



Harborough District Council

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

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1 Introduction

1.1 Background

1.1.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) provides evidence on the potential supply of both housing and economic development land across Harborough District. It forms a key component of the evidence base that informs the preparation of the new Local Plan.

1.1.2 While the National Planning Policy Framework¹ (NPPF) requires local planning authorities to carry out regular reviews of land availability within their administrative area, it is important to note that the SHELAA is not a decision-making document and does not in itself determine whether a site should be allocated for development.

1.1.3 In accordance with national planning practice guidance² (PPG), it is necessary to assign a timeframe to every site capable of being developed at some point in the future. However, the inclusion of a site in a particular timeframe is indicative only and reflects current information relating to the site. New information may become available which could impact on the development timeframes. As the SHELAA is strategic and broad in nature, the inclusion of a site within the assessment does not mean that planning permission will be granted should an application be submitted to the Council.

1.1.4 This 2024 SHELAA updates the Harborough District Council (HDC) SHELAA 2021. Sites assessed in the SHELAA 2021 have been carried forward into this update and where appropriate updates have been made to the assessment to reflect the latest information, including to reflect the settlement hierarchy categories being incorporated into the emerging Local Plan. As a result, the outputs within this update may not be directly comparable with the 2021 SHELAA.

1.1.5 Appendix A incorporates sites which have been excluded from the assessment for a range of reasons, including:

- the site size not meeting the required size threshold;
- the submitted site is a duplicate and has already been assessed;
- the site has already been developed;
- the site was previously excluded from the 2021 SHELAA and remains excluded;
- the site has been divided into two separate sites for assessment; and
- the site has been withdrawn from the process by the owner/site promoter.

¹ [National Planning Policy Framework](#), December 2024

² [Planning Practice Guidance](#)

1.2 National policy context

1.2.1 The NPPF (para. 72, December 2024) makes it clear that all local planning authorities should have a clear understanding of the land available in their area through the preparation of a SHELAA. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. There is an expectation that as part of assessing changes in demand for land, land availability assessments should be reviewed regularly.

1.3 Planning practice guidance

1.3.1 Planning practice guidance (PPG) sets out detailed practical advice on undertaking a land availability assessment in its 'Housing and economic land availability assessment' section¹. Fundamentally, it sets out that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (their availability and achievability).

1.3.2 The guidance allows for the assessment of land availability for housing and economic development to be undertaken as part of the same exercise, allowing for sites to be identified for the most appropriate use(s). This is the approach that the Council has adopted.

1.4 Overview of approach

1.4.1 The 2024 SHELAA update has used the same methodology as the 2021 SHELAA, which was built on the general approach detailed within the Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper (2019)² (prepared by the Leicester and Leicestershire local authorities to ensure a consistent approach across the county). The methodology has also been informed by national policy and guidance, as explained further in Section 2 below. It should be noted that in some cases, discretion has been used when assessing sites submitted in relation to site boundaries. In particular where sites have been proposed which include two separate land parcels which would be more naturally assessed separately. Where this has taken place, it has been noted in the Appendices to this report.

¹ [Housing and Economic Land Availability Assessment Guidance](#)

² [Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper \(2019\)](#)

1.4.2 The 2021 SHELAA was prepared at the start of the plan making process, following the Council's decision¹ to prepare a new Local Plan as a full update to the adopted Harborough Local Plan (2019). This 2024 update brings forward those sites previously assessed and supplements with new sites, from a range of sources, as described in section 3.1 below, to inform the ongoing plan making process.

1.4.3 The SHELAA is a 'policy off' document and therefore the assessment does not exclude sites where development would not conform to policies in the development plan² (i.e. Harborough Local Plan 2011-2031, 'made' Neighbourhood Plans and Leicestershire Minerals and Waste Local Plan to 2031). This approach is consistent with prevailing PPG and the Leicester and Leicestershire SHELAA methodology. The refusal of planning permission or the dismissal of an appeal relating to a site does not result in its exclusion from the assessment. The SHELAA is a high-level assessment of the housing and economic potential of sites taking into account a limited range of physical and environmental constraints.

1.4.4 Decisions on the allocation of sites for housing or economic (e.g. retail, employment) development will be made through the process of preparing the new Local Plan and this process will take into consideration national and local policies as well as other evidence base documents.

1.5 How to use this report

1.5.1 The remainder of this report explains the methodology (Section 2) and provides summary tables relating to the overall assessment results (Section 3). An interactive map showing all the sites submitted and assessed as part of the SHELAA is available online at:

<https://harborough.opus4.co.uk/planning/localplan/maps/shelaa11-2024>

1.5.2 categorisation of sites on the interactive map reflect the site categories as provided within Appendices A; A.i; B and; C which are described in further detail below.

1.5.3 Appendices to the report are as follows:

- Appendix A: Sites excluded from the SHELAA and reason(s) for exclusion
- Appendix A.i. Sites assessed, and conclusions presented within Appendix D, but the site capacity figures are not included in Figures 3-9, to avoid double counting.
- Appendix B: Summary of Deliverable and Developable sites by settlement.
- Appendix C: Not Currently Developable sites.
- Appendix D: Site Companion Guide by Settlement.

¹ [Document.ashx \(harborough.gov.uk\)](#)

² For more details visit [Adopted Local Plan | Harborough Local Plan 2011-2031 | Harborough District Council](#)

2 Methodology for the assessment

2.1 SHELAA Stages

2.1.1 The flowchart below is taken from the PPG and sets out the stages of the SHELAA preparation process.

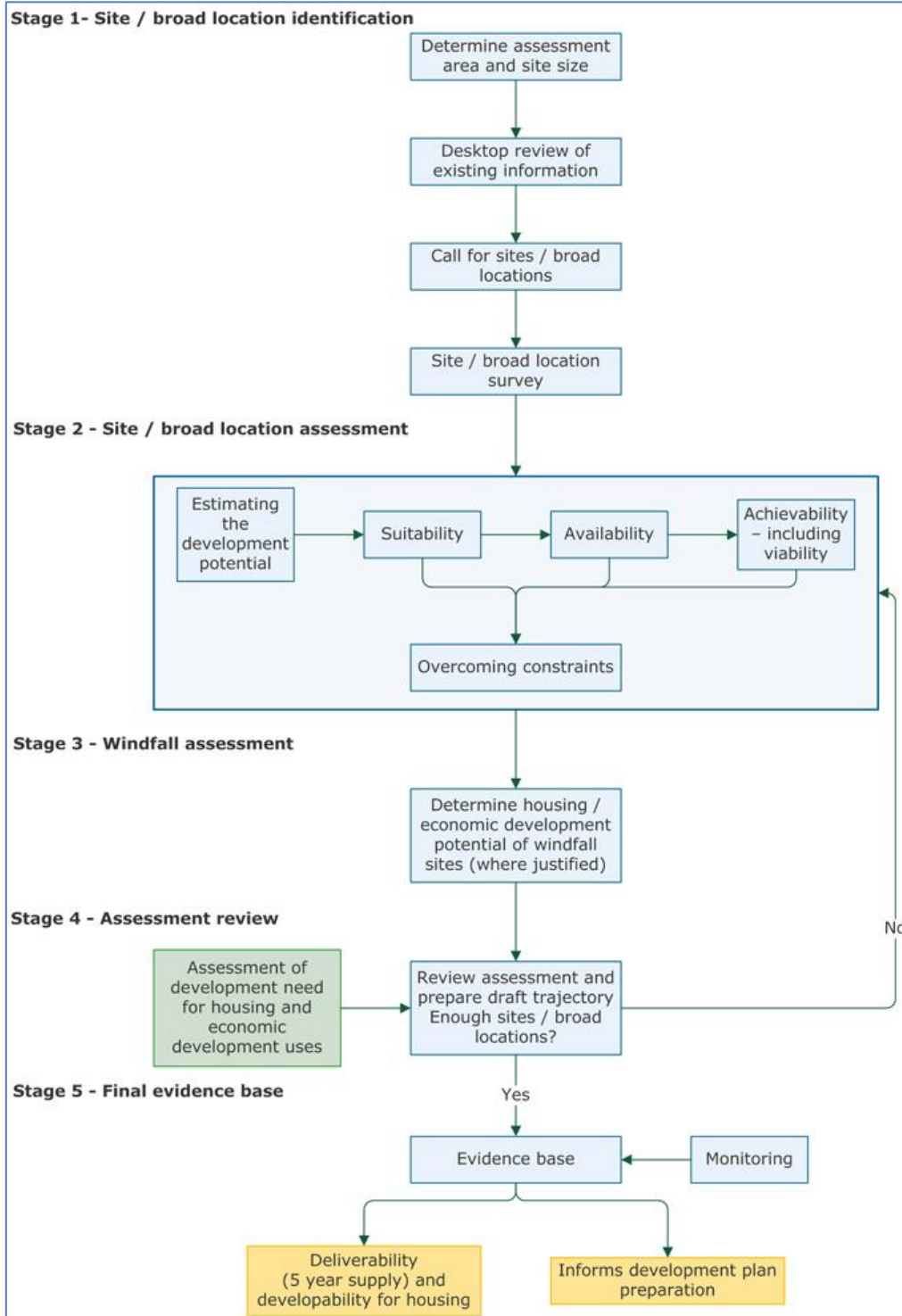


Figure 1: The Strategic Housing and Economic Land Availability Assessment process and outputs (Source: Planning Practice Guidance, PPG)

2.1.2 The PPG indicates the inputs and processes that contribute to a robust assessment of land availability. Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. It emphasises that the assessment needs to be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

2.1.3 The methodology used in the preparation of the 2021 SHELAA and this 2024 Update is based on the Leicester and Leicestershire Housing Market Area Strategic Housing and Economic Land Availability Assessment Joint Methodology Paper (2019)¹. It reflects the standard methodology as set out in PPG and was prepared jointly with other Leicester and Leicestershire local authorities with the aim ensuring the same broad methodology is followed. The approach set out in the methodology has been the subject of consultation with the development industry and informed by the views of house builders, land agents and landowners.

2.1.4 While the Joint Methodology Paper provides the overall framework for the assessment of sites, there are some variations between local planning authorities in how the methodology is applied to take account of circumstances. Further details of how sites are appraised is explained in the following sections.

2.2 Stage 1: Site/broad location identification

2.2.1 The update to the SHELAA started with a widely publicised 'Call for Sites' process which ran from 16th January 2024 to 27th February 2024 alongside the Local Plan Regulation 18 consultation. It was extended to 31st October 2024 to provide further opportunity for landowners, developers, agents, and site promoters to submit sites, considered to have potential for development (including new sites or updates to sites submitted in 2021). All contacts on the Strategic Planning contact database and those who had recently been involved in the Development Management process were informed and invited to submit sites using the online system. The consultation was also publicised on the Council's website. Further information about the Call for Sites process can be found here: [Call For Sites | Harborough District Council](#).

