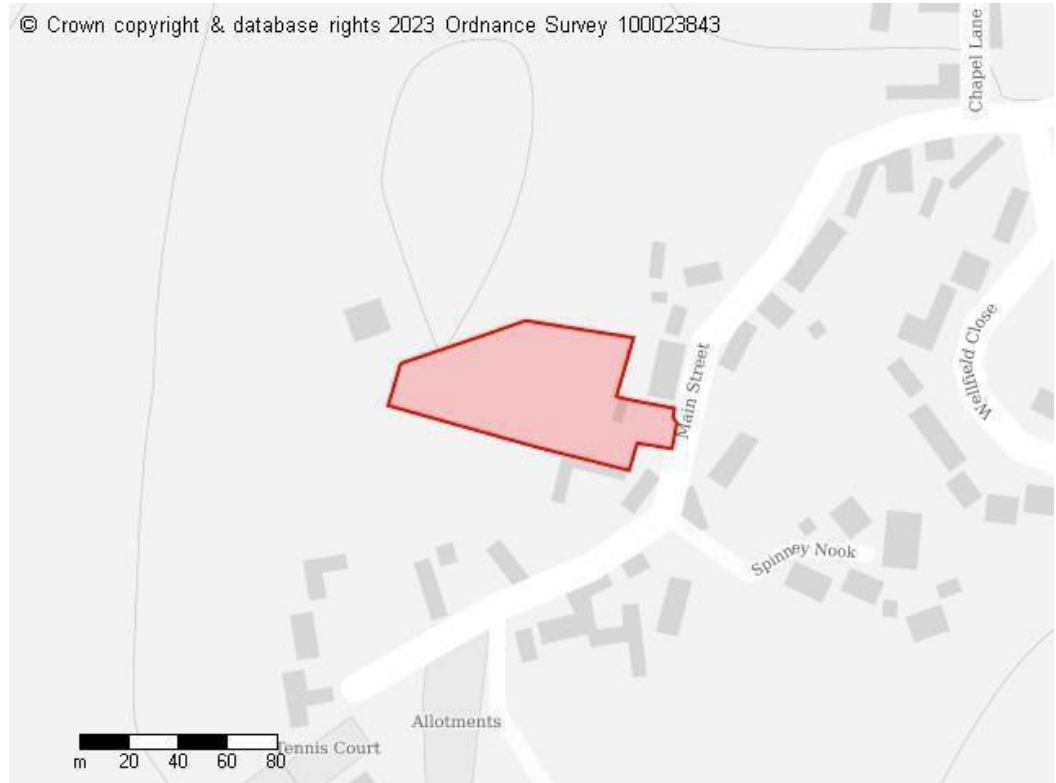
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.87

Housing capacity		Economic capacity	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	22	<b>Estimated capacity (sqm):</b>	
<b>Capacity Notes:</b>			

## Tugby & Keythorpe, 21/8156, Land west of Main Street

### Site Details

<b>Site ref:</b>	21/8156
<b>Site name:</b>	Land west of Main Street
<b>Parish:</b>	Tugby and Keythorpe
<b>Nearest Settlement:</b>	Tugby & Keythorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.42
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock (equestrian)
<b>Adjacent land uses:</b>	Residential, agriculture, equestrian

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is adjacent to Tugby, a sustainable settlement. Access to the site is proposed from Main Street. The site lies partly within and adjoining the Conservation Area. There are two Grade II Listed Buildings in close proximity, one of them being Orchard House adjacent to the proposed access. The site is within a Mineral Consultation Area. With appropriate mitigation for heritage assets, the site is considered suitable.
<b>Availability:</b> Available	There is landowner agreement in relation to the site but no discussions with developers have taken place. A small equestrian outbuilding would need to be demolished. No ownership or legal issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Achievable	Given the site's relationship with the Conservation Area and nearby Listed Buildings, mitigation is likely to be required and could impact on capacity. However, no market or cost factors have been identified to make the site unviable. The site is considered achievable.

### Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.42

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

#### Economic capacity

#### Density applied:



Estimated capacity (dwgs): 10

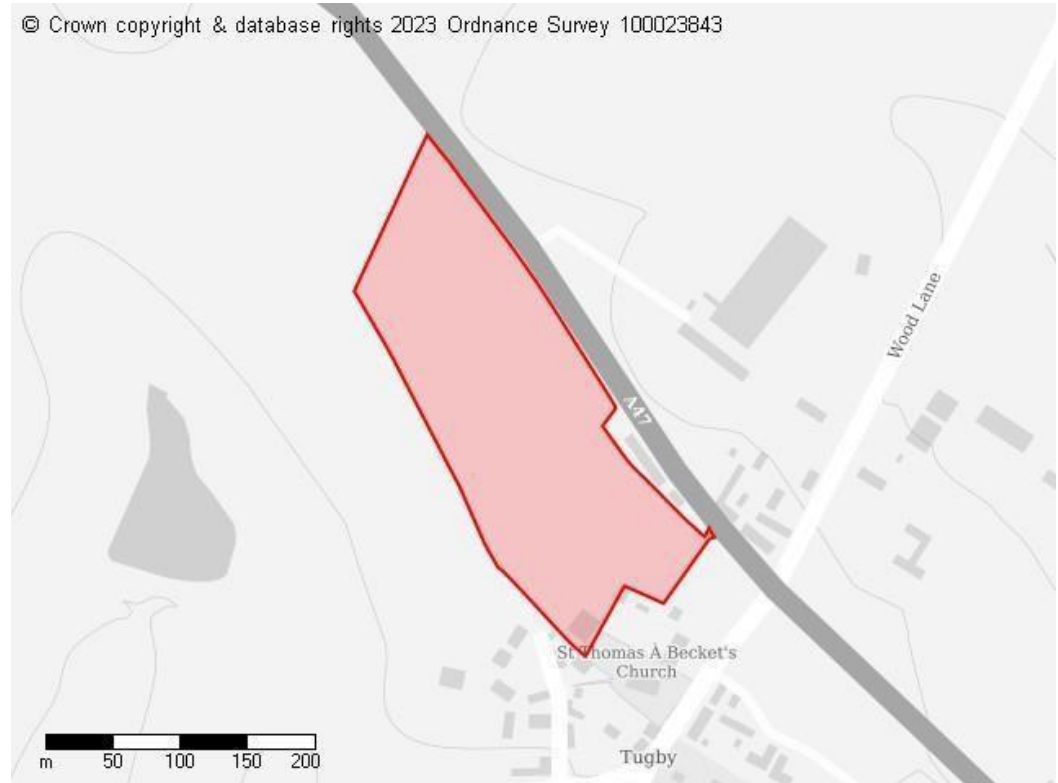
Estimated capacity (sqm):

Capacity Notes:

# Tugby & Keythorpe, 21/8267, Land south of Uppingham Road

## Site Details

<b>Site ref:</b>	21/8267
<b>Site name:</b>	Land south of Uppingham Road
<b>Parish:</b>	Tugby and Keythorpe
<b>Nearest Settlement:</b>	Tugby & Keythorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	4.17
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Not currently suitable

Although the eastern part of the site adjoins Tugby, a sustainable settlement, the current scale of the site means that it extends into open countryside well beyond the existing form of the village. Proposed access is from the A47 and would not be acceptable to the Highway Authority. Further investigation would be needed. The eastern part of the site lies within the Conservation Area and adjoins the Grade II\* Listed St Thomas A Becket Church. The adjoining cemetery is a potentially contaminating land use and needs further investigation. The site's scale, access, and potential adverse impacts on heritage assets/landscape would need to be addressed. Given identified access issues, the site is considered not currently suitable.

**Availability:**  
Available

The site is in single ownership. No developer involvement is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
Not currently achievable

The current scale of the site is not appropriate for the settlement. Access from the A47 would not be acceptable to the Highway Authority, impacting on the deliverability and viability of the site. The site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	4.17

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 78

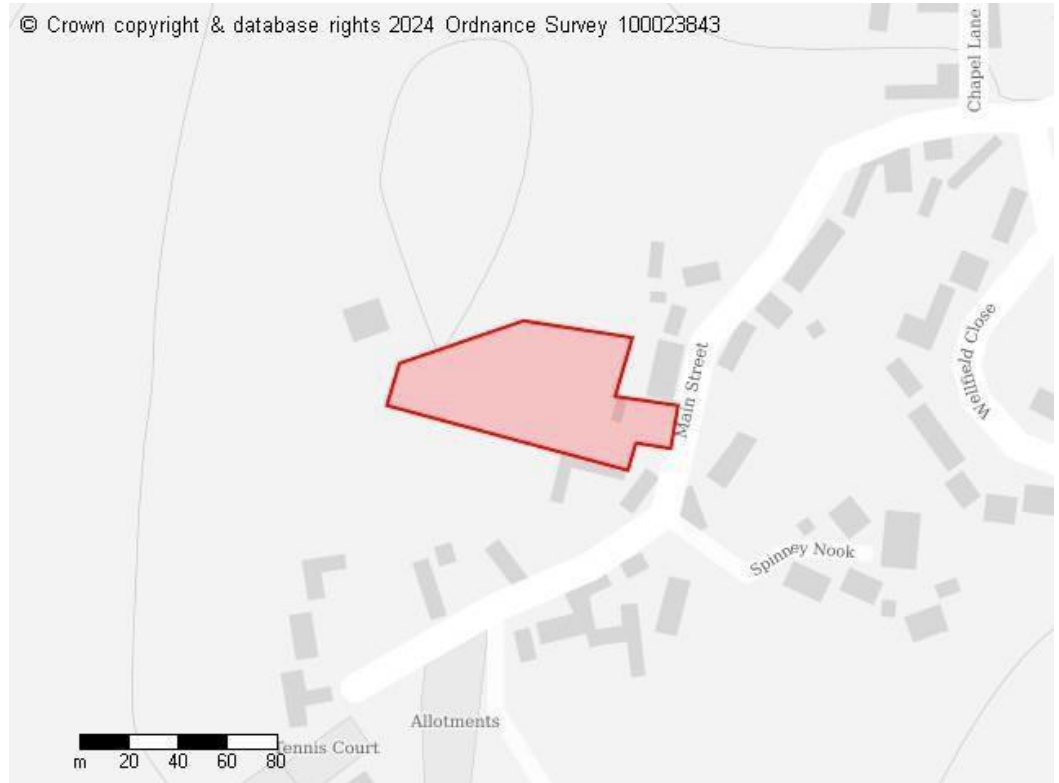
**Estimated capacity (sqm):**

**Capacity Notes:**

# Tugby & Keythorpe, 24/9612, Land & building on the West Side of Main Street, Tugby

## Site Details

**Site ref:** 24/9612  
**Site name:** Land & building on the West Side of Main Street, Tugby  
**Parish:** Tugby and Keythorpe  
**Nearest Settlement:** Tugby & Keythorpe  
**Site map:**



**Site area (ha):**  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:**  
**Proposed use(s):**  
**Current use:**  
**Adjacent land uses:**

## Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** The site is a duplicate of 21/8156  
**Suitability:**  
**Availability:**  
**Achievability:**

## Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

**Housing capacity**

**Economic capacity**

**Density applied (dph):**  
**Development ratio:**

**Density applied:**

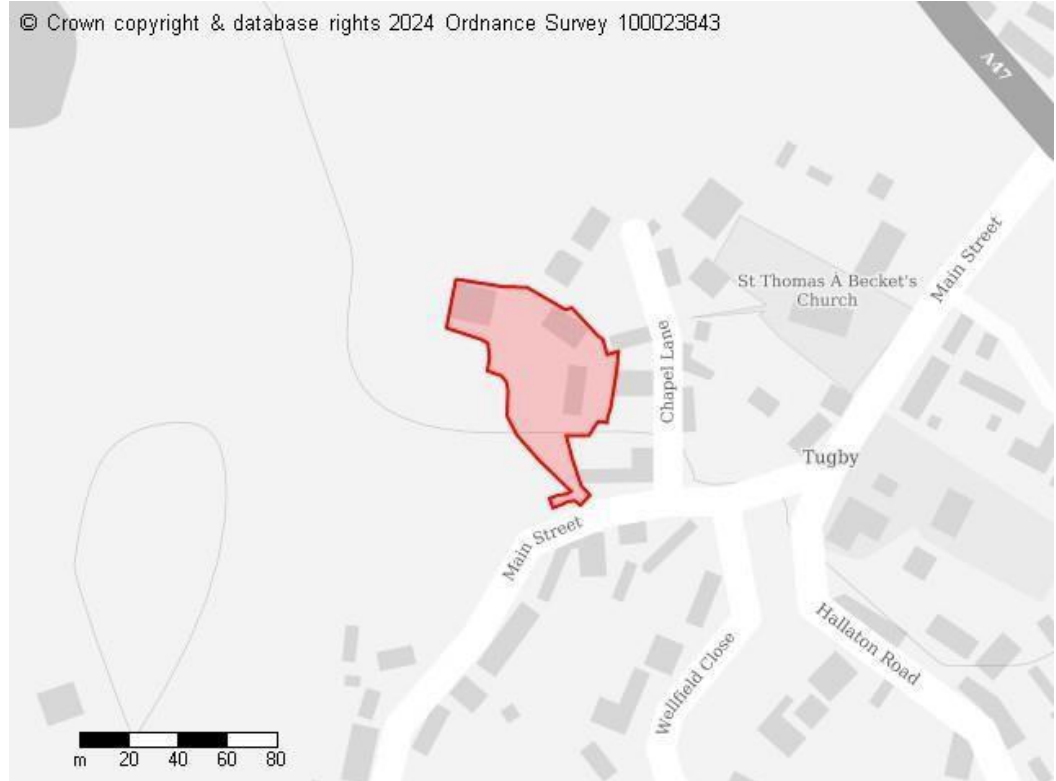
**Estimated capacity (dwgs):**  
**Capacity Notes:**

