



Submission Draft Harborough Local Plan 2020 to 2041

Sequential and Exception Test

January 2025

Contents

	Page
1. Introduction	1
2. Policy on Flood Risk	1
3. The Sequential Test	2
4. The Exception Test	6

Appendices

1. Table 1: Flood Zone Definition
2. Table 2: Flood risk vulnerability and flood zone 'incompatibility'
3. National Planning Policy Framework Annex 3: Flood risk vulnerability classification
4. The Sequential Test Results
5. The Exception Test Results
6. Site Tables for sites subject to the Exception Test

1. Introduction

- 1.1 This document forms the Sequential and Exception Tests relating to development sites proposed for allocation in the Submission Draft Harborough Local Plan 2020 to 2041. The tests are based on the level 1 and level 2 Strategic Flood Risk Assessments (SFRA) compiled by JBA, on behalf of the Council, and follow the requirements for flood risk set out in the National Planning Policy Framework (NPPF) 2023¹ and Planning Practice Guidance (PPG).

2. Policy on flood risk

National policy

- 2.1. The NPPF 2023 (paragraphs 165 - 175) requires that strategic policies be informed by a strategic flood risk assessment and manage cumulative flood risk from all sources. Inappropriate development in areas at risk of flooding (from all sources) should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. To achieve this, local plans should apply a sequential, risk-based approach to the location of development and the first step in doing so is to apply the Sequential Test, and then, if necessary, the Exception Test.

Local Policy

- 2.2 Policy DM07 of the Submission Draft Local Plan deals with Managing Flood Risk and states:
1. *Wherever possible development should take place within Flood Zone 1, the area of land deemed at least risk of flooding. The Sequential Test and, where necessary, the Exceptions Test should be used to assess the suitability of proposed development. Within Flood Zone 1 a site-specific flood risk assessment will be required for proposals relating to:*
 - a) *major development;*
 - b) *land with critical drainage problems;*
 - c) *land at increased flood risk in the future;*
 - d) *where a more vulnerable use is proposed on land which may be subject to sources of flooding other than rivers; or*
 - e) *catchments that have experienced sewer flooding.*
 2. *Development in Flood Zone 3, unless meeting the Exceptions Test, will only be permitted as follows:*

¹ Although the Government published a new NPPF in December 2024, the Local Plan is being prepared under transitional arrangements under which the December 2023 NPPF applies.

- a) *Flood Zone 3a: 'less vulnerable' uses, including retail and business uses (E and B Use Classes), agriculture and some non-residential institutions (Use Class D1), other than for health services, nurseries and education; and water compatible development.*
 - b) *Flood Zone 3b: water compatible development where appropriate; this zone will be safeguarded to ensure protection of the functional floodplain.*
3. *For Development in Flood Zones 2 or 3 a site-specific flood risk assessment must be undertaken and development will only be permitted where:*
- a) *the mitigation, flood management, flood resilience measures and design requirements identified are satisfactorily provided; and*
 - b) *the design incorporates flood resilience measures to allow for increased risk due to climate change.*
4. *All development in Flood Zones 2, 3a and 3b defined in the Strategic Flood Risk Assessment, or identified as at risk of flooding from other sources, should contribute positively to actively reducing flood risk through avoidance, reduction, management and mitigation.*

3. The Sequential Test

- 3.1 The Planning Practice Guidance – Flood risk and coastal change provides guidance on how to apply the Sequential Test for local plan preparation, and is summarised in Figure 1 below:

Diagram 2: Application of the Sequential Test for plan preparation

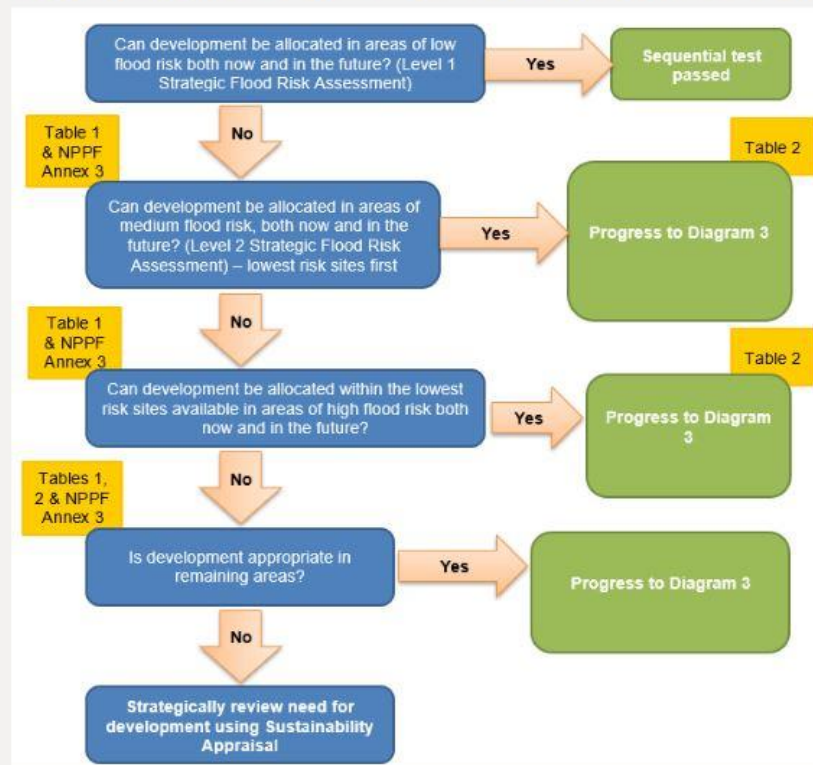


Figure 2.1: Application of the Sequential Test for Plan preparation (Diagram 2 from PPG -Paragraph: 026 Reference ID: 7-026-20220825)

3.2 The tables referenced in Figure 1 set out the following:

- Table 1: the flood zones - See Appendix 1 of this report:
- Table 2: flood zones and flood risk vulnerability classification in terms of the compatibility of the flood zones with a land use’s vulnerability classification - See Appendix 2 of this report:
- The National Planning Policy Framework (NPPF) Annex 3: flood risk vulnerability classification which classifies the flood risk vulnerability of land uses into five categories - See Appendix 3 of this report.

How the Sequential Test has been undertaken

3.3 As part of the preparation of the Local Plan the Council held a ‘call for sites’ exercise in early 2024. Submitted sites were assessed against a range of criteria to determine their suitability, availability and achievability in the Strategic Housing Land and Economic Availability Assessment (SHELAA) 2024². This included an initial high-level consideration of sites at the highest risk of fluvial flooding which gave an early indication of those that may not be suitable as a result. Sites entirely within Flood Zone 3b were excluded. In addition, any part of a site within Flood Zone 3b was deducted from the developable site area in arriving at a site’s capacity.

² The SHELAA 2024 also incorporates sites previously assessed in the previous SHELAA 2021.

- 3.4 The SHELAA 2024 provided a pool of sites from which the Council could select land allocations for development. A site selection process informed by the Local Plan Development Strategy was then used to identify preferred allocation sites to meet the District's development requirements.
- 3.5 As part of assessing whether a site was suitable, flood risk was a consideration. Although no sites were excluded for flood risk (other than through the SHELAA which excluded sites fully within Flood Zone 3b), it was identified as a constraint which would need to be addressed through development and design principles in any site allocation, particularly the location of uses across a site. Sites, including those in lower flood risk areas, were excluded for a range of reasons not related to flood risk. The site selection methodology topic paper provides further details.

Sustainability Appraisal

- 3.6 The Development Strategy for the Local Plan and the site selection process has been informed by the Sustainability Appraisal (SA). SA Objective 12 deals with managing flood risk and is: *To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources*
- 3.7 The SA notes that the majority of Harborough District falls within Flood Zone 1. There are some areas of Flood Zone 2 and 3 which are mainly associated with the watercourses in the District. Therefore, the majority of site options fall within Flood Zone 1 and are at a low risk of fluvial flooding. However, the higher levels of surface water flood risk in Harborough have resulted in the majority of site options being found to have a likely significant negative effect.
- 3.8 The SA recommended that if any of the sites with potential significant negative effects associated with flood risk are taken forward for allocation in the Draft Local Plan that mitigation requirements are built into any associated site allocation policies, for example the incorporation of Sustainable Drainage Systems (SuDS). Where only part of a site is in an area of higher flood risk, consideration should be given to whether built development can be directed to other parts of the site, with the area of higher flood risk remaining as open space, for example.

Sequential Test Outcome

- 3.9 To determine the level of flood risk (from all sources) at each site, 181 sites were screened against flood risk datasets to provide a high level summary of the risk to each site including:
- The proportion of the site in each Flood Zone derived from the level 1 SFRA including modelled data for the watercourses mentioned in Section 2.1.3 of the SFRA 2;
 - The proportion of the site shown to be at risk from surface water flooding in each event from the Risk of Flooding from Surface Water (RoFSW) data set;
 - Whether the site is at risk from groundwater emergence using the JBA Groundwater Flood Data Map (GW5);
 - The proportion of the site in the reservoir 'Wet Day' and 'Dry Day' extents; and
 - Other considerations such as the presence of watercourses in or around the site, and safe access and egress during a flood event.

3.10 A Red-Amber-Green system was applied to assess the sites as follows (results set out in Appendix 4):

- Red sites needed to be included in the Level 2 Strategic Flood Risk Assessment and have significant obstacles or challenges for development which will need consideration if they are taken forward for development. These sites may need the Exception Test to show that the site can be developed safely from a flood risk perspective. Whilst the Exception Test is only explicitly required for sites within fluvial Flood Zones 2 and 3, red sites may also be at significant risk from other sources of flooding which will require careful consideration if the site is to be bought forward. These considerations will be set out in detailed site summary tables as part of the Level 2 SFRA. Please note that site tables have not been prepared for all Red screened sites, only those identified as preferred allocations.
- Amber sites did not need a Level 2 Flood Risk Assessment but are flagged in the SFRA 2 report for developer consideration and issues are likely to be able to be addressed at the planning application stage. These sites are generally low risk but may have some surface water issues or issues in relation to access and egress to the site.
- Green sites have no significant obstacles for development. However, it is noted that sites may need a site-specific Flood Risk Assessment and drainage strategy depending on the location of the site.