2.2.2 As the SHELAA is an iterative process, this assessment focuses on sites submitted through the initial Call for Sites in 2021 and the most recent Call for Sites in 2024. In addition, the SHELAA Update 2024 also assesses sites from the following additional sources:

- Housing and employment site allocations (inclusive of Neighbourhood Development Plan allocations over 5+ dwellings in size) where development has not commenced as of 31 March 2023. It should be noted that in many cases, housing and employment allocations were previously excluded from the SHELAA 2021 Report due to the fact they were allocations in the Local Plan. These site references continue to be classed as 'excluded' within this update report. However, it should be noted that previously excluded site allocations are

¹ [Leicester and Leicestershire Housing Market Area Housing and Economic Land Availability Assessment Joint Methodology Paper \(2019\)](#)

now being assessed through the SHELAA Update 2024 using new 2024 site ID numbers.

- Major (10+ dwellings) sites with planning consent (as of March 2023) that have not commenced.
- Sites included on the Council's Brownfield Land Register.

2.2.3 The geographical scope of the SHELAA is the district of Harborough. The Call for Sites invited the submission of sites from anywhere within the district or partially within the district. In terms of site size, as set out in the Joint Methodology, the following minimum thresholds have been applied to the SHELAA:

- Housing sites: capable of accommodating five or more dwellings; and
- Economic sites: capable of delivering at least 0.25ha (or least 500sq.m of floorspace).

2.2.4 All information on sites was submitted online, with verification and assessment carried out using the same online system.

2.2.5 In line with the PPG and the Joint Methodology, the following site information and characteristics formed part of the initial assessment of sites:

- Site size, boundaries and nearest settlement
- Settlement hierarchy (where a site is not within or directly adjacent to the built up boundary of a settlement, the settlement hierarchy category chosen for the site was 'other countryside location').
- Current/adjacent land use and character
- Physical and environmental constraints (e.g. access, contamination, topography, flood risk, natural features, location of infrastructure/utilities)
- Current development plan policy allocations/designations relating to site
- Proximity to services and other infrastructure
- Planning history/status

2.2.6 Following initial site investigations, 36 sites were excluded from the assessment. These are listed in Appendix A. The following are reasons for exclusion:

- i. Sites below the size threshold (i.e. housing sites not capable of accommodating 5 or more dwellings, economic sites of less than 0.25ha or not capable of accommodating 500sq.m of floorspace) (4);
- ii. Duplicate sites (where the same site was put forward in 2024 as in 2021, and no change in site details or proposal was provided) (16);
- iii. Using base-date data from 31 March 2023, development on site was complete (1);
- iv. Sites that were excluded from the 2021 SHELAA that remain excluded (12);
- v. Site divided into two separate sites to be assessed separately (1); and
- vi. Sites withdrawn from the process by the owner/site promoter (2).

2.2.7 Part of the initial site assessment is to consider whether any part of a site falls within a 'red constraint'. These are defined in the Joint Methodology as:

- Functional floodplain (Flood Zone 3b);
- Scheduled Monuments;

- Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA); and
- Major Hazardous Facilities (as defined by the Health and Safety Executive).

2.2.8 Where a site is affected by a 'red constraint', has not automatically excluded from the SHELAA. However, the area of land affected by the constraint is removed from the measurable developable area. A site may be excluded when the whole site is constrained or if the remaining area of unconstrained land is too small to be included in the SHELAA.

2.3 Stage 2: Site and broad location assessment

2.3.1 Stage 2 of the methodology involves assessing the site's suitability, availability, achievability (including viability) and how any constraints can be overcome, and subsequently the development potential of a site.

2.3.2 It should be noted that the assessment methodology has been amended to adapt to updates to the NPPF. In particular, a 16+ years' timescale has been included to reflect para. 22 of the NPPF and the need to look beyond the 15-year timeframe where larger scale development proposals have been submitted.

2.3.3 The NPPF at para. 22 explains that, while strategic policies should look over a minimum 15-year period from adoption, where larger scale development such as new settlements or significant extensions to existing settlements form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years) to take account of the likely timescale for delivery.

2.3.4 The 16+ timeframe applied within each assessment conclusion (suitable, available, achievable) acknowledges that some sites may not be suitable, available, achievable within the new Local Plan period, but it could be possible to overcome such constraints in the longer term, enabling them to form part of a longer-term vision for development. Overall, this approach applies to site conclusions with regard to a sites ability to be 'developable' in the long term (within the 16+ category).

2.4 Suitability

2.4.1 The suitability assessment reflects any physical, environmental or heritage constraints on or near the site, proposed access arrangements including potential impacts on the highway network, and its relationship/proximity to existing services and facilities. Depending on the findings, and the prospect of mitigation, a site is categorised as one of the following:

- Suitable: within 5 years;
- Potentially suitable: 6 – 10 years;
- Not currently suitable: 11 - 15 years; or
- Not suitable: 16+ years.

2.4.2 As part of the suitability assessment, the Highway Authority were consulted on the following site types:

- a) Specific concerns/issues e.g., new access onto A47 or A6;

- b) Cumulative impacts on the local highway network and mitigation could impact on viability of the site; and
- c) Strategic sites – sites of 500 units or more.

2.4.3 The Highway Authority was not able to consider submitted transport or traffic appraisals/assessments at this stage.

2.5 Availability

2.5.1 The availability assessment considers information relating to landowner intentions, developer involvement, potential legal or ownership issues, and operational requirements, to establish when a site may become available for development. Depending on the findings, a site is categorised as one of the following:

- Available: within 5 years;
- Potentially available: 6 – 10 years;
- Not currently available: 11 - 15 years; or
- Not available: 16+ years.

2.6 Achievability

2.6.1 The achievability assessment takes account of any market, cost or delivery factors that could impact on a site's economic viability and prevent it coming forward for development within a particular timeframe. As part of this, any current policy designations affecting a site are noted and where a potential change in policy through the local or neighbourhood planning process would be needed this is reflected in the achievability timescale. Depending on the findings, a site is categorised as one of the following:

- Achievable: within 5 years;
- Potentially achievable: 6 – 10 years;
- Not currently achievable: 11 - 15 years; or
- Not achievable: 16+ years.

2.7 Assessing the development potential of housing sites

2.7.1 The standard calculation for assessing the capacity of submitted housing sites is based on:

- Developable site area (excluding any red constraint);
- Development ratio as set out in the Joint Methodology and provided below; and
- Density of 30 dwellings per hectare (dph).

2.7.2 Development ratios: The use of development ratios accounts for the accompanying infrastructure needed for residential development (i.e. access and service infrastructure, open space provision, community facilities etc.). It is assumed that the requirements for infrastructure will be greater the larger the site. Throughout the Leicester and Leicestershire housing market area, the gross to net development ratios, as set out in Figure 2 below, have been agreed between local authorities and applied based on site size having regard to consultation. Where there is a deviation from the standard ratio, an explanation is provided under 'Capacity Notes' in the individual site assessment sheets (see Appendix D: Site Companion Guide by Settlement).

2.7.3 Since the introduction of mandatory requirement to provide 10% BNG on site, it is possible that the developable area of some sites may reduce slightly to make allowance for onsite biodiversity measures. However, given that this is a high-level strategic report, no changes have been made to the standard calculations for developable area on sites.

Site Size	Gross to Net Development Ratio
Up to 0.4ha	100%
>0.4 - 2ha	82.5%
>2 - 35ha	62.5%
Over 35ha	50%

Figure 2: Gross to net development ratios by site size

2.7.4 Density: All sites, unless otherwise specified, have been assessed on the assumption that housing density will be 30 dwellings per hectare (dph). The Joint Methodology notes that sites within and adjacent to the Leicester Urban Area (LUA) and in Selected Centres can be assessed at a density of 40dph. The Council has not adopted this approach and 30dpa has been applied across the district with no allowance made for being adjacent to the LUA or within Market Harborough.

2.7.5 This is a broad density assumption for the purposes of this assessment only. The actual density achieved on individual sites will vary taking into account local circumstances and planning policies. It is accepted that some sites in or adjacent to urban areas may deliver densities above 30dpa while sites in rural settlements may deliver densities below this.

2.7.6 While the capacity of most sites is based on the standard calculation, there are some sites where the capacity stated in the submission is judged to be more realistic. This may be the case where capacity reflects site constraints and evidence has been provided to this effect. There are also some sites where the submitted capacity relating to the site is much less than the submitted site area would yield under the standard capacity calculation. In such cases, the capacity figure based on the size of the site submitted may be judged to be unrealistic, particularly in rural areas. Where the submission capacity is used rather than the standard capacity, this is highlighted in the Capacity Notes for the site assessments within Appendix D: Site Companion Guide by Settlement, with the 'Density Applied' and 'Development Ratio Applied' fields left blank.

2.8 Assessing the development potential of economic sites

2.8.1 The standard calculation for assessing the capacity of submitted economic sites is based on:

- Developable site area (excluding any red constraint); and
- Plot density (for the likely use class).

2.8.2 **Plot density:** The plot density figures set out below for Office, Industrial and Non-strategic warehousing are as outlined in the Housing and Economic Development Needs Assessment¹ (HEDNA, 2017) and set out in the Joint Methodology.

2.8.3 The plot density for Strategic Warehousing is taken from the 'Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change study'² which post-dates the Joint Methodology. Although different approaches to plot densities for this use have been adopted by neighbouring local authorities, the Harborough approach is consistent, with the Council's emerging Housing and Employment Development Needs Assessment (HEDNA) also adopting the 3,500sq.m per hectare plot density figure. Consequently, the following plot densities have been applied to calculate the capacity of economic sites:

- Office (B1a/b now Use Class E(g)(i)-E(g)(ii)): 3,500sq.m per hectare.
- Industrial (B1c now Use Class E(g)(iii)/B2): 4,200sq.m per hectare.
- Non-strategic warehouses (Use Class B8): 4,000sq.m per hectare; and
- Strategic warehouses (Use Class B8 in units >9,000sq.m): 3,500sq.m per hectare

¹ [Housing and Economic Development Needs Assessment, 2017](#)

² [Warehousing and Logistics in Leicester and Leicestershire : Managing growth and change Study \(amended March 2022\)](#)

2.8.4 Where a mix of employment uses has been stated, an average density has been applied based on the specified mix and the above plot ratios. Where the mix of employment uses and/or the quantum of employment or other economic land has not been specified in the submission, the assumptions made are explained in the 'Capacity Notes' for the site assessments within Appendix D: Site Companion Guide by Settlement.