**Estimated capacity (sqm):**

# Tugby & Keythorpe, 24/12200, NP/TUG/01 Harbrook Farm, Tugby

## Site Details

<b>Site ref:</b>	24/12200
<b>Site name:</b>	NP/TUG/01 Harbrook Farm, Tugby
<b>Parish:</b>	Tugby and Keythorpe
<b>Nearest Settlement:</b>	Tugby & Keythorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.3
<b>Brownfield / Greenfield:</b>	PDL
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Residential, agricultural buildings
<b>Adjacent land uses:</b>	Residential, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is in the Tugby Conservation Area and would require sensitive design to avoid adverse impact on the setting and character of the Conservation Area. Traffic impact to Main Street to be investigated further. There are farm and residential buildings on the site. The proposed development would follow the current built form of the village.
Potentially suitable	
<b>Availability:</b>	No details provided. Site is allocated in the Tugby and Keythorpe Neighbourhood Plan.
Potentially available	
<b>Achievability:</b>	Potential mitigation required for heritage impact. No market or cost factors identified that would make development economically unviable.
Potentially achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.3

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%
<b>Estimated capacity (dwgs):</b>	9

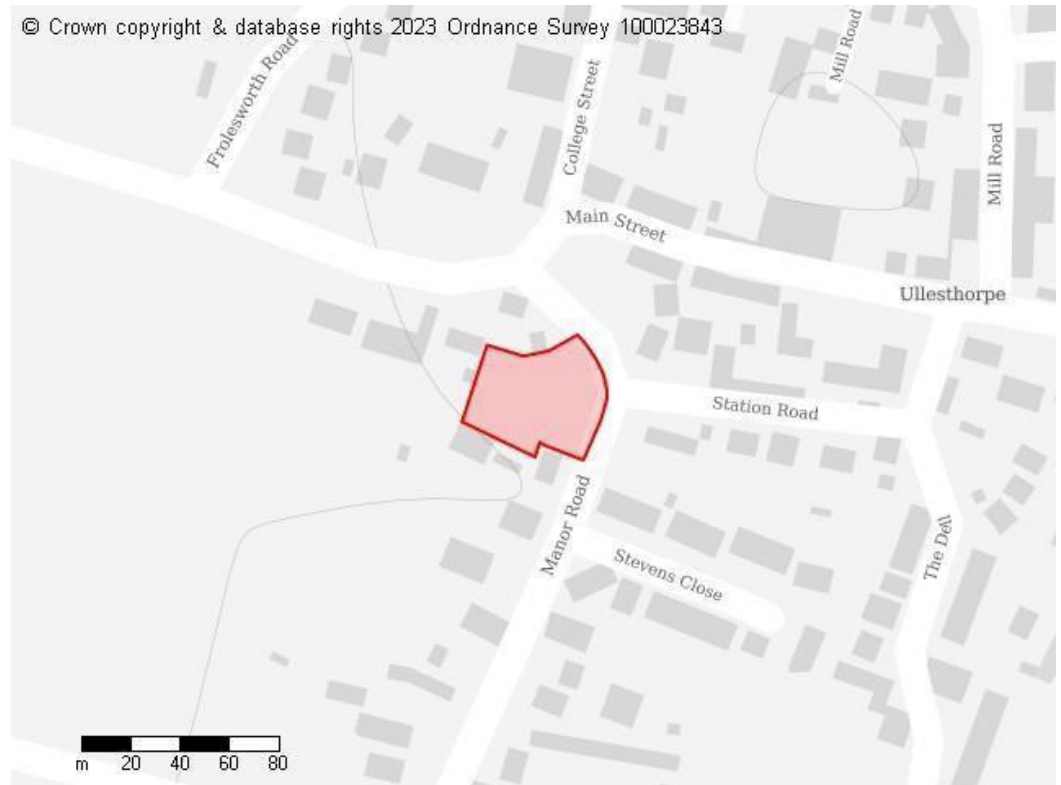
### Economic capacity

<b>Density applied:</b>	
<b>Estimated capacity (sqm):</b>	

# Ullesthorpe, 21/8031, Land off Manor Road

## Site Details

<b>Site ref:</b>	21/8031
<b>Site name:</b>	Land off Manor Road
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.20
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock
<b>Adjacent land uses:</b>	Residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	

<b>Suitability:</b> Potentially suitable	The site is within Ullesthorpe, a sustainable settlement. While the site has frontage onto Manor Road, further clarity is needed in respect of access due its location on a bend and opposite the junction with Station Road. The site lies within the Conservation Area requiring sensitive design and potential mitigation. The site is within a Mineral Consultation Area, but this is unlikely to be a constraint on potential development. Due to uncertainty around access, the site is considered potentially suitable.
<b>Availability:</b> Available	There are two landowners, both agreed to promote the site for development. Discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Potential issues around the provision of a suitable access in this location need further investigation. No other delivery or viability issues have been identified at this stage. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.20

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	<0.4 Ha = 100%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 6

Estimated capacity (sqm):

Capacity Notes:

# Ullesthorpe, 21/8032, Land south of Field View

## Site Details

<b>Site ref:</b>	21/8032
<b>Site name:</b>	Land south of Field View
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.76
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential (rural exceptions site and general housing) and agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of Ullesthorpe, a sustainable settlement. There are no physical constraints which would prevent development for the proposed use. The site is considered suitable.
<b>Availability:</b>	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	There are no market, cost or delivery factors that would make development economically unviable. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Deliverable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Deliverable within 5 years
<b>Net developable site area (ha):</b>	0.76

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Capacity Notes:**

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**



Site capacity of 19 dwellings is not reported, to avoid double counting with site 24/10649.

# Ullesthorpe, 21/8094, Land to the rear of South Avenue

## Site Details

<b>Site ref:</b>	21/8094
<b>Site name:</b>	Land to the rear of South Avenue
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.05
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is on the edge of Ullesthorpe, a sustainable settlement with a range of services and facilities. A small section of the site is potentially contaminated land from the now disused railway line and would require further investigation. The site is also adjacent to the Ullesthorpe Conservation Area and any harm to this heritage asset would require appropriate mitigation. Clarity around the capacity of the proposed access would need to be provided. The site is therefore considered potentially suitable.
<b>Availability:</b>	There are no legal or ownership impediments which could prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The potential contaminating land use associated with the disused railway line would require further investigation and may delay delivery or affect the developable area of the site. Given its restricted frontage onto Main Street, the capacity of the proposed access would also need to be demonstrated. The site is therefore considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.05

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 26

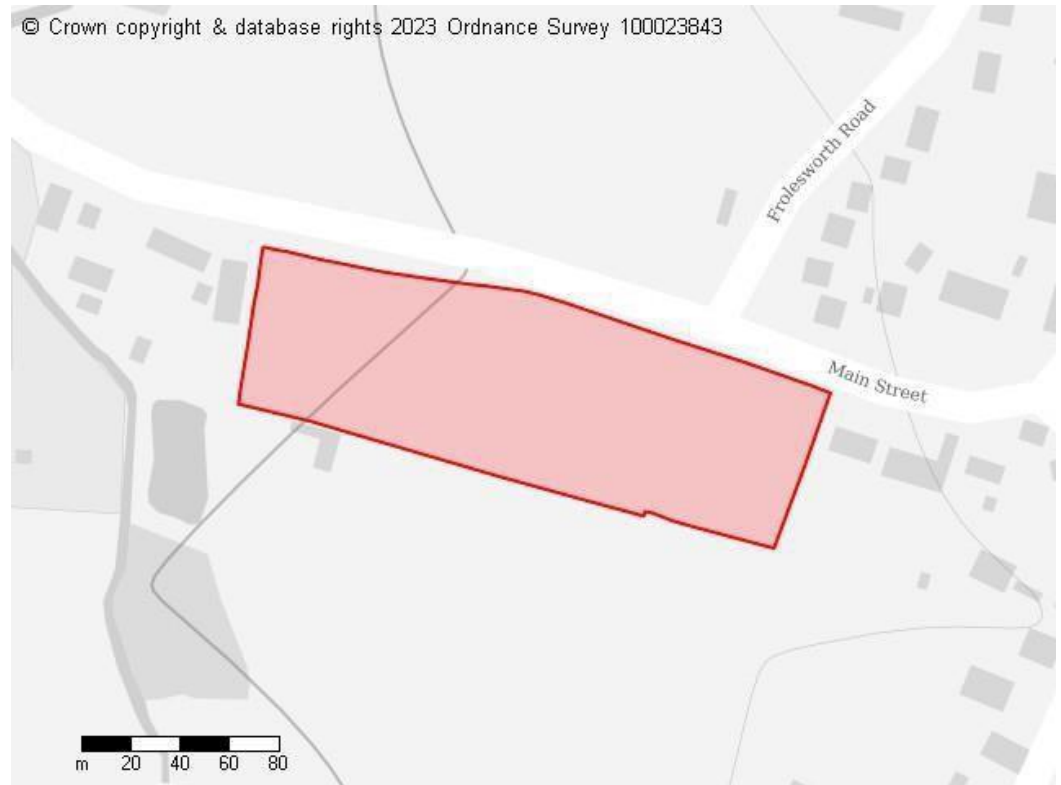
**Estimated capacity (sqm):**

**Capacity Notes:**

# Ullesthorpe, 21/8102, Land south of Main Street

## Site Details

<b>Site ref:</b>	21/8102
<b>Site name:</b>	Land south of Main Street
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is adjacent to Ullesthorpe, a sustainable settlement. It adjoins the western edge of the village and extends to a small group of houses, located between Claybrooke Parva and Ullesthorpe. As such, it would extend the built form of the village westwards, potentially impacting on its landscape setting. A reduction in site size may be appropriate. The site has frontage onto Main Street from which access is proposed. While the site is within a Mineral Consultation Area, this is unlikely to prevent delivery. Nearby heritage assets, including the Conservation Area and a Scheduled Monument (Moat, fishponds and shifted village earthworks) are likely to require mitigation. The site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership. No discussion with developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Achievable

Mitigation in respect of nearby heritage assets and landscape impacts could affect the capacity of the site. However, no viability or delivery issues have been identified at this stage. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.62