2.9 Estimating timescales and rate of development

2.9.1 Information provided in the submission alongside the suitability, availability and achievability results are used to estimate the delivery timescale for each site, where appropriate. Based on the assessment, sites are assigned the following categories. Please note that a site can be assigned more than one timeframe, where development timescales do not fit within one five-year period:

- Deliverable: within 5 years
- Developable: 6 - 10 years
- Developable: 11 - 15 years
- Developable: 16+ years
- Not currently developable

2.9.2 Definitions of 'deliverable' and 'developable' are provided in the NPPF (Annex 2: Glossary) as follows:

- **Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:
 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.
- **Developable**: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

2.9.3 It should be noted that the assessment and conclusions for each site in terms of deliverable and developable reflects a position at this point in time. Where setting the trajectory for the Local Plan, and considering trajectories for Housing Land Supply purposes, it will be necessary to review site circumstances against the definitions in the PPG.

2.9.4 Where a site is subject to a particularly severe constraint or combination of constraints that in our opinion means that it is unlikely to realistically be overcome based on current information, the site is categorised as 'not currently developable'. A timeframe for delivery is not identified for such sites. With regard to site build out rates, it has been assumed that sites with a capacity of up to 300 dwellings will deliver within one timeframe. Where total site capacities are over 300, then build out rates have been calculated by dividing the total site capacity equally over 2 or 3 timeframes. Estimates are based on submitted information, local knowledge of past build out rates across sites within the district, and the Local Plan trajectory. It is accepted that, at this stage, it is only an estimate and more detailed work will be carried out with site developers/promoters as the new Local Plan progresses and a greater understanding of infrastructure requirements and lead-in times is gained.

2.10 Consultation with Neighbouring Authorities

2.10.1 Sites which cover a neighbouring authority boundary were identified as part of the assessment process. Draft assessment conclusions were issued to the relevant authorities in order to keep them informed and provide an opportunity to comment on the overall assessment conclusions. The process ensured that the factual information contained in the assessments was correct, and that any strategic, cross boundary matters could be identified and taken into account in the final assessment.

2.11 Results and overcoming constraints

2.11.1 The site assessment process identified a number of sites that should be excluded from the capacity data because including them would result in double counting. There are 61 of these sites and they are listed within Appendix A.i. The sites fall into two categories:

- The site has been assessed as a sub-set site of a larger site. The site capacity has been excluded from the SHELAA 2024 Update to avoid double counting, but the site assessment is available in Appendix D: Site Companion Guide by Settlement (35).
- The 2024 site submitted was similar to the 2021 site submission, but site details differ enough to justify reassessment. The sites assessed have been removed from the data calculations, but the site assessment is available in Appendix D: Site Companion Guide by Settlement (26).

2.11.2 The final results of the Suitability, Availability and Achievability assessments are outlined within Appendices B and C. All sites within Appendix B have been assessed as having (to varying degrees) some potential for housing and/or economic development.

2.11.3 Appendix C sets out the list of sites which have been deemed 'not currently developable' for housing or economic development in the context of the identified constraints. All three sites within Appendix C are sites that were submitted and assessed as part of the 2021 SHELAA. There have been no sites assessed as 'not currently developable' as part of the SHELAA 2024 Update.

2.11.4 Particular constraints affecting the deliverability of sites have been highlighted for each site in the individual site assessment sheets within Appendix D: Site Companion Guide by Settlement. For sites which are 'not currently developable', Appendix C includes a commentary specifying site-specific issues.

2.12 Review of the Assessment

2.12.1 The SHELAA aims to provide evidence on housing and economic land capacity to inform the ongoing Local Plan preparation process. The results of the SHELAA will be monitored to ensure that a sufficient level of potential land is available to meet emerging requirements.

2.12.2 As the SHELAA represents an assessment of sites at a point in time, future reassessment of available sites and further opportunities for potential development sites to be put forward for assessment will take place to ensure the identification of the most suitable sites to meet development needs.

2.12.3 While the SHELAA is an important piece of evidence to inform the continuing preparation of the Local Plan, it will be complemented by additional evidence relating to housing and economic needs, infrastructure, constraints, community aspirations and other matters as part of preparing the new Local Plan.

2.12.4 Potential sites and broad locations will be tested by a sustainability appraisal throughout the preparation of the Local Plan. SHELAA findings will not necessarily directly translate into the new local plan because the SHELAA is one relatively high level but important piece of evidence, and the Council will need to consider a host of evidence and submissions in setting policy and site allocations.

3 Results of the 2024 SHELAA Update

3.1 Summary of Assessment

3.1.1 In total 301 sites are included in the 2024 SHELAA. Of these:

- 213 were originally included in the 2021 SHELAA and have been carried forward / updated as required;
- 59 new or amended sites were submitted through the 2024 Call for Sites for assessment; and
- 29 sites were identified through other sources, including the Brownfield Land Register (7), sites with planning consent which are yet to commence (4), sites allocated in the adopted Local Plan and made Neighbourhood Plans, but not yet delivered (18).

3.1.2 As shown in Appendix A and A.i, 97 sites were excluded from the assessment; or assessed, but their capacity is excluded from the SHELAA, for the following reasons:

- the site size not meeting the required size threshold (4);
- the submitted site is a duplicate of a site submitted in 2021 and has already been assessed (16);
- the site has already been developed (1);
- the site was previously excluded from the 2021 SHELAA and remains excluded (this includes two sites which were excluded as allocations in 2021 but reassessed under 2024 site references in this update and a site previously rejected in 2021 (12);
- the site has been divided into two separate sites for assessment which means the original site has been excluded as it has been superseded by the two separate site boundaries (1);
- the site withdrawn from the process by the owner/site promoter (2);
- Site assessed but not included in capacity figures because it is a sub-set of a larger site assessed (35); and
- Sites assessed in 2021 but now superseded by 2024 site assessments (26).

3.1.3 In some cases, sites submitted were similar to 2021 sites but incorporated some material changes to the proposed site area or uses. Where this has occurred, the 2024 site submission has been assessed. To avoid double counting, the original site assessment from 2021 has been removed from the capacity calculations. However, the original site assessments from 2021 are still available in Appendix A.i and in the Site Companion Guide.

3.1.4 In addition, the 2021 SHELAA did not assess sub-set sites (smaller land parcels submitted to the Council which were located within larger land parcels submitted for assessment). Sub-set sites from 2021 have now been assessed as part of this update in order to ensure that a comprehensive approach is being taken to assessing all potential site options. To avoid potential double counting the outputs from the assessment of the sub-set sites have been excluded from the total capacity calculations within this report. The outputs of the assessment of sub-set sites are included in Appendix A.i and the Site Companion Guide. The 'parent site' of the sub-sites have been included in the capacity assessments.

3.1.5 Figure 3 below provides an overview of the number and type of sites assessed within each Settlement Area as part of the SHELAA Update 2024. A total column has not been provided for this figure due to the fact that some sites were submitted with multiple uses, so the total figure would result in a higher number than was assessed. However, this is a useful illustration of the spatial distribution of site types across the district.

Settlement Hierarchy / Proposed Use	Economic	Housing	Mixed Use development (includes housing and employment capacity)	Strategic Sites
Adjoining Leicester Urban Area	0	12	0	5
Market Town	8	25	4	4
Small Village	1	58	0	1
Large Village	3	34	0	5
Medium Village	2	42	2	0
Other countryside location	19	66	5	16
Other Village and Rural Settlement	3	32	1	1
TOTAL	36	269	12	32

Figure 3: Number of sites by development type (proposed use)

3.1.6 It is important to note that some of the larger sites assessed have land within several parishes and close to several settlements. In these cases, sites have been assigned to the nearest settlement. Sites which are not within or directly adjacent to a settlement boundary, are assigned 'other countryside location' under the settlement hierarchy.

3.1.7 As is shown in Figure 3 above, over 90% of sites were put forward for potential housing development only. In some cases, the development concept, as submitted, has been adjusted as appropriate based on professional judgement as part of the assessment. For example, where a site of only 300 dwellings is promoted as a new settlement/garden village, this would not be viable and the proposed use has been changed to 'housing'.

3.1.8 In terms of the overall assessment of sites, sections 2.4 – 2.6 of this report set out the definitions used to assess a site’s availability, suitability, and achievability. Depending on the findings, sites are considered either Deliverable (within 5 years), Developable (6–10, 11–15 or 16+ years) or Not Currently Developable. Figure 4 below shows overall site numbers within each category.

Site assessment result category	Number of assessed sites	Percentage of assessed sites
Deliverable (within 5 years)	43	14.29%
Developable (6-10 yrs, 11-15 yrs, 16+ yrs)	255	84.72%
Not currently developable	3	1.00%
TOTAL	301	100%

Figure 4: Number of SHELAA sites by result category

3.1.9 A summary of the results by settlement for every site assessed as Deliverable or Developable is set out in Appendix B. There are separate tables for housing and economic uses. Not Currently Developable sites are set out in Appendix C alongside the reason for the assessment finding.

3.2 Identified Total Capacity

3.2.1 Figure 5 sets out total estimated capacity by settlement and the settlement hierarchy tier of sites assessed as having the potential to deliver housing (dwellings) or economic (sq.m) development. It is important to note that in most cases (unless strong evidence was submitted to justify an alternative approach), the capacity figures for each site are based upon the assessment of development potential methodology, as set out in section 2 above.

3.2.2 Figure 6 shows the estimated breakdown of settlement capacity across the four timeframes, grouped by settlement hierarchy tier.

Estimated settlement capacity	Estimated total housing (dwellings)	Estimated total employment (sq.m)
Scraptoft	3,474	
Thurnby/Bushby	2,006	1,512
<i>(Adj Leicester Urban Area total)</i>	5,480	1,512
Market Harborough	3,302	51,765
Lutterworth	4,574	87,500
<i>(Market Towns total)</i>	7,876	139,265
Broughton Astley	2,723	49,023
Fleckney	962	31,944
Great Glen	799	
Kibworth (Beauchamp and Harcourt)	1,816	11,935
<i>(Large Villages total)</i>	6,300	92,902
Billesdon	272	3,500
Great Bowden	808	
Houghton on the Hill	1025	
Husbands Bosworth	372	
<i>Ullesthorne</i>	336	6,584
<i>(Medium Villages total)</i>	2,813	10,084
Arnesby		
Bitteswell	229	
Church Langton	115	
Claybrook Magna	60	
Dunton Bassett	110	
Foxton	9	
Gilmorton	257	
Great Easton	25	
Hallaton	152	
Leire	81	
Lubenham	609	
Medbourne	32	
North Kilworth	288	7,770
South Kilworth	10	
Swinford	171	
Tilton on the Hill	77	
<i>Tugby</i>	119	
Walcote	69	
<i>(Small Villages total)</i>	2,413	7,770

Estimated settlement capacity	Estimated total housing (dwellings)	Estimated total employment (sq.m)
Ashby Magna	9	
Bruntingthorpe	451	62,320
Carlton Curlieu	5	
Catthorpe	146	
Cranoe	11	
East Langton	49	1,155
Glooston	10	
Halstead	12	
Hungarton	44	
Illston on the Hill	28	
Keyham	38	
Laughton	16	
Little Stretton	48	
Mowsley	9	
Newton Harcourt	3,237	
Peatling Parva	65	
Shawell		61,013
Skeffington		
Slawston	17	
Smeeton Westerby	12	
Stoughton		
Sutton in the Elms	19	
West Langton	40	
Walton	40	
Willoughby Waterleys	41	
<i>(Other Village and Rural Settlement total)</i>	4,347	124,488
<i>(Other countryside location total)</i>	27,064	1,886,317
GRAND TOTAL	56,293	2,262,338

Figure 5: Total estimated capacity by settlement and settlement hierarchy

HOUSING

Settlement Hierarchy / Settlement	Estimated Housing Capacity (dwellings) &			
	Deliverable/Developable Timeframes			
	Within 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)
Scraptoft		448	695	2,331
Thurnby/Bushby	40	937	985	44
Adj Leicester Urban Area Subtotal	40	1,385	1,680	2,375
Market Harborough	231	1,148	1,219	706

Lutterworth	576	475	1,016	2,507
Market Towns Subtotal	807	1,623	2,235	3,213
Broughton Astley	8	1,398	997	318
Fleckney	63	733	166	
Great Glen	188	227	384	
Kibworth (Beauchamp and Harcourt)	23	722	721	350
Large Villages Subtotal	282	3,080	2,268	668
Billesdon	70	190		12
Great Bowden	14	667	127	
Houghton on the Hill	260	545	180	40
Husbands Bosworth		362	10	
Ullesthorpe		294	42	
Medium Villages Subtotal	344	2,058	359	52
Arnesby				
Bitteswell		229		
Church Langton		97	18	
Claybrook Magna		60		
Dunton Bassett	68	14	28	
Foxton		9		
Gilmorton		257		
Great Easton	11	14		
Hallaton		80	72	
Leire	5	76		
Lubenham	21	47		541
Medbourne	32			
North Kilworth	63	120	105	
South Kilworth	10			
Swinford	30	126	15	
Tilton on the Hill		77		
Tugby	10	31	78	
Walcote		69		
Small Villages Subtotal	250	1,306	316	541
Ashby Magna		9		
Bruntingthorpe		30	154	267
Carlton Curlieu		5		
Catthorpe		146		
Cranoe		11		
East Langton	6		43	
Glooston		10		
Halstead		12		
Hungarton		18	26	
Illston on the Hill		28		
Keyham			38	

Laughton			16	
Little Stretton			48	
Mowsley		9		
Newton Harcourt				3,237
Peatling Parva			65	
Shawell				
Skeffington				
Slawston		17		
Smeeton Westerby		12		
Stoughton				
Sutton in the Elms		19		
Walton		40		
West Langton				40
Willoughbys Waterleys		41		
Other Village and Rural Settlement Subtotal	6	407	390	3,544
Other countryside location Subtotal	95	3,533	5,506	17,931
GRAND TOTAL	1,824	13,392	12,754	28,324

ECONOMIC

Settlement Hierarchy / Settlement	Estimated Economic Capacity (sq.m) & Deliverable/Developable Timeframes			
	Within 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)
	Scraptoft			
Thurnby/Bushby		1,512		
Adj Leicester Urban Area Subtotal	0	1,512	0	0
Market Harborough	15,377	36,388		
Lutterworth	21,875	21,875	21,875	21,875
Market Towns Subtotal	37,252	58,263	21,875	21,875
Broughton Astley		24,512	24,512	
Fleckney	4,850		27,094	
Great Glen				
Kibworth (Beauchamp and Harcourt)	11,935			
Large Villages Subtotal	16,785	24,512	51,606	0
Billesdon		3,500		
Great Bowden				
Houghton on the Hill				
Husbands Bosworth				
Ullesthorpe			6,584	
Medium Villages Subtotal	0	3,500	6,584	0
Arnesby				
Bitteswell				

Church Langton				
Claybrook Magna				
Dunton Bassett				
Foxton				
Gilmorton				
Great Easton				
Hallaton				
Leire				
Lubenham				
Medbourne				
North Kilworth		7,770		
South Kilworth				
Swinford				
Tilton on the Hill				
Tugby				
Walcote				
Small Villages Subtotal	0	7,770	0	0
Ashby Magna				
Bruntingthorpe			31,160	31,160
Carlton Curlieu				
Catthorpe				
Cranoe				
East Langton			1,155	
Glooston				
Halstead				
Hungarton				
Illston on the Hill				
Keyham				
Laughton				
Little Stretton				
Mowsley				
Newton Harcourt				
Peatling Parva				
Shawell			30,507	30,506
Skeffington				
Slawston				
Smeeton Westerby				
Stoughton				
Sutton in the Elms				
Walton				
West Langton				
Willoughbys Waterleys				
Other Village and Rural Settlement Subtotal	0	0	62,822	61,666

<i>Other countryside location Subtotal</i>	11,830	543,967	664,034	666,487
GRAND TOTAL	65,867	639,523	806,920	750,028

Figure 6: Estimated housing and economic yield across timeframes by settlement and settlement hierarchy

3.2.3 Across the 298 sites assessed as being either deliverable or developable (note three sites are not currently developable which reduces the total figure from 301 to 298), estimated housing and economic capacity is distributed across the district, according to the (emerging) settlement hierarchy, as follows:

• Adj Leicester LUA:	5,480 dwg (9.7%)	1,512 sq.m (0.1%)
• Market Towns:	7,878 dwg (14.0%)	139,265 sq.m (6.2%)
• Large Vill:	6,298 dwg (11.2%)	92,902 sq.m (4.1%)
• Med Vill:	2,813 dwg (5.0%)	10,084 sq.m (0.4%)
• Small Villages:	2,413 dwg (4.3%)	7,770 sq.m (0.3%)
• Other villages & Rural:	4,347 dwg (7.7%)	124,488 sq.m (5.5%)
• Other countryside location	27,065dwg (48.1%)	1,886,317 sqm (83.4%)

3.3 Housing

3.3.1 Across the 298 sites assessed as being either deliverable or developable, 268 sites contribute to a total potential housing yield of **56,294 dwellings**. Across the four timeframes, estimated yield is as follows:

• Deliverable (within 5 years):	1,824 dwellings (approximately 3.2%)
• Developable (6-10 years):	13,392 dwellings (approximately 24.0%)
• Developable (11-15 years):	12,754 dwellings (approximately 22.7%)
• Developable (16+ years):	28,324 dwellings (approximately 50.3%)

3.4 Economic

3.4.1 Across the 298 sites assessed as being either deliverable or developable, 39 sites provide land for economic use which is estimated to have the capacity to deliver over **2.26 million sq.m** of employment floorspace. The distribution of floorspace by use class and settlement hierarchy level is shown in Figure 7.

3.4.2 It should be noted that the total floorspace identified for each use class does not cumulatively add to the total employment floorspace figure. This is because in many cases it was not possible to identify the proposed use class for the employment floorspace on a individual site basis. Therefore, it is advisable to review Figure 7 alongside the site companion guide by settlement, within Appendix D.

Settlement Hierarchy	Office (Class E(g)(i)/E(g)(ii)) (sqm)	Industrial Class E(g)(iii)/B2 (sqm)	Non-strategic warehousing (sqm)	Large Warehousing (sqm)	Retail (sqm)
Adjoining Leicester Urban Area					2,392
Large Village	4,456	12,966	1,920		9,808
Market Town	14,000	28,000	56,000	4,000	3,000
Medium Village					500
Other countryside location	10,000	56,000	44,000	771,903	13,400
Other Village and Rural Settlement			13,231	45,474	
Small Village		8,000	8,000		265
Total	28,456	104,966	123,151	821,377	29,365

Figure 7: Estimated economic floorspace capacity (sq.m) by Use Class across the settlement hierarchy

3.4.3 The distribution of estimated economic capacity by timeframe and settlement hierarchy level is shown in Figure 8 below.

Distribution of estimated economic capacity by timeframe and settlement hierarchy level					
Settlement Hierarchy	Within 5 yrs	6-10yrs	11-15yrs	16+yrs	Totals (sqm)
Adjoining Leicester Urban Area		1,512			1,512
Market Town	37,252	58,263	21,875	21,875	139,265
Large Village	16,785	24,512	51,606		92,902
Medium Village	3,500		6,584		10,084
Small Village		7,770			7,770
Other Village and Rural Settlement			62,822	61,666	124,488
Other countryside location	11830	543,967	664,034	666,487	1,886,317
TOTAL	69,367	636,023	806,920	750,028	2,262,338

Figure 8: Trajectory for economic uses (sq.m) across the settlement hierarchy

3.4.4 Across the four timeframes, the estimated yield is as follows:

- Deliverable (within 5 years): 69,367 sq.m (approximately 3.1%)
- Developable (6 - 10 years): 636,023 sq.m (approximately 28.1%)
- Developable (11 - 15 years): 806,920 sq.m (approximately 35.7%)
- Developable (16+ years): 750,028 sq.m (approximately 33.2%)

3.5 Other Uses and Retail

3.5.1 Of the 298 sites assessed as deliverable or developable, 26 sites incorporate a proposed element of retail use which is identified separately on individual site assessment sheets. Retail use forms part of some proposed mixed development, new settlement/garden village or strategic development area/urban extension proposals but is often not quantified (as explained above in paragraph 3.4.2). As shown in Figure 7, sites incorporating retail use (where quantified) have the capacity to deliver an estimated total of **29,365 sq.m** of retail floorspace.

3.6 Previously Developed Land

3.6.1 Of the 298 sites assessed, only 24 are assessed as being previously developed land (PDL) and a further 27 incorporate an element of previously developed land and are considered 'mixed' (see Figure 9). The predominance of greenfield sites (82.8%) reflects the predominantly rural character of Harborough District.