### Housing capacity

**Density applied (dph):** 30

### Economic capacity

**Density applied:**

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 40

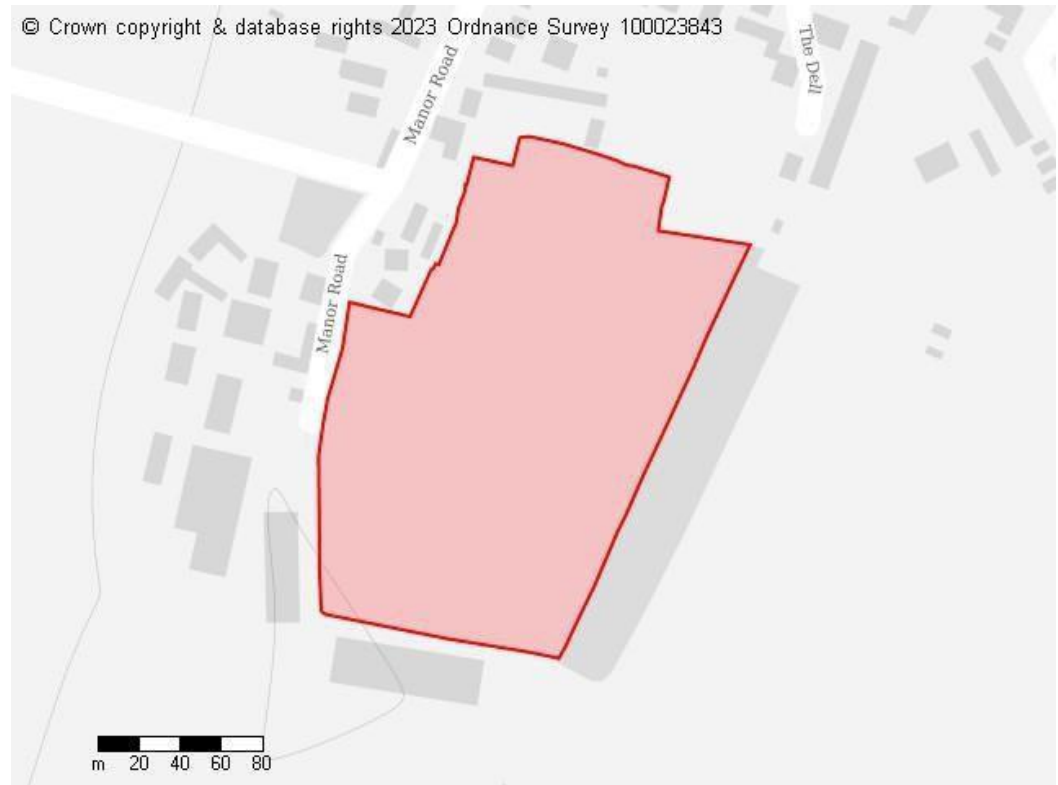
**Estimated capacity (sqm):**

**Capacity Notes:**

# Ullesthorpe, 21/8138, Land off Manor Road

## Site Details

<b>Site ref:</b>	21/8138
<b>Site name:</b>	Land off Manor Road
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	3.42
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Mixed use development
<b>Proposed use(s):</b>	Mixed use: housing and employment (office/industrial)
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Residential, commercial, agriculture.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is on the edge of Ullesthorpe, a sustainable settlement with a range of services and facilities. Although the site has highway access, Manor Road is not suitable for this scale of development and further assessment of access capacity, including any impacts on the junction with Main Street, would be needed. The site is adjacent to the disused railway line (a potentially contaminating land use requiring further investigation) and to the Ullesthorpe Conservation Area, the setting of which would need to be considered. There are agricultural buildings to the south of the site that are currently in use. An assessment of noise and smell arising from these would be required to assess any potential impact on would be occupiers of the site. The site is considered not currently suitable.
<b>Availability:</b> Available	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	Further investigation into the capacity of the proposed access may impact on the scale and mix of development that the site could accommodate. Potential highway mitigation measures could impact on the viability of the site. Similarly, the potential impact on would be occupiers of noise and smell from the nearby agricultural barns may also affect the developable area of the site. Both investigations may hold up delivery of the site. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	3.42

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<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	3,850sqm/ha
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%		
<b>Estimated capacity (dwgs):</b>	42	<b>Estimated capacity (sqm):</b>	6,584

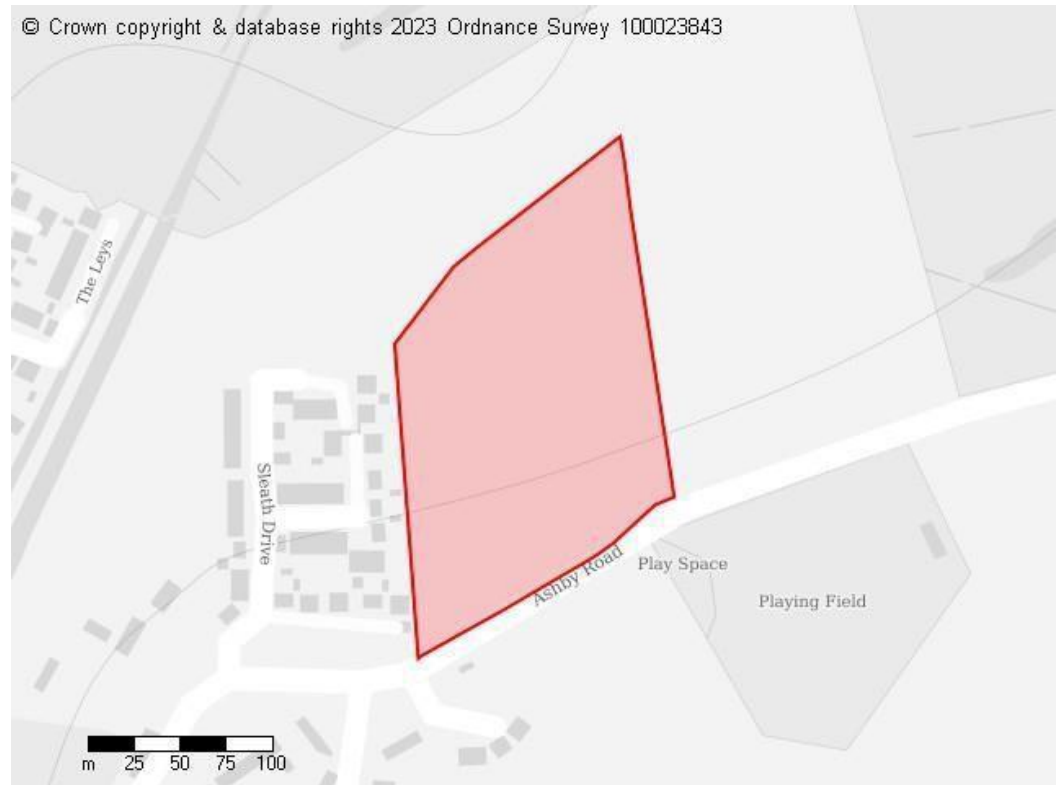
**Capacity Notes:**

In the absence of information in the submission, the site capacity has been based on 50% housing and 50% employment. A split in employment uses of 50% offices and 50% industrial has been assumed.

# Ullesthorpe, 21/8180, Land north of Ashby Road

## Site Details

<b>Site ref:</b>	21/8180
<b>Site name:</b>	Land north of Ashby Road
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	2.66
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture and residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Suitable	The site is on the edge of Ullesthorpe, a sustainable settlement with a range of services and facilities. Access would be from Ashby Road onto which the site has frontage. There are no physical constraints which would prevent development for the proposed use. The site is considered suitable.
<b>Availability:</b> Available	No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b> Potentially achievable	The submission identifies that, in 2018 the Parish Council indicated that part of this site would be a suitable location for a new village hall. Such a use would reduce the developable area of the site and may delay delivery. However, there are no other market, cost or delivery factors that would make development economically unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.66

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 50

### Economic capacity

**Density applied:**

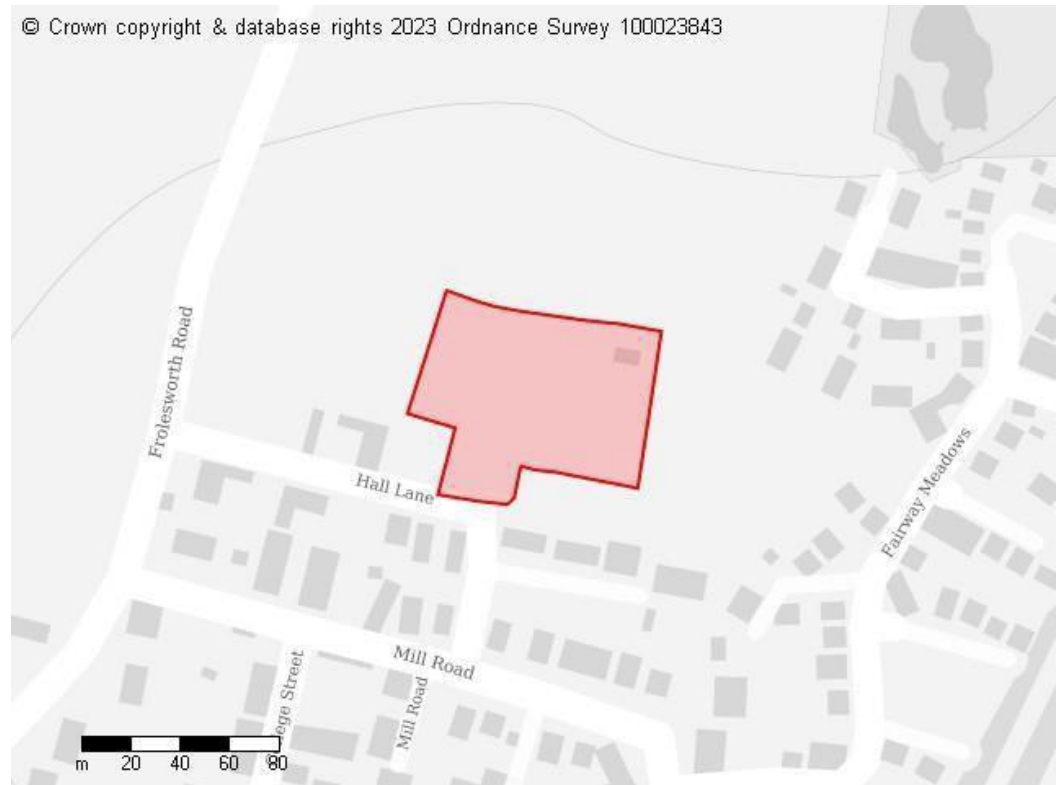
**Estimated capacity (sqm)**  
687



# Ullesthorpe, 21/8228, Land North of Hall Lane

## Site Details

<b>Site ref:</b>	21/8228
<b>Site name:</b>	Land North of Hall Lane
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.62
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Paddock land, stables
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Ullesthorpe, a sustainable settlement. It adjoins the north-eastern edge of the village. The site has vehicular access from Hall Lane although the capacity of such an access would need to be demonstrated. The site adjoins the Conservation Area, the setting of which would need to be considered. The site is in a Mineral Consultation Area, but this should not impact on suitability. The site is considered potentially suitable.
<b>Availability:</b>	The site is in single ownership. No discussions with potential developers are indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	Potential adverse impacts on the setting of the Conservation Area would require mitigation and could impact on the capacity of the site. Potential highway mitigation may also be required. However, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.62

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** See Capacity Notes

**Estimated capacity (sqm):**

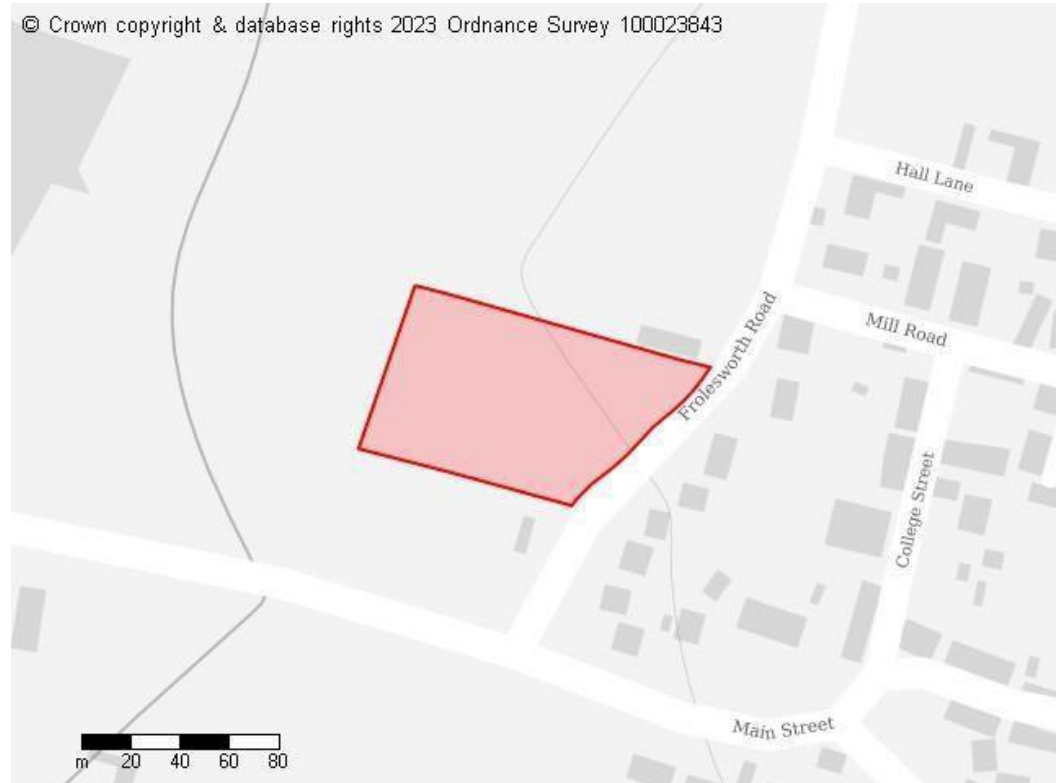
**Capacity Notes:**

Site sits within the larger site of 24/12179. The site has a capacity of 15 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Ullesthorpe, 21/8231, Land off Frolesworth Road

## Site Details

<b>Site ref:</b>	21/8231
<b>Site name:</b>	Land off Frolesworth Road
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	0.74
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**

**Suitability:**  
Potentially suitable

The site is located adjacent to Ullesthorpe, a sustainable settlement. However, development of the site would represent isolated development to the west of Frolesworth Road, potentially adversely impacting on the local landscape and the setting of the adjacent Conservation Area. Both would require significant mitigation. Access is proposed via Frolesworth Road. While the site is within a Mineral Consultation Area, this is unlikely to impact its suitability. The site is considered potentially suitable.