Number of sites by Land Category				
Settlement Hierarchy	Greenfield	Mixed	PDL	Total
Adjoining Leicester Urban Area	10	2	2	14
Market Towns	21	1	8	30
Large Villages	30	5	3	38
Medium Villages	37	4	1	42
Small Villages	52	2	5	59
Other Village and Rural Settlement	31	2	1	34
Other countryside location	66	11	4	81
TOTAL	247	27	24	298

Figure 9: Number of sites by land category

4 APPENDIX A: Sites excluded and site capacity excluded from the SHELAA

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: Site does not meet the SHELAA site size threshold of 5 or more units.					
12221	Market Harborough	West of footbridge, Rockingham Road	0.07	Housing	Site does not meet the SHELAA site size threshold of 5 or more units.
12197	Saddington	Land off Smeeton Road, Saddington	0.32	Housing	Site does not meet the SHELAA site size threshold of 5 or more units.
10299	South Kilworth	Land at Mill Field Close, Off North Road, South Kilworth	0.075	Housing	Site does not meet the SHELAA site size threshold of 5 or more units.
10097	North Kilworth	Land adjacent to Stablefields Drive	0.14	Housing, Specialist housing for older people	Site does not meet the SHELAA site size threshold of 5 or more units.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: 2024 Submission is a duplicate of a 2021 Site					
12212	Market Harborough	Land East of A6	94.08	SDA: Housing, employment, education	The site is a duplicate of 21/8233.
12209	Broughton Astley	Land south of Dunton Road	22.25	Housing	The site is a duplicate of 21/8223.
12191	Leire	Land off Airedale Close AKA rear of Orchard Cottage	0.36	Housing	The site is a duplicate of 21/8062
12189	Great Glen	Land to the north of Great Glen	10.48	Housing	The site is a duplicate of 21/8131.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
10482	Bitteswell	Brown Gate Paddock, Manor Road, Bitteswell	0.7	Housing	The site is a duplicate of 21/8219
10480	Houghton on the Hill	Land South of Uppingham Road Houghton on the Hill, LE7 9HA	9.58	Housing	The site is a duplicate of 21/8047
10368	Gumley	Land South of London Road, Great Glen	9.27	Housing	The site is a duplicate of 21/8194
10365	Scraptoft	North of Covert Lane, Scraptoft (land west of St James RFC)	5.24	Housing	The site is a duplicate of 21/8196
10251	Thurnby/Bushby	Land South of A47 Uppingham Road	73.45	Housing with supporting leisure / recreation / community uses.	The site is a duplicate of 21/8150
10250	Thurnby/Bushby	Land South of A47 Uppingham Road	73.45	Housing with supporting leisure / recreation / community uses.	The site is a duplicate of 21/8150 and site duplicates 10251.
10229	Scraptoft	Land east of The Woodlands, north of Covert Lane, Scraptoft	7.75	Housing	The site is a duplicate of 21/8137
10140	Fleckney	Land off Fleckney Road, Fleckney	6.98	Housing, Affordable housing only	The site is a duplicate of 21/8166
10012	Broughton Astley	Land at Witham Villa, Broughton Road, Broughton Astley	6.19	Housing	The site is a duplicate of 21/8220
9612	Tugby & Keythorpe	Land & building on the West Side of Main Street, Tugby	0.5	Housing	The site is a duplicate of 21/8156
9419	Market Harborough	Land to the east of Dunmore Road	12.5	Housing	This site is a duplicate of 10680

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
9112	West Langton	Land north of West Langton Road and west of B6047	3.61	Housing, Self-build and custom housebuilding	The site is a duplicate of 21/8632

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: Site has been developed and completed.					
12201	Billesdon	Former White Hart Garage	N/A	Housing	Site has been built out.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: Sites excluded from the SHELAA 2021 and remain excluded.					
8258	Great Bowden	Land off Bankfield Drive	2	Housing	The site is a duplicate of 21/8052
8225	Great Easton	Land at Stoneacres	1.08	Housing	The site lies entirely within HSE high pressure gas pipeline consultation buffer zone (red constraint).
8221	Lutterworth	Land west of Lutterworth	32.8	SDA (Housing)	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. Refer to 21/8191 assessment.
8176	Great Glen	Land off Old A6 London Road	0.58	Housing	The site is allocated for residential development in Great Glen Neighbourhood Plan (Policy GG1). The site was excluded in the 2021 SHELAA. The

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
					site has been re-assesed under a new 2024 reference number: 24/12190
8153	Lutterworth	East of Lutterworth SDA	225.22	SDA: Housing, business (Office / Industrial / Warehousing), education, community hub	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 was previously excluded as an allocation in the 2021 SHELAA but has been assessed in 2024 under number 24/12210.
8140	Walcote	Land north of Lutterworth Road	3.66	Housing	Site is a duplicate of 21/8039
8110	Lutterworth	Land west of Lutterworth	16.57	SDA (Housing)	Site is a duplicate forming part of 21/8191
8092	Bitteswell	Land off Lutterworth Road	0.12	Housing	The site does not meet the minimum size threshold for assessment as part of the SHELAA.
8120	South Kilworth	Land at north of Walcote Road	0.31	Housing	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.
8085	Catthorpe	Former Orchard Land on Swinford Road	0.07	Housing	Assessed as below site size threshold in 2021.
8067	N/A	N/A	N/A	N/A	Rejected in 2021 SHELAA
8065	Foxton	Land off North Lane	0.09	Housing	Site size (0.09ha) is below the minimum threshold (i.e. able to accommodate at least 5 dwellings).

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: Site has been divided into two separate sites for separate assessment.					
10169	Scraptoft	Land South of Covert Lane and Land North of Wayside Lodge.	19.74	Housing	Site has been assessed separately as 24/12211 and 24/12214.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: Site withdrawn from the process in terms of the owner/site promoter confirming they no longer want their site included in the SHELAA					
8208	Ulesthorpe	Land off A5, north of White House Farm			Confirmation from the owner/site promoter that they no longer want their site being included in the SHELAA.
8229	Stoughton	Farmcare Estate			Confirmation from the owner/site promoter that they no longer want their site being included in the SHELAA.

5 APPENDIX A.i: Site assessed but capacity not included in figures to avoid double counting

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: Site has been assessed as a sub-site of a larger site. The site capacity has been excluded from the SHELAA 2024 figures to avoid double counting but the site assessment is available in the Companion Guide.					
12235	Scraptoft	Land at Beeby Road	10.64	Housing	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, to avoid double counting.
12222	Scraptoft	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft	39.58	Residential development	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, to avoid double counting.
12214	Scraptoft	Land south of Covert Lane	15.09	Strategic development area / urban extension, Housing, Leisure / recreation / community facility	Site sits within larger site of 21/8089. The site has a capacity of 283 dwellings. The capacity of this site is not reported, to avoid double counting.
12213	Market Harborough	Land to the north of the A6 and east of the Melton Road Services	3.4	Employment	Site sits within larger site of 24/10481. The site has a floorspace capacity of 12,920sqm. The capacity of this site is not reported, to avoid double counting.
12211	Scraptoft	Land north of Wayside Lodge, Covert Lane, Scraptoft	4.57	Strategic development area / urban extension, Housing, Leisure / recreation / community facility	Site sits within larger site of 21/8089. The site has a capacity of 86 dwellings. The capacity of this site is not reported, to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
12186	Kibworth	Land to the north of Wistow Road	15.12	Housing	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, to avoid double counting.
10519	Kibworth	Land north of Wistow Road	34.16	General housing, infrastructure	Site sits within the larger site of 24/12187. The site has a capacity of 641 dwellings. The capacity of this site is not reported, to avoid double counting.
10332	Lutterworth	Land off Moorbarns Road, Lutterworth.	29.15	Housing	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, to avoid double counting.
10304	Dunton Bassett	Ellwells Farm, Coopers Lane	5.23	Housing	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, to avoid double counting.
10238	Lutterworth	Land north of the A4303 and west of Lutterworth	45.99	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.	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, to avoid double counting.
10143	Houghton on the Hill	Land north of Uppingham Road, Houghton on the Hill	56.9	Housing, leisure, recreation, community facility	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, to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
10082	Lutterworth	Land north of the A4303, west of Lutterworth	32.87	Housing, Industrial (Class E(g)(iii)/B2), Non-strategic warehousing (B8 units <9,000sqm), retail, Leisure / recreation / community facility	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, to avoid double counting.
9356	Houghton on the Hill	Land east of Houghton on the Hill, south of A47	6.95	Residential	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, to avoid double counting.
9355	Houghton on the Hill	Land east of Houghton on the Hill, north of A47	14.33	Residential, care home, retail and GP surgery	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, to avoid double counting.
9318	Lutterworth	Land to the west of Moorbarns Lane (Housing)	13	Approximately 350 - 400 dwellings including self-build plots and specialist housing for older people as required.	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, to avoid double counting.
9005	Lutterworth	Spring Farm Moorebarns Lane	7.07	Housing	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, to avoid double counting.
8251	Broughton Astley	Land east of Dunton Road (Option 3)	26.15	Housing	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, to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
8250	Broughton Astley	Land east of Dunton Road (Option 4)	30.81	Housing	Site sits within the larger site of 21/8252 and is one option within the wider site. The site option is 30.81ha with a capacity of 578 dwellings. The capacity of this site is not reported, to avoid double counting.
8249	Broughton Astley	Land East of Dunton Road (Option 2)	16.7	Housing	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, to avoid double counting.
8248	Broughton Astley	Land East of Dunton Road (option 1)	7.54	Housing	Site sits within the larger site of 21/8252 and is one option within the wider site. The site option is 7.55ha with a capacity of 142 dwellings. The capacity of this site is not reported, to avoid double counting.
8245	Ullesthorpe	Land off Hall Road	1.3	Housing	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, to avoid double counting.
8244	Great Glen	Land to the West of Bridgewater Drive and Heron Close	6.4	Housing	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, to avoid double counting.
8243	Thurnby/Bushby	Charles' Field, Land North of Thurnby Brook	3.81	Housing	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, to avoid double counting.
8241	Thurnby/Bushby	Land north of the A47, east of Zouche Way	8.57	Housing	Site sits within the larger site of 21/8230. The capacity of this site is not reported, to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
8235	Great Glen	Land North of London Road, East of Leicester Grammar School	15.11	Housing	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, to avoid double counting.
8232	Great Glen	Land to the North of London Road	8.77	Housing	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, to avoid double counting.
8228	Ullesthorpe	Land North of Hall Lane	0.62	Housing	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, to avoid double counting.
8199	Kibworth	Land off Carlton Road	7.37	Housing	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, to avoid double counting.
8162	Kibworth	Land off A6	71.8	Housing, employment, local centre	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, to avoid double counting.
8161	East Langton	Land fronting Back Lane	0.56	Housing	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, to avoid double counting.
8159	Broughton Astley	Land off Crowfoot Way (north)	1.09	Housing	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, to avoid double counting.
8136	Lutterworth	Land off Moorbarns Lane	6.69	Mixed (housing and economic)	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, to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
8133	Lutterworth	Land at Moorbarns Lane	2.35	Housing	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, to avoid double counting.
8123	Kibworth	Land North of Wentworth Close	2.3	Housing	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, to avoid double counting.
8093	Land at Stretton Hall Farm, Chestnut Drive	Great Glen	113.77	Housing	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, to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
REASON FOR EXCLUSION: 2024 site is similar to the 2021 site submission but details differ enough to justify assessment. (The sites listed below have been removed from the data calculations but the site assessment is available in the Companion Guide).					
10483	North Kilworth	Land to the south of A4303 Lutterworth Road/Station Road	2.47	Housing	Site capacity of 55 is not provided, to avoid double counting with 21/8084.
10478	Kibworth	Land at Wentworth Close	4.74	Housing	Site has a capacity for 63 but is not reported to avoid double counting with site 21/8042.
10080	Lubenham	Land south of Laughton Road, Lubenham	3.5	Housing	The site capacity is not reported, to avoid double counting with the larger site 21/8017.
10053	Scraptoft	Land east of Beeby Road	60.29	Housing, Leisure / recreation / community facility	This site with capacity for 905 dwellings forms part of the larger site, 21/8090. The capacity figure for this site is not provided to avoid double counting.
10042	Fleckney	Land North of Fleckney Fields	5.49	Housing	This site has capacity of 103 and forms part of the larger site, 21/8087. Capacity has not been reported, to avoid double counting with the larger site.
8263	Broughton Astley	Land west of Frolesworth Road	2.97	Housing	The site has capacity for 56 dwellings but isn't reported to avoid double counting with site 24/10554.
8257	Market Harborough	Land at Little Bowden	12.14	Housing assumed as no proposed uses detail provided.	Site capacity of 228 is not provided to avoid double counting with site 24/10680.
8247	Kibworth	Land west of Warwick Road and south of Priory Business Park	36.26	Housing, local centre, primary school	Sites 24/10642 and 24/10594 propose a mix of uses on the sites. Capacity is not reported to avoid double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
8242	Kibworth	Land South of Fleckney Road	38.61	Housing, sports facilities, open space	Site capacity of 579 is not reported, to avoid double counting with 24/10612.
8234	Market Harborough	Land south of Gallow Field Road	76.08	Housing, retail, new leisure centre, primary school and community facilities.	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.
8226	Broughton Astley	Sutton Hill Farm, Coventry Road	13.29	Housing	Site capacity of 239 dwellings is not provided, to avoid double counting with site 24/10004.
8213	Broughton Astley	Arkwright Hill Business Park, Lutterworth Road	24.66	Lorry parking and associated facilities	The site capacity of 5000 is not recorded, to avoid double counting with 24/10498.
8201	Lutterworth	Land South of George House, Coventry Road.	15.8	Economic (Large Warehouses)	Site capacity is not reported to avoid double counting with site 24/10595
8195	Houghton on the Hill	North of Uppingham Road (east)	12.6	Housing	The capacity figure has not been shown to prevent double counting with 24/9357

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
8192	Ashby Magna	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	414	Housing, employment, retail in district and village local centres, educational and social/community infrastructure	The site capacity of 5,000 is not recorded, to avoid double counting with 24/10498.
8178	Newton Harcourt	Land at Newton Harcourt (Newton Croft)	211.58	Housing, neighbourhood hub, education facilities, green infrastructure	Site capacity not reported to avoid double counting with 24/10137.
8177	Thurnby/Bushby	Land rear of Firs Farm, The Square	0.77	Housing	This site capacity has not been reported, to avoid double counting with site 24/9016.
8154	Broughton Astley	Land off Frolesworth Road	39.52	Housing, potential primary school	Site capacity of 400 reflects submission capacity figure which takes account of site constraints. The capacity assessed is based on the standard calculation would be 593 dwellings. Capacity isn't reported, to avoid double counting with 24/10554.
8151	Great Bowden	Land north of Dingley Road	0.62	Housing	Site capacity of 15 not reported, to avoid double counting with site 24/9425.
8147	Scraptoft	Land north of Covert Lane (east)	28.56	Housing	This site has a capacity of 536 dwellings, but it is not recorded, to avoid double counting with 24/10224.
8112	Foxton	Land off North Lane	0.38	Housing	This site is within the larger site of 24/8986. The capacity is not reported here, to prevent double counting.

SHELAA Reference	Nearest Settlement	Site Name	Site Size (Ha) (as submitted)	Proposed Use	Reason for Exclusion
8074	Shawell	Land south of Gibbet Lane	16.52	Economic (Non-strategic warehousing)	Capacity calculation results in 66,080 Sqm, applies standard density for non-strategic warehousing. This is not reported, to avoid double counting with site 24/10255.
8064	Husbands Bosworth	Land east of Welford Road	7.33	Housing	Site capacity of 137 not reported, to avoid double counting with site 24/9895.
8045	Broughton Astley	Land to the east of Broughton Chase	1.28	Housing	This site has a capacity of 32 dwellings, but it is not reported to avoid double counting with site 24/10175.
8032	Ullesthorpe	Land south of Field View	0.76	Housing	Site capacity of 19 dwellings is not reported, to avoid double counting with site 24/10649.
8027	Market Harborough	Land off Leicester Road	0.62	Economic (Mix - Office / Industrial / Non-strategic B8)	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.

6 APPENDIX B: Deliverable and Developable Sites by Settlement

Housing

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
12232	Old Station Yard, Rockingham	Great Easton	0.96				24	24
12228	Land on the west side of Stretton Road Great Glen	Great Glen	1.56				39	39
12225	Land rear of Rose & Crown Thurnby Main Street Thurnby LE7 9PJ	Thurnby/Bushby	2.32				44	44
12224	Land at the rear of the Old Black Horse Main Street Houghton on the Hill LE7 9GD	Houghton on the Hill	1.63				40	40
12223	The Nurseries, Flackney Road, Kibworth Beauchamp, Leicester, LE8 0HJ	Kibworth	1.55		38			38

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
12220	Clarks of Great Glen Ltd, New Road, Kibworth Beauchamp	Kibworth	0.3		9			9
12219	787 Uppingham Road	Thurnby/Bushby	0.5	40				40
12218	20 Abbey Street	Market Harborough	0.03	9				9
12217	Telford Way Garages, Telford Way	Thurnby/Bushby	0.1		9			9
12216	Garden Centre Adjacent 80 Dunton Road	Broughton Astley	0.4	8				8
12215	Former Harboro' Rubber Site	Market Harborough	0.4	83				83
12210	L1 Land East of Lutterworth	Lutterworth	203.39	315	315	315	1805	2750
12208	Naseby Square	Market Harborough	1.24	38				38
12207	BANP BP10 Gaulby Road, Billesdon	Billesdon	1.75	10				10
12204	39, 40, 40a High Street, Market Harborough	Market Harborough	0.26	11				11
12203	Allotments, De Verdon Road	Lutterworth	2.15	72				72

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
12202	Land at St Wilfrids Close	Kibworth	0.97		24			24
12200	NP/TUG/01 Harbrook Farm, Tugby	Tugby & Keythorpe	0.3		9			9
12199	Land east of Back Lane, East Langton	East Langton	0.3	6				6
12198	Abattoir site, north of Church Lane, South Kilworth	South Kilworth	0.78	10				10
12196	Station House, Livery Yard, Main Street	Medbourne	0.49	12				12
12195	Land north of Ashley Road	Medbourne	0.44	5				5
12194	Land west of Hallaton Road, Medbourne	Medbourne	1.27	15				15
12193	Land north of Foxton Road, Lubenham	Lubenham	1.21		27			27
12190	NP/20/GG/01 - Land North of Glen House	Great Glen	0.58	10				10
12188	Land rear of 2 High Street, Great Easton	Great Easton	0.485	11				11

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
12187	Land north of Wistow Road	Kibworth	45.73			350	350	700
12184	Land North of High Acres	Billesdon	2.34		44			44
12181	Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road	Ashby Magna	0.3		9			9
12180	Land to the south of Main Street	Ullesthorpe	1.6		40			40
12179	Land to the north of Hall Lane	Ullesthorpe	3.81		71			71
10711	Land to the North of Riverside Industrial Estate	Great Bowden	6.78			127		127
10680	Land east of Dunmore Road, Market Harborough	Market Harborough	12.9		242			242

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
10649	Land South of Ashby Road	Ullesthorpe	2.31		43			43
10612	Land South of Fleckney Road	Kibworth	29.21		273	274		547
10597	Land North of Airfield Farm SDA – Market Harborough	Market Harborough	33.27		312	312		624
10594	Land North West of Warwick Road	Kibworth	12.17		228			228
10567	Land to the South of Station Road (Easting: 462231, Northing: 283472)	North Kilworth	3.14		59			59
10554	Land off Frolesworth Road	Broughton Astley	42.48			319	318	637
10513	Land off Lutterworth Road	Gilmorton	0.96		24			24
10504	Land North West of Manor Farm Walk	Tilton on the Hill	1.56		39			39
10501	Land adjacent to Westfield House, Leicester Road	Kibworth	1.47			36		36

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
10498	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	Dunton Bassett	478.47				5677	5677
10489	West of Market Harborough	Market Harborough	31.79		298	298		596
10487	Land off Leicester Lane	Great Bowden	11.2		210			210
10486	Land to the East of Stonton Road and West of Church Causeway	Church Langton	1.45		36			36
10484	Land north of A47, Houghton on the Hill	Houghton on the Hill	19.13		179	180		359
10433	Land south of A4303	Lutterworth	161				2415	2415
10351	Land off B664 Uppingham Road and south of road to Blaston (Field Road)	Medbourne	0.26			8		8
10318	Land at Gilmorton Road	Lutterworth	15.12			124		124

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
10305	Land off Ashby Road, Peatling Parva	Peatling Parva	5.1				96	96
10298	Land off Church Farm Lane, Willoughby Waterleys	Willoughby Waterleys	1.48		36			36
10295	Land off Ullesthorpe Road	Gilmorton	0.32		10			10
10277	Land off London Road	Great Glen	0.86				21	21
10274	Langton View Stables, Thorpe Langton Road	East Langton	2.59		49			49
10257	Land west of Leicester Road	Lutterworth	4.58		86			86
10253	Land East of Compass Way and Harborough Enterprise Centre, Market Harborough	Market Harborough	2.34	44				44
10249	Land off Compass Way and Eady Drive, Market Harborough	Market Harborough	0.27		9			9

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
10248	Land east of Northampton Road, north of Harborough Enterprise Centre, Market Harborough	Market Harborough	1.14		75			75
10242	Harborough Road	Market Harborough	6		113			113
10241	Land south of Mere Lane, Upper Bruntingthorpe	Bruntingthorpe	6.05				114	114
10240	St Mary's Road	Market Harborough	0.88		22			22
10224	Land north of Covert Lane, Scraftoft.	Scraftoft	39.93				599	599
10219	Land to the South of Harborough Road / South East of Kettering Road, Market Harborough	Market Harborough	5.45		102			102
10207	The Grange, Arnesby Road	Fleckney	2.94				36	36
10206	Land at New Ingarsby Farm, Uppingham Road,	Houghton on the Hill	97.47				1463	1463