**Availability:**

Available

The site is in single ownership. No discussion with potential developers is indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**

Achievable

Mitigation for potential adverse impacts on the local landscape and the setting of Conservation Area would be required and could impact on the capacity of the site. However, no issues have been identified to make the site unviable for housing development. The site is considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.74

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

Estimated capacity (dwgs): 18

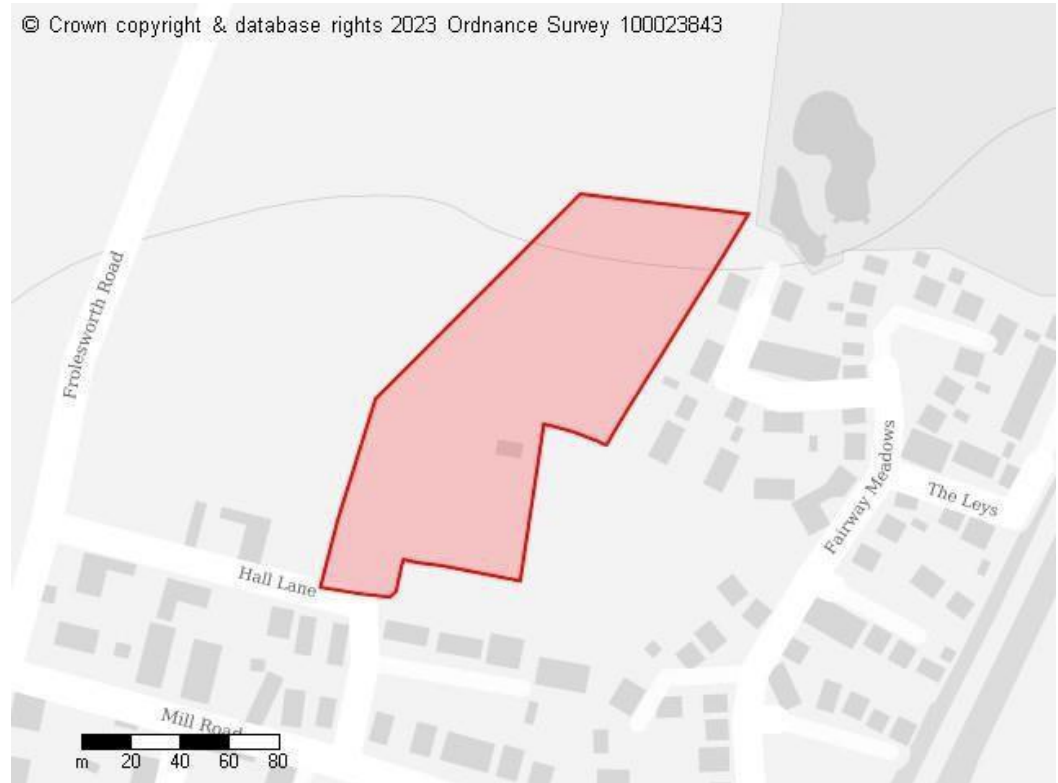
Estimated capacity (sqm):

Capacity Notes:

# Ullesthorpe, 21/8245, Land off Hall Road

## Site Details

<b>Site ref:</b>	21/8245
<b>Site name:</b>	Land off Hall Road
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.30
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture, paddock
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is adjacent to Ullesthorpe, a sustainable settlement. It adjoins the northern edge of the village. There is vehicular access from Hall Lane, the capacity of which would need to be established, and the potential for access from Fairway Meadows is also suggested. The south-western edge of the site adjoins the Conservation Area and mitigation would be required for any adverse impacts on its setting. The site lies within a Mineral Consultation Area but this is unlikely to impact on its suitability. The site is considered potentially suitable.
<b>Availability:</b>	Single ownership. No discussions with potential developers indicated. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
<b>Achievability:</b>	The provision of appropriate access and mitigation for potential adverse impacts on the Conservation Area could impact on the site's capacity. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.30

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%

### Economic capacity

**Density applied:**

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**Estimated capacity (dwgs):**

See Capacity Notes

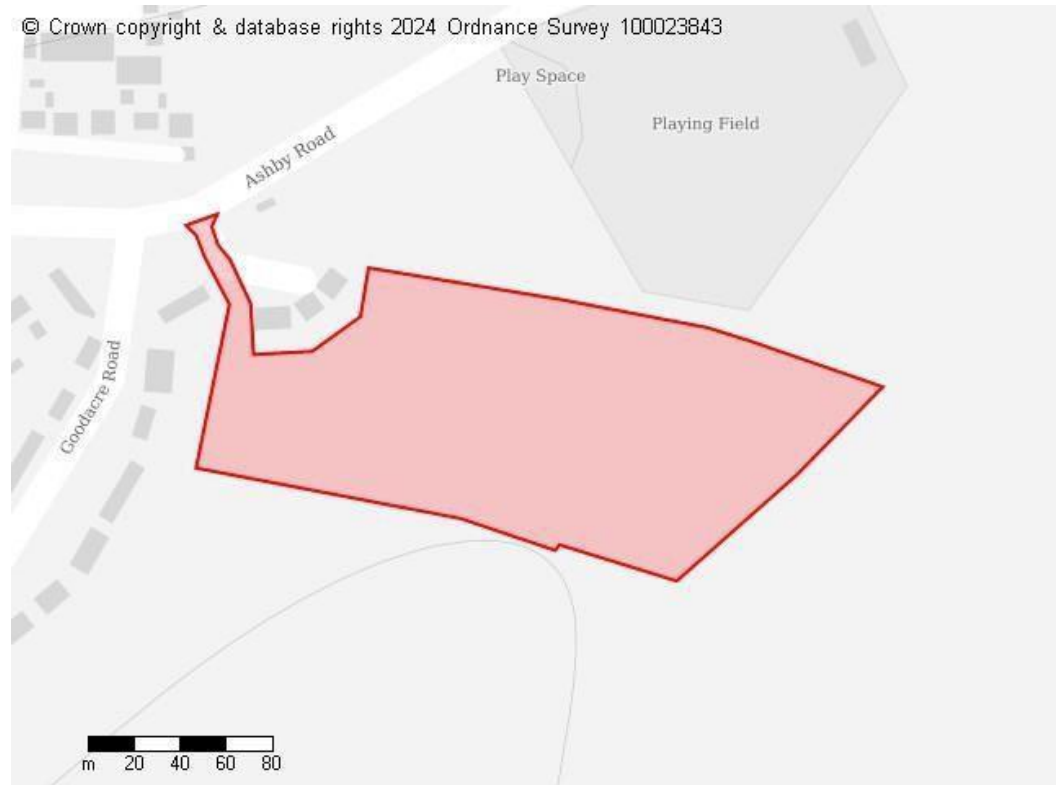
**Estimated capacity (sqm):****Capacity Notes:**

Site sits within the larger site of 24/12179. The site has a capacity of 32 dwellings. The capacity of this site is not reported above, to avoid double counting.

# Ullesthorpe, 24/10649, Land South of Ashby Road

## Site Details

<b>Site ref:</b>	24/10649
<b>Site name:</b>	Land South of Ashby Road
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	2.31
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	General housing, open space
<b>Current use:</b>	Agricultural use (arable)
<b>Adjacent land uses:</b>	Residential, agricultural

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is located on the edge of the existing built area, adjacent to a recent residential development. The site is proposed to be accessed by one access point. The site is considered potentially suitable.
<b>Availability:</b>	The site has more than one landowner. Discussions to understand market interest have taken place, and the site is under option to a developer.
<b>Achievability:</b>	No market, cost or delivery factors identified that would make development economically unviable. The site is therefore considered achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.31

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 43

**Capacity Notes:**

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

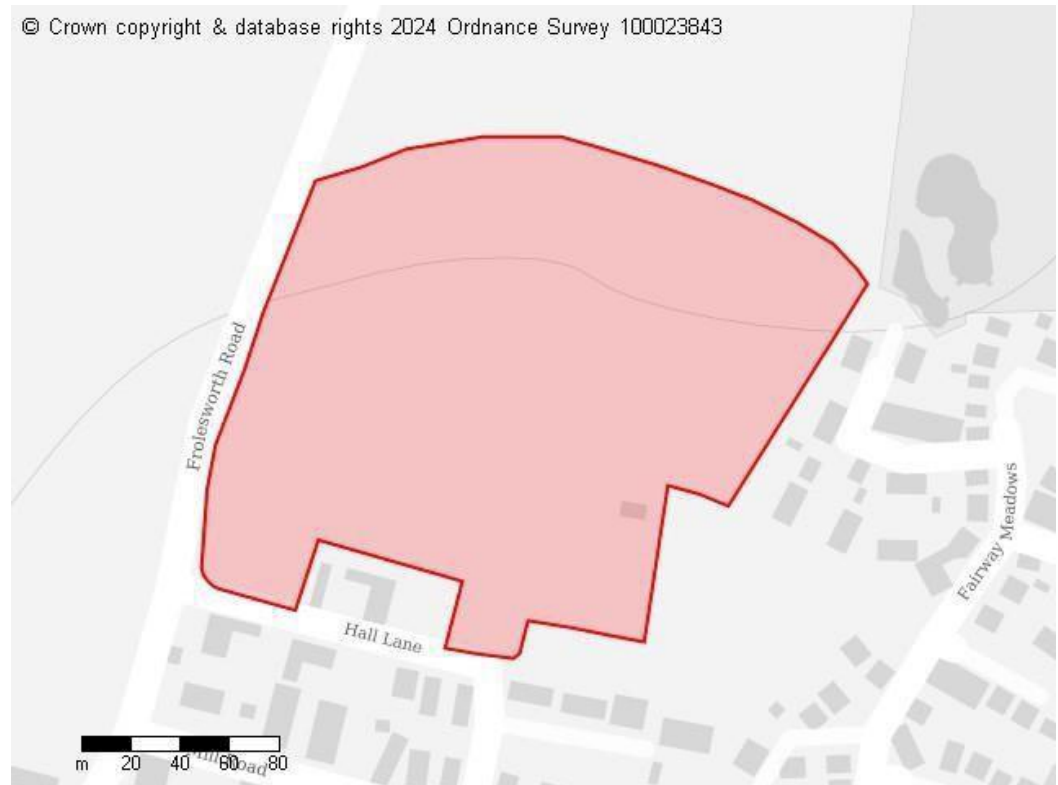
Site capacity is recorded above, but not for 21/8032 to avoid double counting.



# Ullesthorpe, 24/12179, Land to the north of Hall Lane

## Site Details

<b>Site ref:</b>	24/12179
<b>Site name:</b>	Land to the north of Hall Lane
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	3.81
<b>Brownfield / Greenfield:</b>	Mixed
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural and equestrian
<b>Adjacent land uses:</b>	Agricultural and equestrian

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b>	The site is north of the built up area of Ullesthorpe, a sustainable village with access to services. The potential for access from Hall Lane and Fairway Meadows should be demonstrated further and capacity should be established. Mitigation would be required for any adverse impacts on the setting of Ullesthorpe Conservation Area to the south of the site. The site is therefore considered potentially suitable.
<b>Availability:</b>	There is one landowner. No developer currently identified. There are no legal or ownership impediments which could prevent development being delivered. The site is therefore considered available.
<b>Achievability:</b>	Access arrangements and mitigation associated with the Conservation Area could impact the viability of the site. The site is therefore considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.81

	Housing capacity	Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%	
<b>Estimated capacity (dwgs):</b>	71	<b>Estimated capacity (sqm):</b>

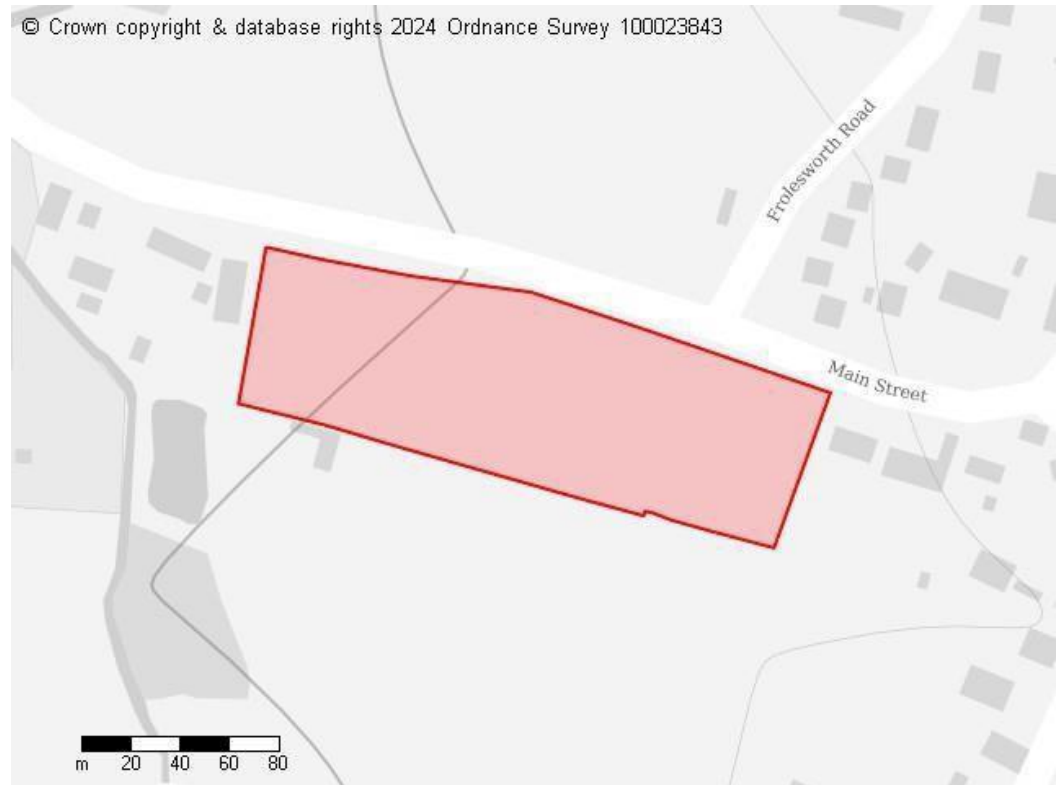
**Capacity Notes:**

This site forms a larger site which also includes 21/8245 and 21/8228.