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
	Houghton on the Hill							
10175	Land off Crowfoot Way	Broughton Astley	1.28		32			32
10170	Land to the South of Braybrooke Road	Market Harborough	2.58		48			48
10137	Land at Newton Harcourt (known as Newton Croft)	Newton Harcourt	215.79				3237	3237
10135	Land south of Coventry Road	Broughton Astley	11.53		150			150
10134	Land at Barnsdale, Great Easton	Great Easton	1.59		39			39
10117	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane, Scraptoft	Scraptoft	65.5				983	983
10098	Gallow Field Road, due east of HM Gartree Prison	Market Harborough	16.78			157	157	314

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
10081	Land to the west of Lutterworth Road, Dunton Bassett	Dunton Bassett	3.6	68				68
10004	Sutton Hill Farm	Broughton Astley	10.77		100	100		200
9895	Land East of Welford Road	Husbands Bosworth	10.42		195			195
9754	Medbourne Rd	Hallaton	0.71			18		18
9714	Land to the east of Coplow Lane	Billesdon	2				12	12
9639	Land adjacent to Wintersdale Road, Thurnby	Thurnby/Bushby	1.23		30			30
9633	Land south of Uppingham Road, west of Houghton on the Hill	Houghton on the Hill	10.85		160			160
9611	Land to the rear of Orchard Lea, Main Street, Willoughby Waterleys	Willoughby Waterleys	0.627		5			5
9581	Land lying to the East of Sycamore Close, Stretton Hall, Oadby.	Great Glen	1.45				36	36

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
9521	Land north of Rolleston Road, Billesdon, Leicestershire LE7 9EP	Billesdon	1.34		33			33
9425	Land North of Dingley Road	Great Bowden	0.62	14				14
9406	Land west of Bell Lane and north of Kilworth Road	Husbands Bosworth	2.75		52			52
9357	Land east of Houghton on the Hill, north and south of the A47	Houghton on the Hill	21.28	230				230
9180	Land to the west of Lubenham	Lubenham	28.83				541	541
9111	Land north, west and east of The Causeway, Church Causeway, Church Langton	Church Langton	3.1		21			21
9016	Land rear of Firs Farm, Thurnby	Thurnby/Bushby	0.66		16			16

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8999	Land North West Theddingworth Road	Husbands Bosworth	1.88		47			47
8986	Land off North Lane, Foxton	Foxton	0.31		9			9
8737	Land OS 3073, Leicester Road	Market Harborough	0.62	9				9
8632	Land west of B6047 and north of West Langton Road	West Langton	4				40	40
8631	Land south of Gartree Road and Land at Stretton Hall Farm	Great Glen	346.04		1,000	1,000	1,000	3,000
8627	Paddock to the rear of 2 Orchard Lane	Great Glen	0.6		15			15
8585	Land to the west of Lutterworth Road / North of Springfield House, Swinford	Swinford	1.2	30				30
8267	Land south of Uppingham Road	Tugby & Keythorpe	4.17			78		78
8266	Land west of Rolleston Road	Billesdon	3.86		72			72

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8265	Land north of Peatling Parva Road	Bruntingthorpe	1.2		30			30
8264	Land north of Ashby Road	Peatling Parva	3.48			65		65
8262	Land at Dunton Road	Leire	0.66		16			16
8261	Land at Dag Lane	North Kilworth	5.58			105		105
8260	Land east of Foxton Road	Lubenham	1.13		28			28
8259	Land at Honeypot Lane	Husbands Bosworth	0.34			10		10
8256	Land North of Goadby Road	Hallaton	2.9			54		54
8255	Land north of Churchgate	Hallaton	1.34		33			33
8254	Land south of Horninghold Road	Hallaton	2.6			49		49
8253	Land at Cow Close	Hallaton	2.22		42			42
8252	Land east of Dunton Road	Broughton Astley	37.43		280	281		561
8246	Land east of Ashby Lane	Bitteswell	6.02		113			113
8240	Scraptoft Valley, Land north of A47	Thurnby/Bushby	50.93		382	382		764

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8238	Land west of Leicester Road	Kibworth	8.32			156		156
8236	Land north-east of Harborough Road	Kibworth	12.66		135			135
8233	Land east of A6	Market Harborough	94.08			706	705	1,411
8231	Land off Frolesworth Road	Ullesthorpe	0.74		18			18
8230	Land to the North of London Road and east of Leicester Grammar School	Great Glen	22.57		212	211		423
8227	Land between Scraftoft and Bushby	Scraftoft	46.56		350	348		698
8224	Land off Fleckney Road	Kibworth	0.92	23				23
8223	Land South of Dunton Road	Broughton Astley	22.25		182	183		365
8222	Land north of Gallow Field Road	Market Harborough	41.58			312	312	624
8220	Land at Witham Villa,	Broughton Astley	6.2		116			116

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
	Broughton Road							
8219	Land off Manor Road	Bitteswell	0.68		17			17
8218	Land east of Frolesworth Road	Broughton Astley	19.21		180	180		360
8217	Whetstone Pastures Garden Village	Willoughby Waterleys	69.09			300	736	1036
8216	Land South of Kilby Road (west)	Fleckney	9.8		184			184
8215	Land south of Leicester Road	Billesdon	2.16		41			41
8211	Land north of Frolesworth Road	Leire	0.34		10			10
8210	Land north of Leicester Road	Billesdon	0.95	10				10
8209	Land south of A6, north of the canal	Market Harborough	36.8				552	552
8207	Land south of Braybrooke Road	Market Harborough	47.35			225	225	450
8206	Land to the north of Uppingham Road	Houghton on the Hill	5.41		101			101

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8205	Land south of Bird Cage Cottage, Arnesby Road	Fleckney	6.05		113			113
8204	Land to the south of Kilworth Road	Swinford	2.23		42			42
8203	Land to the south of Shawell Road	Swinford	2.51		47			47
8202	Former Lorry Park, Gaulby Road	Billesdon	0.16	5				5
8200	Land to the east of Barley Leas	Hungarton	1.05			26		26
8198	Land south of Church Paddock, Church Lane	Hungarton	0.54		13			13
8197	Land east of Stretton Road	Great Glen	36.65			275	275	550
8196	North of Covert Lane (west)	Scraptoft	5.24		98			98
8194	South of London Road and west of Station Road	Great Glen	9.21			173		173
8191	Land north of Coventry Road.	Lutterworth	93.54			701	702	1403

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8190	Billesdon Depot, South of Gaulby Road	Billesdon	1.78		44			44
8188	Land at Leire Lane	Dunton Bassett	0.57		14			14
8187	Husbands Bosworth School Field, Land east of Welford Road	Husbands Bosworth	0.45		11			11
8186	Land at Church Farm	Laughton	0.63			16		16
8185	Land at Dag Lane	Mowsley	0.29		9			9
8184	Land at Sutton Lane	Sutton in the Elms	0.75		19			19
8183	Land South of Mere Lane Upper Bruntingthorpe	Walton	15.03				282	282
8182	Land at Park Lane	Walton	2.13		40			40
8181	Land west of Welford Road	Husbands Bosworth	3.05		57			57
8180	Land north of Ashby Road	Ullesthorpe	2.66		50			50
8175	Land off Leicester Lane	Great Bowden	2.21		41			41
8174	Land Off Burton Way	Fleckney	0.64	16				16

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8173	Land to the rear of the former Top Yard Farm, off Burnmill Road	Great Bowden	1.65		41			41
8172	Land south of Main Street	Great Bowden	0.84		21			21
8171	Land south of Uppingham Road	Billesdon	1.55		38			38
8170	Land to the east of Main Street	Hungarton	0.18		5			5
8168	Land north of 54 The Ridgeway, Market Harborough	Market Harborough	1.48	37				37
8167	Land off Leicester Road	Lutterworth	10.08	189				189
8166	Land to the east of Fleckney Road	Fleckney	7.13		134			134
8165	Land at Shawell Road	Swinford	0.74		18			18
8164	Land west of Harborough Road, east of Langton Road	Market Harborough	11.91				223	223
8163	Land at Gallow Lodge	Market Harborough	74.42				1116	1116

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8160	Land south of Back Lane	East Langton	2.31			43		43
8158	Land off Crowfoot Way	Broughton Astley	14.01		263			263
8157	Land south west of Braybrooke Road	Market Harborough	6.28		50			50
8156	Land west of Main Street	Tugby & Keythorpe	0.42	10				10
8155	Land at Gaulby Road	Billesdon	7.87	50				50
8152	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	Lutterworth	51.93			358	358	716
8150	Land South of A47 Uppingham Road	Thurnby/Bushby	73.52		500	603		1103
8149	Land off Fleckney Road/Warwick Road	Kibworth	2.63		49			49
8148	Land south of the A47 Uppingham Road, west of Houghton On The Hill	Houghton on the Hill	3.4				64	64

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8146	Land south of Mill Lane	Gilmorton	8.78		165			165
8145	Land at Birdie Close	Kibworth	3.23			61		61
8144	Land north of Cottage Lane	Broughton Astley	10.44		196			196
8143	Land east of Leicester Road and south of Grand Union canal	Market Harborough	21.99		206	206		412
8142	Land north west of Frolesworth Lane	Claybrooke Magna	5.25			98		98
8141	Land north of Leicester Lane	Great Bowden	2.71		51			51
8139	Land at Bruntingthorpe	Bruntingthorpe	32.79			154	153	307
8138	Land off Manor Road	Ullesthorpe	3.42			42		42
8137	Land north of Covert Lane	Scraptoft	7.75			145		145
8135	Land North of Stretton Lane	Houghton on the Hill	1.8	30				30
8134	Old Mill Road	Broughton Astley	1.4			35		35
8132	Land south of Farndale View	Market Harborough	7.53		85			85
8130	Land at Hallaton Road	Medbourne	3.89			20		20

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8129	Land off Welham Lane	Slawston	0.7		17			17
8128	Land East of Church Causeway	Church Langton	11.77		14			14
8127	Land off Main Street	Glooston	0.42		10			10
8126	Land south of Dingley Road	Great Bowden	4.45		83			83
8125	South of Langton Road	Cranoe	0.37		11			11
8122	Market Harborough North, East of Harborough Road	Market Harborough	95		357	357	356	1070
8121	Rockingham Road Industrial Estate (Plot 13)	Market Harborough	0.27			8		8
8119	Corner of Hunts Lane and North End	Hallaton	0.18		5			5
8118	Land off The Green	Lubenham	0.82		20			20
8117	Land south of Rugby Road	Swinford	0.76		19			19
8116	Land off Rugby Road (rear of Playground)	Swinford	0.23			7		7

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8115	Land rear of the Hanbury Centre, Stonton Road	Church Langton	0.71			18		18
8114	Land off Welham Lane	Great Bowden	2.19		41			41
8113	Land adjacent to The Hollies, Fleckney Road	Kibworth	0.25		8			8
8111	Land south of Woodby Lane	Lutterworth	26.85				503	503
8109	Land south of Oakham Road	Halstead	0.47		12			12
8107	Land North West of Walcote	Lutterworth	9.27			87	87	174
8106	Field to West of Chapel Lane.	Walcote	1.9			47		47
8104	Land at M1 Junction 20/Swinford Road	Lutterworth	4.13	90				90
8102	Land south of Main Street	Ullesthorpe	1.62		40			40
8101	Land west of Leicester Road	Fleckney	8.3		156			156
8100	Avon Valley Farm (north), Stanford Road	Swinford	3.28			62		62

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8099	Avon Valley Farm (west), Land off Stanford Road	Swinford	0.75		19			19
8098	Avon Valley Farm, Stanford Road	Swinford	0.26			8		8
8097	South Leicestershire Riding Establishment, Frolesworth Road	Leire	0.64		16			16
8096	Land to the east of Stemborough Mill	Broughton Astley	5.89				110	110
8095	Land east of Leicester Road	Market Harborough	1.99		49			49
8094	Land to the rear of South Avenue	Ullesthorpe	1.05		26			26
8091	Farmyard at Manor Farm	Carlton Curlieu	0.26		5			5
8090	Land to the east of Beeby Road	Scraptoft	76.43				1146	1146
8089	Land north and south of Covert Lane	Scraptoft	21.54			202	202	404
8088	Land to the east of	Fleckney	6.89		110			110

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
	Fleckney Meadows							
8087	Land North of Kilby Road	Fleckney	17.75		167	166		333
8086	Land south of Kilby Road (east)	Fleckney	8.83		166			166
8084	Land south of A4304 Station Road	North Kilworth	3.35	63				63
8083	Land off Lutterworth Road	Dunton Bassett	1.12			28		28
8081	Greenfields, Land east of South Kilworth Road	North Kilworth	2.04		38			38
8080	Land north of Mill Lane	Gilmorton	3.11		58			58
8079	Land off Main Street (opposite Straun Cottage)	Illston on the Hill	1.15		28			28
8078	Land north of Lilbourne Lane (east)	Catthorpe	2.37		44			44
8077	Land off Main Street	Catthorpe	0.28		8			8

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8076	Land lying north-west of Kibworth Road	Fleckney	10.6			199		199
8075	Land North of Home Farm, Main Street	Church Langton	1.06		26			26
8072	The Market Garden, Langton Road	Foxtan	0.22			7		7
8070	Land north of Lilbourne Lane	Catthorpe	1.72		43			43
8068	Land off Lilbourne Lane	Catthorpe	0.73		18			18
8066	Land South of Main Street	Catthorpe	1.35		33			33
8063	Land north of Station Road	North Kilworth	0.91		23			23
8062	Land to rear of Orchard Cottage, Main Street	Leire	0.36	5				5
8061	Land west of Smeeton Road	Kibworth	7.99		150			150
8060	Land north east of Kibworth Harcourt	Kibworth	164.62		496	496	497	1489
8059	Windy Ridge, Loddington Road	Tilton on the Hill	2.29			43		43

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8057	Land between Church Farm and Leicester Airport	Little Stretton	1.93			48		48
8055	Land to the West of the Longgrey	Fleckney	1.91	47				47
8054	Land off Dingley Road and Nether Green	Great Bowden	5.69		107			107
8052	Land off Bankfield Drive	Great Bowden	2		50			50
8050	Snows Lane	Keyham	2.01			38		38
8047	South of Uppingham Road	Houghton on the Hill	5.58		105			105
8046	Land south of Bitteswell Farm, Ashby Lane	Bitteswell	2.81		53			53
8044	Land south of London Road	Great Glen	9.5	178				178
8043	The Grange, Rolleston Road	Skeffington	1.07		26			26
8042	Land south of Harborough Road/A6	Kibworth	13.67			256		256
8041	Land east of Main Street	Smeeton Westerby	0.49		12			12

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8040	Land to east of Gilmorton Road	Ashby Magna	1.25		31			31
8039	Land north of Lutterworth Road	Walcote	3.68		69			69
8038	Prestlands, Ashby Road	Peatling Parva	29.34				550	550
8037	Land to the south of Frolesworth Road	Leire	1.37		34			34
8036	Land at rear of The Brambles, Ashby Lane	Bitteswell	0.2		6			6
8035	Land West of Melton Road	Tilton on the Hill	2.04		38			38
8034	Land off Bitteswell Road	Lutterworth	3.93		74			74
8033	Land off Ullesthorpe Road	Bitteswell	1.61		40			40
8031	Land off Manor Road	Ullesthorpe	0.2		6			6
8030	Land north of Frolesworth Lane	Claybrooke Magna	3.21		60			60
8029	Land west of Langton Road	Great Bowden	0.88		22			22
8028	Paddock behind 22 Broadgate	Great Easton	0.57		14			14

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Dwellings (Estimated capacity)
				0 - 5 yrs (dwellings)	6 - 10 yrs (dwellings)	11 - 15 yrs (dwellings)	16+ yrs (dwellings)	
8026	Land at Hallaton Road	Tugby & Keythorpe	0.87		22			22
8025	Land North of Uppingham Road (west)	Houghton on the Hill	6.92			130		130
8024	Land off Wood Lane	Tugby & Keythorpe	1.98			49		49
8023	Land at Medbourne Road	Hallaton	0.76			19		19
8022	Peatling Lodge Farm	Peatling Parva	6.47				121	121
8020	Papillon Hall Farm, Theddingworth Road	Lubenham	13.87			260		260
8019	Land west of Harborough Road	Market Harborough	12.01		225			225
8018	Land east of Theddingworth Road	Lubenham	0.86	21				21
8017	Land south of Laughton Road	Lubenham	6.9		129			129
Total Estimated Capacity (dwellings)				1,824	13,393	12,754	28,323	56,294

Economic

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable				Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)		
12231	Commons Car Park	Market Harborough	1.06	1,500				1,500	
12230	Land off Malborough Drive	Fleckney	1.39	4,850				4,850	
12227	Land at Mere Lane, Magna Park	Ullesthorpe	122.45		214,288	214,288		428,575	
12226	Land west of Broughton Astley - Sutton in the Elms Coventry Road, LE9 6QA	Broughton Astley	3.92				16,464	16,464	
12210	L1 Land East of Lutterworth	Lutterworth	203.39	21,875	21,875	21,875	21,875	87,500	
12207	BANP BP10 Gaulby Road, Billesdon	Billesdon	1.75	3,500				3,500	
12206	Land north of Broughton Way	Broughton Astley	4.19		24,512	24,512		49,023	
12205	MH4 land at Airfield Farm (Wellington Business Park)	Market Harborough	7.26		28,314			28,314	
10642	Land South of Prioory Business Park	Kibworth	3.1	11,935				11,935	

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)	
10595	Land South of George House, Coventry Road. Land to the South of the A4303	Lutterworth	15.8		55,300			55,300
10536	Land north-west of Catthorpe Interchange	Catthorpe	76	0	88,666	88,667	88,667	266,000
10522	Land Off Rugby Road	Cotesbach	70.6	0	82,366	82,367	82,367	247,100
10508	Land to the South of Station Road (Easting: 462395, Northing: 283586)	North Kilworth	1.85		7,770			7,770
10498	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	Dunton Bassett	478.47				331,500	331,500
10481	Land to the north of the A6 and east of the Melton Road Services	Market Harborough	19.4			36,860	36,860	73,720
10476	Land to the North of Uppingham Road	Thurnby/Bushby	0.88		1,512			1,512

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable				Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)		
10470	Land off Kettering Road, Market Harborough	Market Harborough	1.14		4,000			4,000	
10398	Land west of Rockingham Road, Market Harborough	Market Harborough	6.3		25,200			25,200	
10318	Land at Gilmorton Road	Lutterworth	15.12		6,545			6,545	
10255	Land South of Gibbet Lane	Shawell	16.27			30,507	30,506	61,013	
10248	Land east of Northampton Road, north of Harborough Enterprise Centre, Market Harborough	Market Harborough	1.14		3,990			3,990	
10240	St Mary's Road	Market Harborough	0.88		1,716			1,716	
9719	The Cattle Market, Foxton Road, Lubenham, Market Harborough, Leicestershire, LE16 7RY	Foxton	4.16		15,392			15,392	

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable				Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)		
9301	Land to the west of Moorbarns Lane (Employment)	Lutterworth	13		45,500				45,500
8737	Land OS 3073, Leicester Road	Market Harborough	0.62	1,085					1,085
8236	Land north-east of Harborough Road	Kibworth	12.66		3,900				3,900
8214	Astley Grange Farm	East Langton	0.3			1,155			1,155
8212	Land east of Fleckney Road	Fleckney	7.13			27,094			27,094
8193	Land at Airfield Business Park	Market Harborough	3.28	12,792					12,792
8189	Courtyard Workshops, off Bath Street.	Market Harborough	0.38		1,482				1,482
8179	Land south of Lutterworth Road / Coventry Road	Lutterworth	3.38	11,830	0				11,830
8152	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	Lutterworth	51.93				17,640		17,640
8139	Land at Bruntingthorpe	Bruntingthorpe	32.79			31,160	31,160		62,320

SHELAA Ref	Site Name	Nearest Settlement	Developable Site Area (Ha)	Deliverable	Developable			Total Floorspace sq.m (estimated capacity)
				0 - 5 yrs (sq.m)	6 - 10 yrs (sq.m)	11 - 15 yrs (sq.m)	16+ yrs (sq.m)	
8138	Land off Manor Road	Ullesthorpe	3.42			6,584		6,584
8124	Land adjacent to Bowden Business Village	Market Harborough	0.96		3,696			3,696
8105	Warren Farm (West)	Lutterworth	44.72			156,520		156,520
8073	Land off Watling Street (A5)	Shawell	10.79				44,239	44,239
8071	Land adjacent to M1 J19	Cathorpe	24.46					
8060	Land north east of Kibworth Harcourt	Kibworth	164.62			48,750	48,750	97,500
8053	Land off Dingley Road	Great Bowden	9.38			36,582		36,582
Total Estimated Capacity (floorspace)				69,367	636,023	806,920	750,028	2,262,338

7 APPENDIX C: Not Currently Developable Sites

SHELAA Ref	Nearest Settlement	Site name	Net Site Area (Ha)	Reason 'Not currently developable'
21/8169	Shawell	Land off A426 south of Cotesbach	133.10	Location, multiple constraints, current land use and associated restoration/aftercare conditions result in the site being not currently developable.
21/8108	Lutterworth	Warren Farm (East)	118.64	Prospective temporary use means that the site is unlikely to be developable within the next 20 years.
21/8048	Lutterworth	Land off Brookfield Way	2.66	Multiple owners and complex legal issues.

8 APPENDIX D: Site Companion Guide by Settlement

The Site Companion Guide is available at:

https://www.harborough.gov.uk/downloads/download/1499/strategic_housing_and_economic_land_availability_assessment_shelaa_2021_-_site_companion_guide