# Ullesthorpe, 24/12180, Land to the south of Main Street

## Site Details

<b>Site ref:</b>	24/12180
<b>Site name:</b>	Land to the south of Main Street
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	1.6
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, potential self build and custom housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to the western edge of Ullesthorpe and extends to a small group of houses, currently separated from the main built-up area. The site has frontage onto Main Street from which access is proposed. The Conservation Area and Scheduled Monument (Moat, fishponds and shifted village earthworks) are likely to require mitigation. The risk of surface water flooding is likely to require mitigation. The site is therefore considered potentially suitable.
<b>Availability:</b> Available	There is one landowner. There has been no developer discussion. No legal or ownership issues have been identified to prevent development being delivered. The site is therefore considered available.
<b>Achievability:</b> Potentially achievable	Potential mitigation for adverse impacts to Conservation Area and Scheduled Monument may impact viability, as well as mitigation for surface water flooding. The site is considered potentially achievable.

## Conclusions

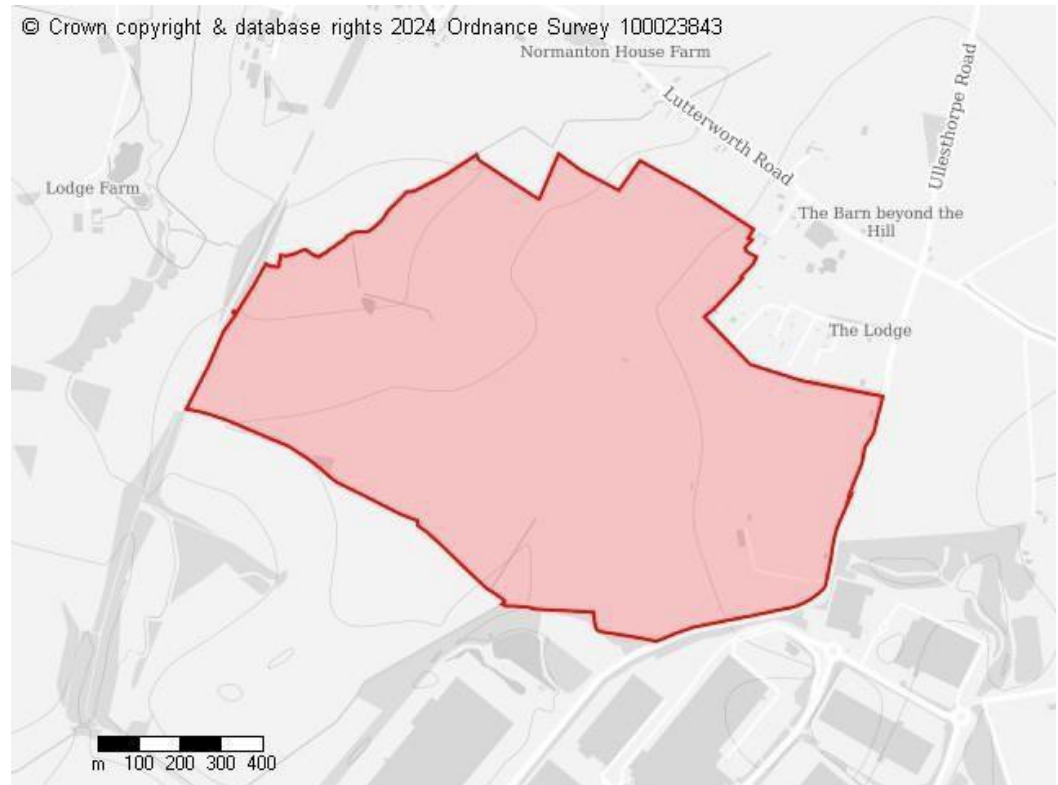
<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.6

	Housing capacity		Economic capacity
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	40	<b>Estimated capacity (sqm):</b>	698

# Ullesthorpe, 24/12227, Land at Mere Lane, Magna Park

## Site Details

<b>Site ref:</b>	24/12227
<b>Site name:</b>	Land at Mere Lane, Magna Park
<b>Parish:</b>	Ullesthorpe
<b>Nearest Settlement:</b>	Ullesthorpe
<b>Site map:</b>	



<b>Site area (ha):</b>	122.45
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Employment
<b>Proposed use(s):</b>	Large Warehousing
<b>Current use:</b>	Agriculture, farm building, wind turbine and access roads.
<b>Adjacent land uses:</b>	Mere Farm GTTS site. Garden Centre. Magna Park. Magna Park employment area including Magna Park Extension: Hybrid Planning Application for Strategic Distribution. Public footpaths

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	N/A
<b>Suitability:</b> Potentially suitable	The site is located close to the SRN and likely to be attractive to the market. It adjoins Magna Park North / Central and would represent an extension to existing business uses. Proposed access would utilise existing estate road and junctions on to the A5 and A4303, further assessment would be required to determine the impact of development on the capacity of local and strategic road networks. The potential for amenity impacts on neighbouring residents at Springfield Farm, Mere Farm GTTS and residents of Ullesthorpe and the effect on heritage assets would require further assessment and careful master planning to mitigate impacts and maintain separation. There is also a public right of way route running through the site. Overall, the site is considered potentially suitable subject to further information to determine cumulative impacts of the site on the highway network; amenity impacts; flood risk and environmental impacts.
<b>Availability:</b> Available	The site is in dual ownership. Discussions with developers have taken place and a potential developer is identified. Therefore, it is considered potentially available at this time.
<b>Achievability:</b> Potentially achievable	The site may require strategic highway and junction improvements which could impact on viability. Subject to further assessment, the site is currently considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years, Developable in 6-10 years
<b>Net developable site area (ha):</b>	122.45

**Housing capacity****Economic capacity****Density applied (dph):**

Not applicable

**Density applied:**

3500 sqm per Ha

**Development ratio:****Estimated capacity (dwgs):****Estimated capacity (sqm):**

428,575

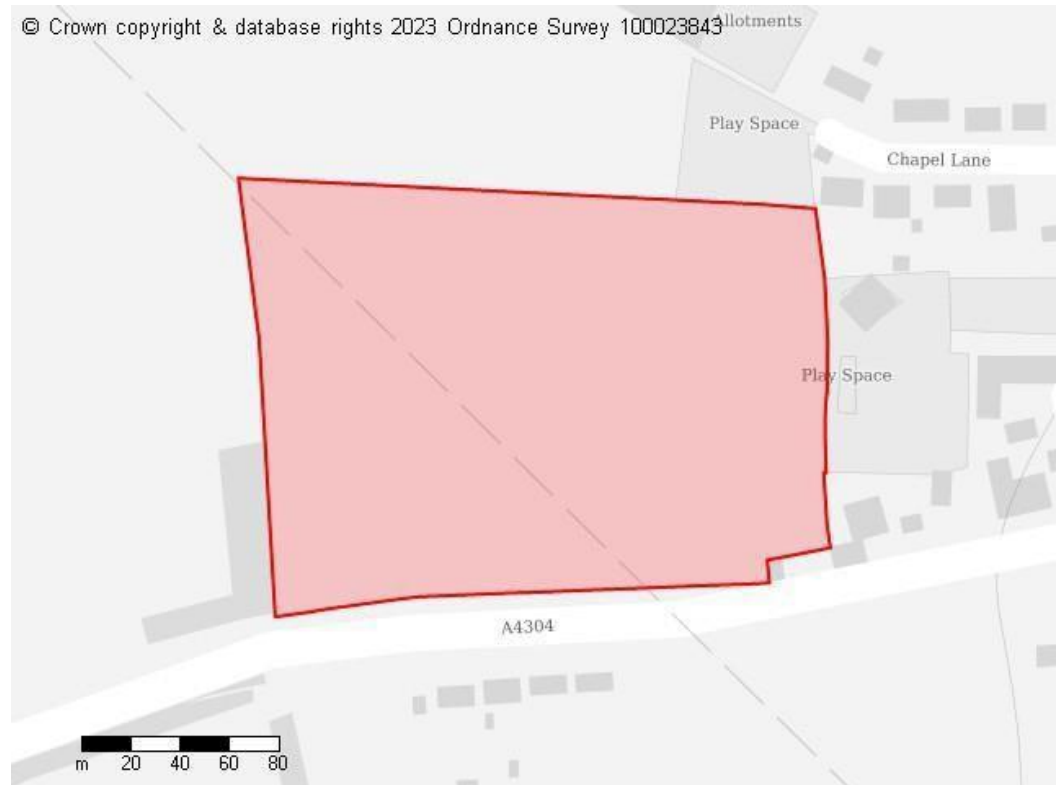
**Capacity Notes:**

The site promoter's capacity figure of 285,000sqm is significantly lower than the capacity figure calculated using the capacity calculation: 428,575 sqm. The higher figure is used here to align with the standard approach.

# Walcote, 21/8039, Land north of Lutterworth Road

## Site Details

<b>Site ref:</b>	21/8039
<b>Site name:</b>	Land north of Lutterworth Road
<b>Parish:</b>	Misterton with Walcote
<b>Nearest Settlement:</b>	Walcote
<b>Site map:</b>	



<b>Site area (ha):</b>	3.68
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Field
<b>Adjacent land uses:</b>	Agriculture, residential, community centre and playground

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to Walcote which is not currently identified as a sustainable settlement for housing development. Proposed access is via the A4304 (Lutterworth Road), on to which the site has frontage. The site is located on the western edge of the built form of the village and opposite ribbon development to the south of the A4304. While the current scale of the site is unlikely to be appropriate for the size of the settlement and would need to be reduced, the site is considered potentially suitable.
<b>Availability:</b> Available	The site is in multiple ownership and there is agreement regarding the promotion of the site for development. There has been no developer involvement or marketing of the site and it is not under option. The site is considered available.
<b>Achievability:</b> Potentially achievable	The scale of the site is unlikely to be achievable given the size and facilities of the current village. Walcote is not currently identified as a sustainable location for housing development. No market, cost or delivery factors have been identified to make the site unviable. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	3.68

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

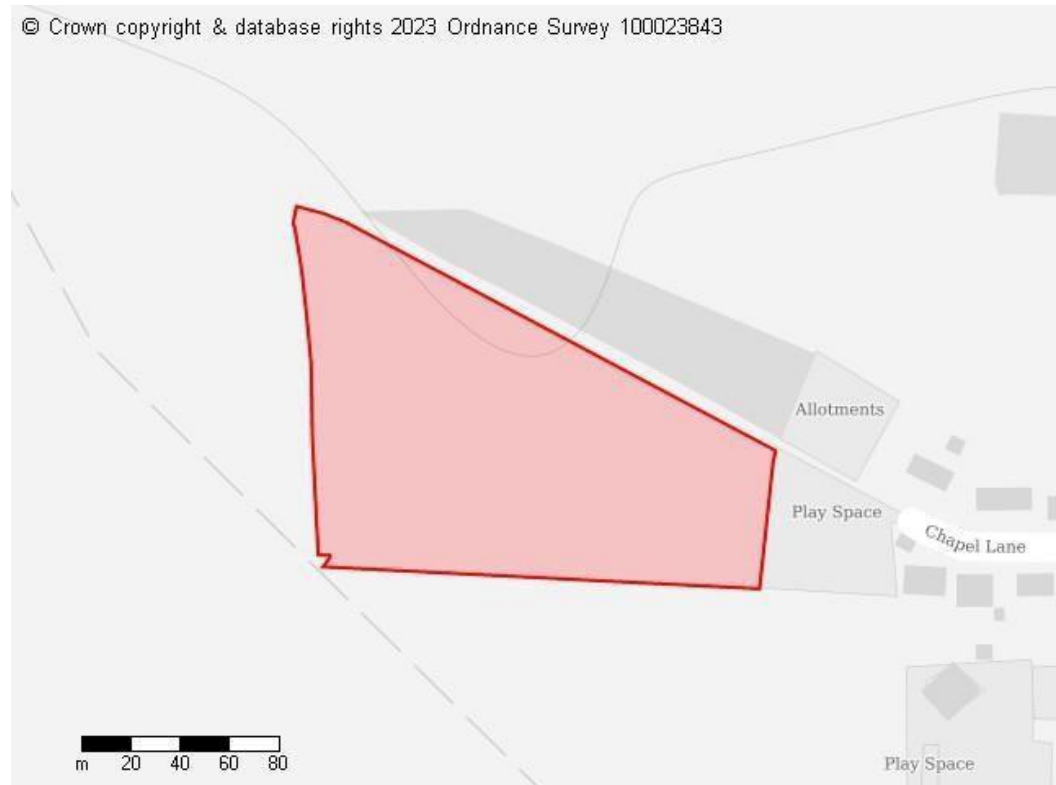
**Estimated capacity (dwgs):** 69

**Estimated capacity (sqm):**

**Capacity Notes:**

**Walcote, 21/8106, Field to West of Chapel Lane.****Site Details**

<b>Site ref:</b>	21/8106
<b>Site name:</b>	Field to West of Chapel Lane.
<b>Parish:</b>	Misterton with Walcote
<b>Nearest Settlement:</b>	Walcote
<b>Site map:</b>	



<b>Site area (ha):</b>	1.90
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, Open Space Sport & Recreation

**Site Assessment Summary**

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not currently suitable	The site is in open countryside near to Walcote which is not currently identified as a sustainable rural settlement. The site does not currently have suitable access to the highway. Suggested access onto the A4304 would be dependent on land to the south (SHELAA site 21/8039) being developed. While the submission indicates the potential for both sites coming forward together, the scale of such a development is unlikely to be appropriate for the size and services of Walcote. The site as submitted is considered not currently suitable.
<b>Availability:</b> Potentially available	The site is in single ownership. There has been no developer involvement or marketing of the site. No suitable access is available. Provision of access could involve neighbouring land and ownership issues would need to be investigated. While discussions with the neighbouring landowners (ID 21/8039) are indicated, the site has been submitted as a standalone site. As such, it is considered potentially available.
<b>Achievability:</b> Not currently achievable	The site is in open countryside, close but not adjacent to the built form of Walcote. Appropriate access onto the highway is dependent on the development of land to the south (site ID 21/8039). While the submission indicates that discussions with adjoining landowners are underway, the site has been submitted as a standalone site. As such, the site is considered not currently achievable.

**Conclusions**

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 11-15 years
<b>Net developable site area (ha):</b>	1.90

Housing capacity

Economic capacity



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**Density applied (dph):** 30  
**Development ratio:** 0.4 to 2.0 Ha = 82.5%  
**Estimated capacity (dwgs):** 47  
**Capacity Notes:**

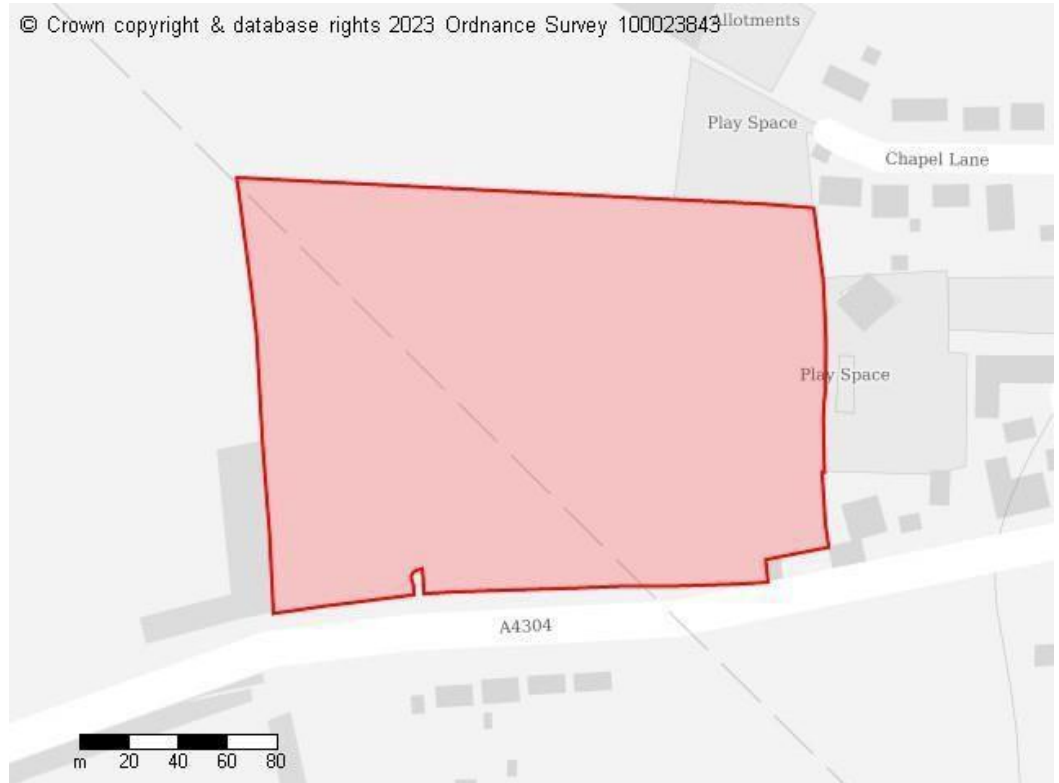
**Density applied:**

**Estimated capacity (sqm):**

# Walcote, 21/8140, Land north of Lutterworth Road

## Site Details

**Site ref:** 21/8140  
**Site name:** Land north of Lutterworth Road  
**Parish:** Misterton with Walcote  
**Nearest Settlement:** Walcote  
**Site map:**



**Site area (ha):** 3.66  
**Brownfield / Greenfield:** Greenfield  
**Overall development concept:** Housing  
**Proposed use(s):** Housing  
**Current use:** Agriculture  
**Adjacent land uses:** Agriculture, residential, community centre and playground

### Site Assessment Summary

**Red constraints:**  
**Reason not assessed:** Site is a duplicate of 21/8039.  
**Suitability:**  
**Availability:**  
**Achievability:**

### Conclusions

**Deliverable or developable:**  
**Reason if not currently developable:**  
**Timeframe for development:**  
**Net developable site area (ha):**

#### Housing capacity

**Density applied (dph):**  
**Development ratio:**

**Estimated capacity (dwgs):**  
**Capacity Notes:**

#### Economic capacity

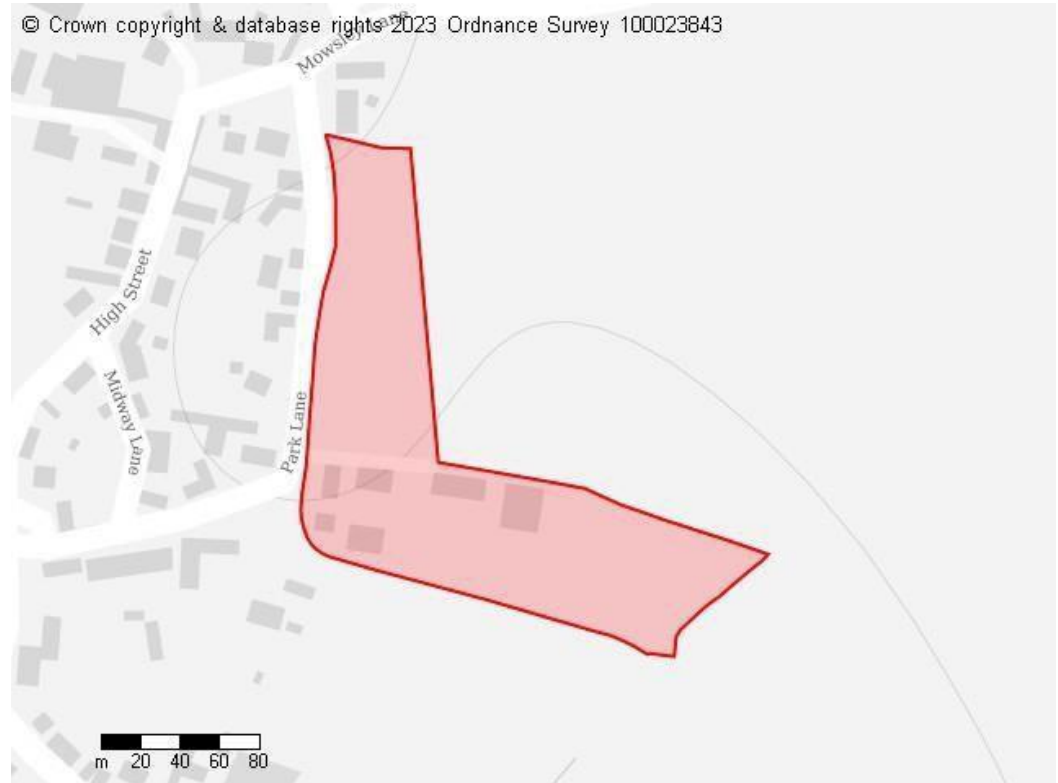
**Density applied:**

**Estimated capacity (sqm):**

## Walton, 21/8182, Land at Park Lane

## Site Details

<b>Site ref:</b>	21/8182
<b>Site name:</b>	Land at Park Lane
<b>Parish:</b>	Kimcote and Walton
<b>Nearest Settlement:</b>	Walton
<b>Site map:</b>	



<b>Site area (ha):</b>	2.13
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Farmstead, agriculture
<b>Adjacent land uses:</b>	Residential, agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is adjacent to Walton, which is not currently identified as a sustainable rural settlement. The site has access and extensive frontage onto Park Lane. It is adjacent to the Conservation Area and opposite a listed building and the setting of these heritage assets could require mitigation. The full extent of the site may not be appropriate. The site is considered potentially suitable.
<b>Availability:</b> Potentially available	The site is in single ownership. It is in agricultural use and the current farm buildings and associated structures on the site would need to be demolished. As a result, the site is considered potentially available.
<b>Achievability:</b> Potentially achievable	The scale of the site is unlikely to be appropriate for the size and services of Walton. Furthermore, mitigation for potential adverse impacts on the Conservation Area and nearby listed building could also reduce the capacity of the site. Current agricultural uses on the site could impact on the delivery of the site in the short term. Depending on the scale of development, highway mitigation may be required. Therefore, the site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	2.13

## Housing capacity

Density applied (dph): 30

## Economic capacity

Density applied:

**Development ratio:** >2.0 to 35 Ha = 62.5%

**Estimated capacity (dwgs):** 40

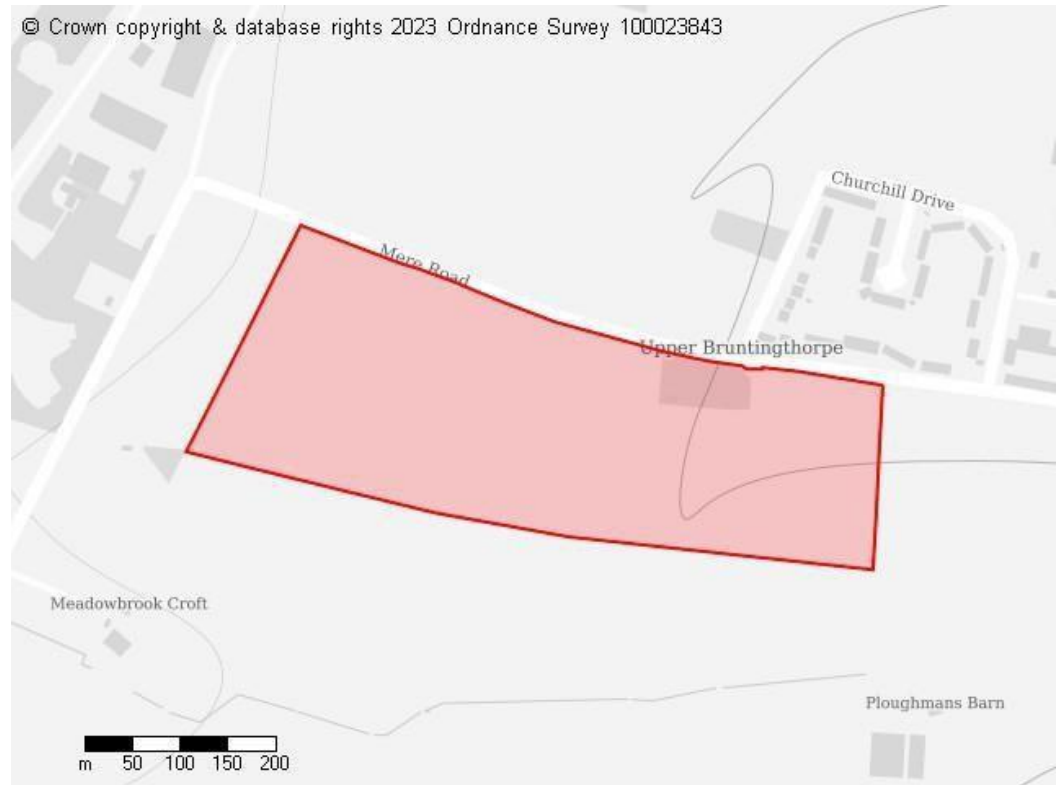
**Estimated capacity (sqm):**

**Capacity Notes:**

# Walton, 21/8183, Land South of Mere Lane Upper Bruntingthorpe

## Site Details

<b>Site ref:</b>	21/8183
<b>Site name:</b>	Land South of Mere Lane Upper Bruntingthorpe
<b>Parish:</b>	Kimcote and Walton
<b>Nearest Settlement:</b>	Walton
<b>Site map:</b>	



<b>Site area (ha):</b>	15.03
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture, residential

## Site Assessment Summary

**Red constraints:** None applicable

**Reason not assessed:**  
**Suitability:**  
 Not suitable

The site is in open countryside, adjacent to Upper Bruntingthorpe, an isolated residential development which grew up alongside the nearby airfield during the 1950s when in military use. It is not a sustainable location for development and does not relate well to existing services and facilities. The submitter envisages housing development on the site as part of the development of the former airfield as a potential employment hub (site ref 21/8139). The proposed access would be from Mere Road. However, the isolated location of the proposed development would generate multiple car trips to reach services such as schools, shops, and healthcare, for which the surrounding rural highway network is unlikely to be suitable, without substantial mitigation measures. Appropriate access would need to be demonstrated. Much of the site is within an area of potentially contaminating land use relating to previous military uses in the area and would require investigation. The site is considered not suitable.

**Availability:**  
 Available

The site is in single ownership. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.

**Achievability:**  
 Not currently achievable

The submission specifies that housing on the site is dependent on the future development of the airfield as a potential 'employment hub'. There are no existing plans in place for such a development. Given the site's location in open countryside, its isolation from services and facilities and the potential mitigation required to overcome adverse impacts on the rural highway network, the site is not currently deliverable. Therefore, the site is considered not currently achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years

Net developable site area (ha): 15.03

**Housing capacity**

Density applied (dph): 30  
Development ratio: >2.0 to 35 Ha = 62.5%

Estimated capacity (dwgs): 282

Capacity Notes:

**Economic capacity**

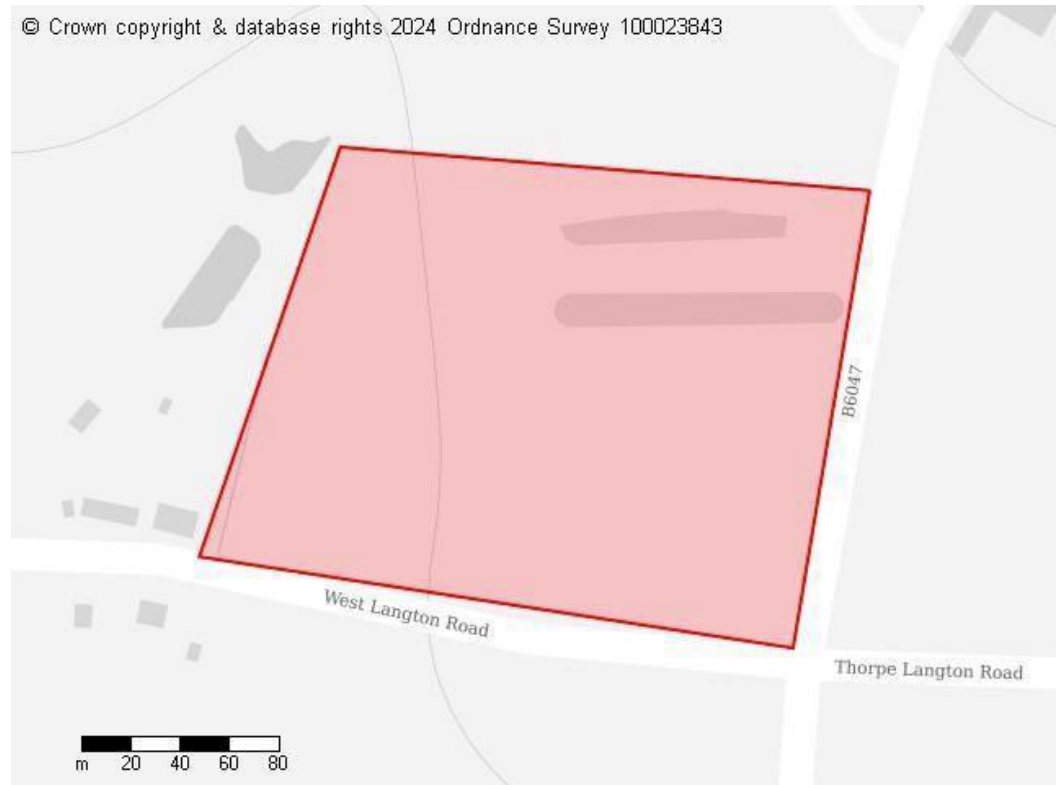
Density applied:

Estimated capacity (sqm):

## West Langton, 24/8632, Land west of B6047 and north of West Langton Road

### Site Details

<b>Site ref:</b>	24/8632
<b>Site name:</b>	Land west of B6047 and north of West Langton Road
<b>Parish:</b>	West Langton
<b>Nearest Settlement:</b>	West Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	4.0
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Grazing land
<b>Adjacent land uses:</b>	Residential use and grazing land

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Not suitable	The site is not directly related to a settlement and the nearest settlement is Church Langton to the north, which is an unsustainable countryside location with limited access to services and public transport. In addition, the site is within a registered park and garden and the Church Langton conservation area.
<b>Availability:</b> Potentially available	The site has two owners. No discussion with developers has taken place, and no active marketing of the site.
<b>Achievability:</b> Not currently achievable	The site is within the Langton Hall Registered Parks and Gardens, a designated heritage asset. High quality design and landscaping would be required for this sensitive site and significant public benefit would be required from the site to outweigh harm to the asset. The nature of the site, distanced from existing settlements, would require additional active travel/public transport to improve the sustainability of the site. Both factors would have significant impacts on viability and achievability.

### Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years
<b>Net developable site area (ha):</b>	4.0

#### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	>2.0 to 35 Ha = 62.5%

#### Economic capacity

<b>Density applied:</b>	N/A
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<b>Estimated capacity (dwgs):</b>	40	<b>Estimated capacity (sqm):</b>	N/A
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**Capacity Notes:**

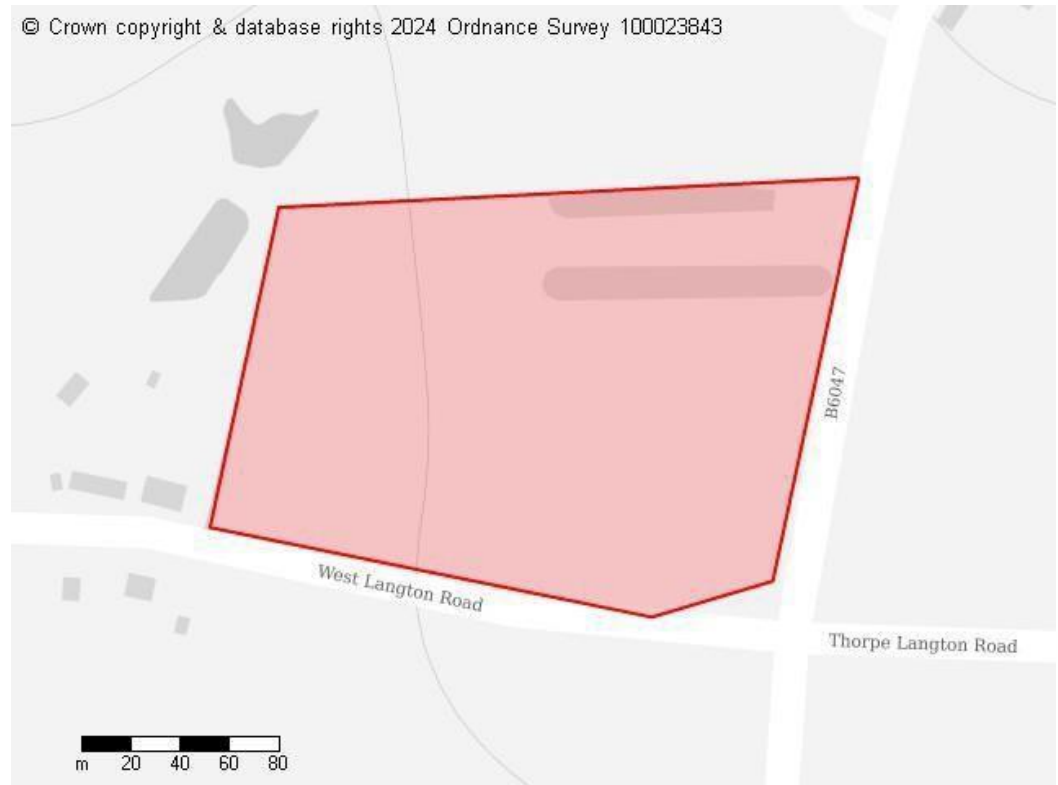
The site promoter has proposed a low density development of 10 dph, which would be more appropriate for this site. Therefore, it is proposed that the lower capacity figure is justified, 40 units.



## West Langton, 24/9112, Land north of West Langton Road and west of B6047

### Site Details

<b>Site ref:</b>	24/9112
<b>Site name:</b>	Land north of West Langton Road and west of B6047
<b>Parish:</b>	West Langton
<b>Nearest Settlement:</b>	West Langton
<b>Site map:</b>	



<b>Site area (ha):</b>	3.61
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing, Self-build and custom housebuilding
<b>Current use:</b>	Grazing land
<b>Adjacent land uses:</b>	Residential use and grazing land

### Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	Although there is a difference of 0.39 Ha, the site is a duplicate of 21/8632
<b>Suitability:</b>	
<b>Availability:</b>	
<b>Achievability:</b>	

### Conclusions

<b>Deliverable or developable:</b>	
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	
<b>Net developable site area (ha):</b>	

#### Housing capacity

<b>Density applied (dph):</b>	
<b>Development ratio:</b>	

<b>Estimated capacity (dwgs):</b>	
<b>Capacity Notes:</b>	

#### Economic capacity

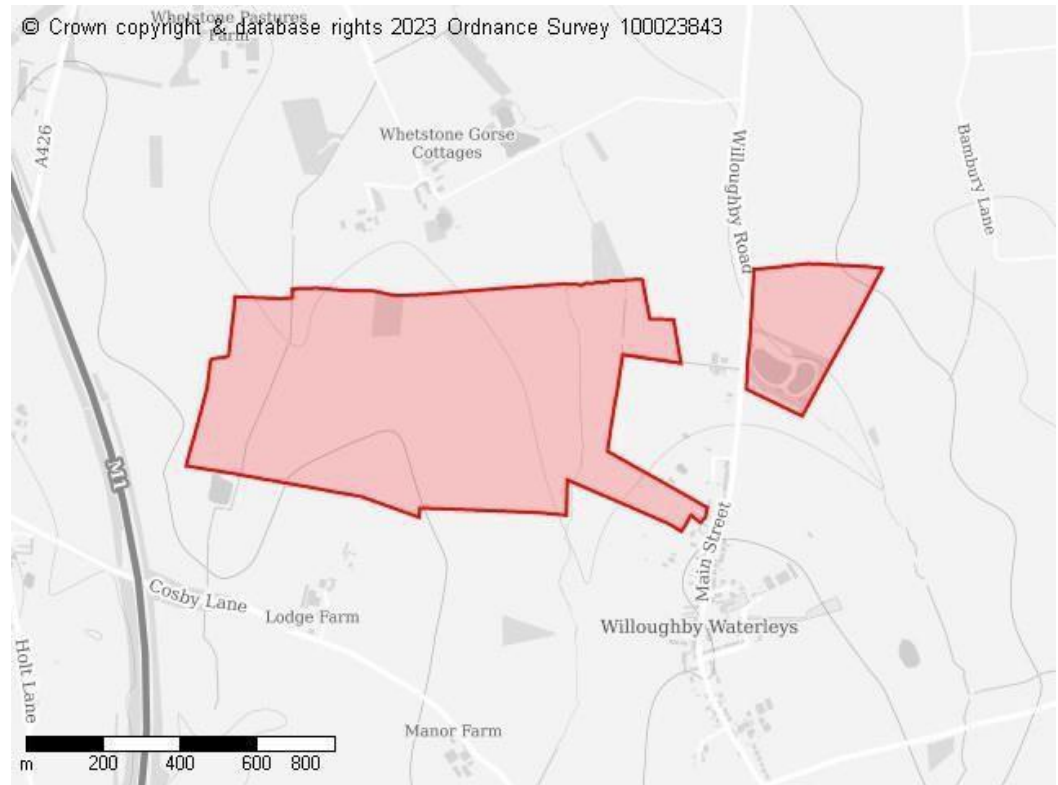
**Density applied:**

**Estimated capacity (sqm):**

# Willoughby Waterleys, 21/8217, Whetstone Pastures Garden Village

## Site Details

<b>Site ref:</b>	21/8217
<b>Site name:</b>	Whetstone Pastures Garden Village
<b>Parish:</b>	Willoughby Waterleys
<b>Nearest Settlement:</b>	Willoughby Waterleys
<b>Site map:</b>	



<b>Site area (ha):</b>	69.09
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	New settlement / garden village (Housing)
<b>Proposed use(s):</b>	Housing (mixed), employment
<b>Current use:</b>	Agriculture
<b>Adjacent land uses:</b>	Agriculture

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
Reason not assessed:	
Suitability:	
Not currently suitable	

The site (comprising two parts) is located close to Willoughby Waterleys and forms part of a large site which spans the border between Harborough District and Blaby District, with the majority being in the latter. The full site, known as Whetstone Pastures, is proposed for the delivery of a Garden Village and is considered a potentially sustainable location for such a development given its relatively close proximity to the Leicester Principal Urban Area. Within the context of the proposed Garden Village, the site within Harborough is proposed as 'potential future development'. While the site has a frontage onto Willoughby Road, access would be provided to the wider road network through new highway infrastructure provided as part of Whetstone Pastures Garden Village to the north. The submission states that the site also has the potential to facilitate a new motorway junction (20a) but it is not clear if this is being pursued as part of the Garden Village. Regarding constraints, 8.5ha of the site lies within Flood Zones 2 and 3, limiting its development potential, and two Rights of Way currently crossing the site would need to be incorporated. The landscape setting of Willoughby Waterleys and the setting of its Conservation Area would need to be respected. Identified as a future phase of development, the site is dependent on the substantive Garden Village and its accompanying infrastructure. Therefore, pending clarity on the delivery of the Garden Village and in light of identified constraints, the site considered not currently suitable.

<b>Availability:</b>	The site has two landowners who agree on its promotion for development. The site was actively marketed to find a development partner. A promotion agreement is in place. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available.
Available	

<b>Achievability:</b>	The site is dependent on the delivery of the Garden Village within Blaby and would not be deliverable as a standalone site. It is not clear whether the whole scheme has been subject to detailed viability testing to date. The delivery and viability of the Logistics Park element of this site (and the wider site) requires the construction of a new junction 20a on the M1 motorway. If j20a is not provided the submission states that the Logistics Park will be replaced by additional residential development. There is a need for more detail and modelling of the scheme (both with and without the Logistics Park) in relation to transport/access issues, including a new motorway junction, and for detailed viability work. The site would need to be properly strategically planned and coordinated with wider proposals. Given the site's dependencies, it is considered not currently achievable.
Not currently achievable	

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 16+ years, Developable in 11-15 years
<b>Net developable site area (ha):</b>	69.09

### Housing capacity

<b>Density applied (dph):</b>	30
<b>Development ratio:</b>	> 35 Ha = 50%

**Estimated capacity (dwgs):** 1,036

### Economic capacity

**Density applied:**

**Estimated capacity (sqm):**

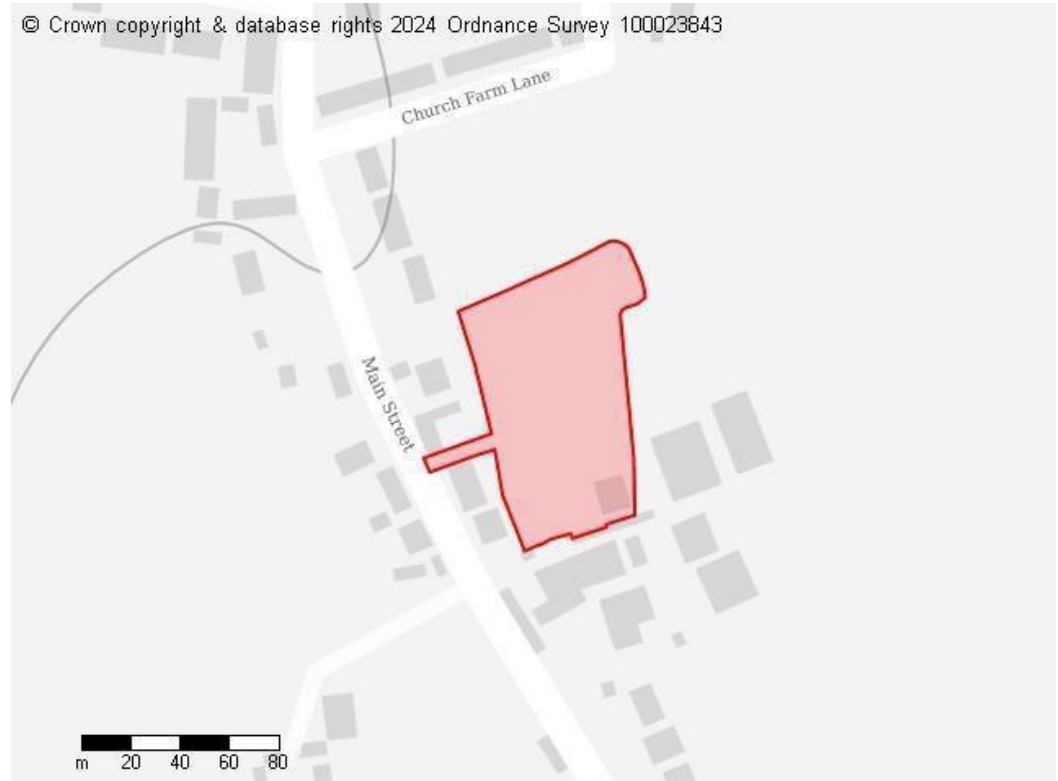
#### Capacity Notes:

Pending clarity on the delivery of a new motorway junction, the above calculation is based on housing capacity only. The submission states that 92,903sqm strategic B8 and 4,000sqm non-strategic B8 would be provided (if motorway junction is delivered). At standard density of 3,500sqm/ha this would require 27.69ha, leaving 41.40ha for housing. Based on the standard calculation this would give a capacity of 621 dwellings. The submitter expects higher average housing density (at least 38dph) to be achievable in line with proposed housing density on the substantive Garden Village site within Blaby District.

# Willoughby Waterleys, 24/9611, Land to the rear of Orchard Lea, Main Street, Willoughby Waterleys

## Site Details

<b>Site ref:</b>	24/9611
<b>Site name:</b>	Land to the rear of Orchard Lea, Main Street, Willoughby Waterleys
<b>Parish:</b>	Willoughby Waterleys
<b>Nearest Settlement:</b>	Willoughby Waterleys
<b>Site map:</b>	



<b>Site area (ha):</b>	0.627
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural use, Paddock land
<b>Adjacent land uses:</b>	Agricultural, residential

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located within an existing rural settlement and is an appropriate location for a small site. The site is located within the Willoughby Waterleys Conservation area and would require sensitive design. Access is a constraint as it requires demolition in an area with protected trees (Willoughby Waterleys TPO). In addition, the site has potential to have impacts on nearby existing properties and upon the existing agricultural use to the south and east of the site. Overall, the site is potentially suitable due to its location but subject to further investigation of access, design, heritage and environment constraints.
<b>Availability:</b> Available	The landowner is also the potential developer and is promoting the site. It is therefore considered available.
<b>Achievability:</b> Potentially achievable	The site will require access from Main Street which is a constrained access point, with TPOs and demolition will be required to achieve the access. The site will require sensitive design to a high quality, as the site is located within the Willoughby Waterleys Conservation Area. There is also a TPO on the site which will require protection. Boundary treatment will be important to offer protection to neighbouring properties and agricultural uses. Overall, the constraints on site mean that there may be costs and delivery factors which make the site potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	0.627

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<b>Housing capacity</b>		<b>Economic capacity</b>	
<b>Density applied (dph):</b>	30	<b>Density applied:</b>	N/A
<b>Development ratio:</b>	0.4 to 2.0 Ha = 82.5%		
<b>Estimated capacity (dwgs):</b>	5	<b>Estimated capacity (sqm):</b>	N/A

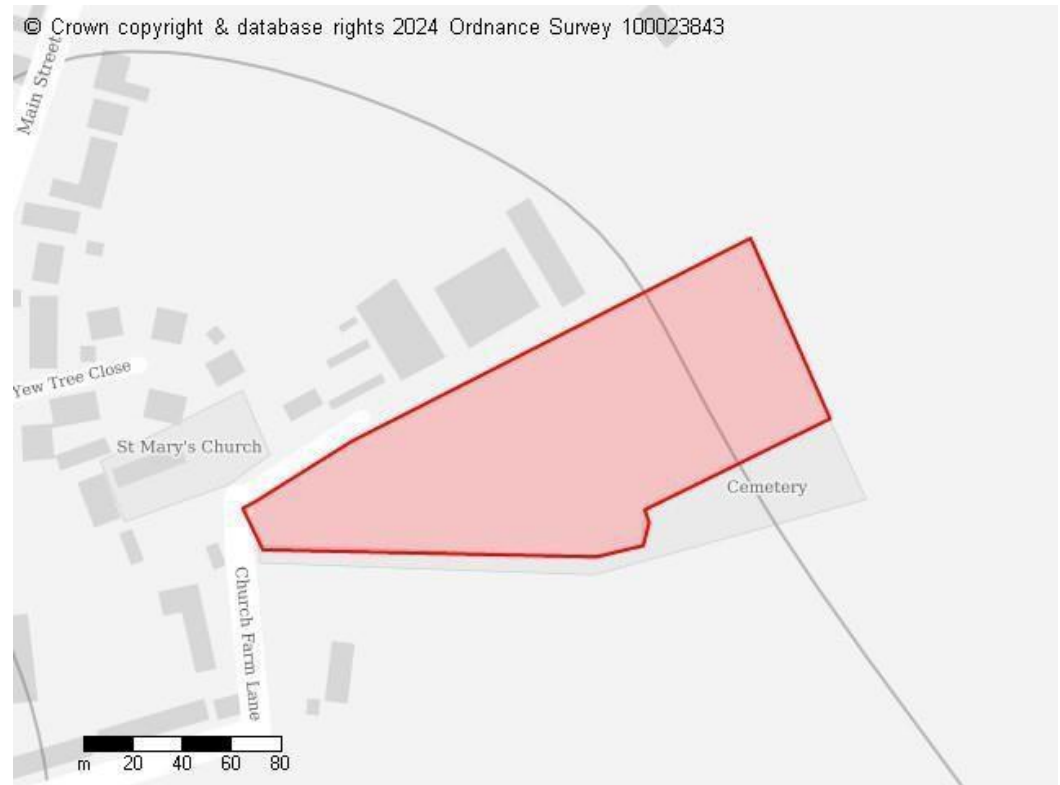
**Capacity Notes:**

The potential capacity proposed by the site promoter, for 5 dwellings is considered to be more realistic than 15 units, given the site constraints.

# Willoughby Waterleys, 24/10298, Land off Church Farm Lane, Willoughby Waterleys

## Site Details

<b>Site ref:</b>	24/10298
<b>Site name:</b>	Land off Church Farm Lane, Willoughby Waterleys
<b>Parish:</b>	Willoughby Waterleys
<b>Nearest Settlement:</b>	Willoughby Waterleys
<b>Site map:</b>	



<b>Site area (ha):</b>	1.48
<b>Brownfield / Greenfield:</b>	Greenfield
<b>Overall development concept:</b>	Housing
<b>Proposed use(s):</b>	Housing
<b>Current use:</b>	Agricultural
<b>Adjacent land uses:</b>	Farm buildings and residential properties, cemetery.

## Site Assessment Summary

<b>Red constraints:</b>	None applicable
<b>Reason not assessed:</b>	
<b>Suitability:</b> Potentially suitable	The site is located adjacent to the small rural settlement of Willoughby Waterleys and could accommodate small scale development. Therefore the site is in a moderately appropriate location for its contribution towards the sustainable growth of the settlement. However, the site would be accessed from a narrow lane (Church Farm Lane), which could have impacts on those residents of properties on the lane. The site lies adjacent to a PROW which would require protection from any development, and the existing uses to the north and south (farm buildings and cemetery respectively) may impact on future potential occupiers of the site. Overall, the site is potentially suitable.
<b>Availability:</b> Potentially available	The site is owned by two sole landowners. It has not been discussed with developers or marketed. Therefore, the site is considered potentially available, subject to discussion with developers to determine level of interest.
<b>Achievability:</b> Potentially achievable	Access route is a significant constraint which may be costly to overcome. Sensitive design due to site's location adjacent to the conservation area, may also impact on viability. The site is considered potentially achievable.

## Conclusions

<b>Deliverable or developable:</b>	Developable
<b>Reason if not currently developable:</b>	
<b>Timeframe for development:</b>	Developable in 6-10 years
<b>Net developable site area (ha):</b>	1.48

### Housing capacity

Density applied (dph): 30

### Economic capacity

Density applied:

**Development ratio:** 0.4 to 2.0 Ha = 82.5%

**Estimated capacity (dwgs):** 36

**Estimated capacity (sqm):**

**Capacity Notes:**