3.11 For the purposes of the Sequential Test, sites categorised as red were considered high flood risk; sites categorised as amber were considered medium flood risk; and sites categorised as green were considered low risk. Therefore, sites graded as red which were considered for potential allocation in the Local Plan have been subject to the Exception Test.

3.12 The findings of the Sequential Test are set out in Appendix 4 of this report.

3.13 Paragraph 167 of the NPPF (Dec 2023) states: *“All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:*

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.”

3.14 Paragraph 169 of the NPPF states that: *“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the*

exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.”

- 3.15 The PPG (Para 032 Reference ID: 7-030-20220825) advises that: *“The Exception Test should only be applied as set out in Table 2 and only if the Sequential Test has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development, to which the development could be steered.”*
- 3.16 When selecting sites for allocation the Council is therefore required to attempt to meet its development needs in areas at the lowest risk of flooding. As shown in Appendix 4 out of the 181 sites assessed, some 109 passed the Sequential Test (Green and Amber Sites) and are the most/more compatible with their proposed use in current fluvial and surface water risk terms. Of these, 22 sites are preferred allocation sites in the Submission Draft Local Plan.
- 3.17 If the Sequential Test is not passed, either the Exception Test is required or development is considered inappropriate. If the Council cannot meet its development needs from sites that pass the Sequential Test, for example due to wider sustainability issues, then sites which do not pass the Sequential Test but are applicable to the Exception Test can be considered. In this context, of the 62 sites which did not pass the Sequential Test (red sites), 13 sites were identified as preferred allocation sites requiring the Exception Test.

4. The Exception Test

4.1 Paragraph 170 of the NPPF states that: *“The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:*

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”*

4.2 Paragraph 171 of the NPPF states that *“Both elements of the exception test should be satisfied for development to be allocated or permitted”.*

4.3 Figure 4.1 (PPG Flood risk and coastal change: Diagram 3) below summarises the Exception Test process

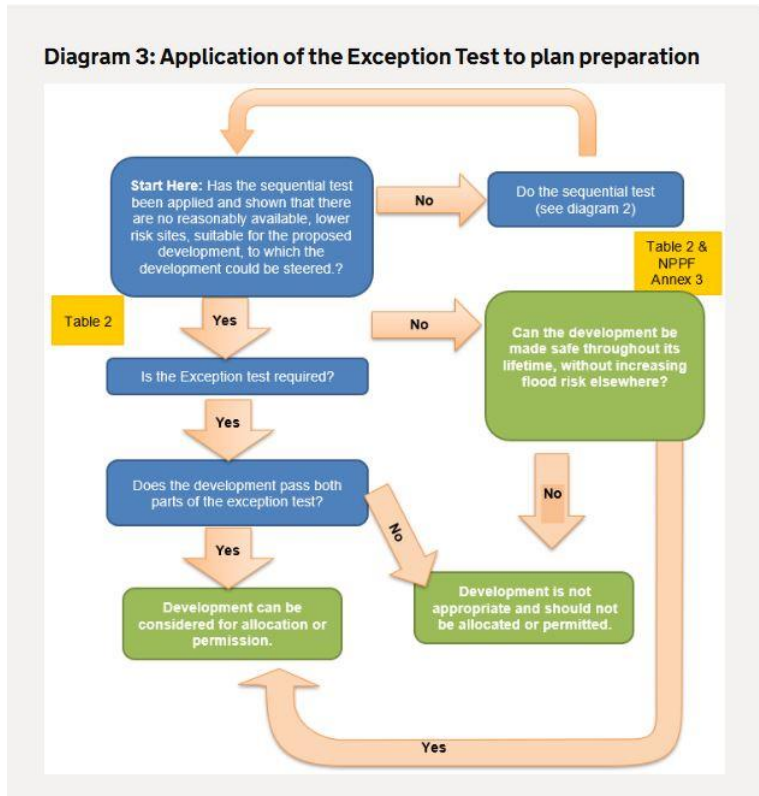


Figure 4.1: Application of the Exception Test to Plan preparation (Diagram 3 from PPG - Paragraph: 033 Reference ID: 7-033-20220825)

4.4 Appendix 5 of this report sets out the details of the Exception Test for the 13 preferred allocation sites. All the sites are shown to be able to pass both parts of the Exception Test (set out in paragraph 4.1 above) subject to appropriate mitigation measures specified in the Table. The guidance contained within the relevant site tables will need to be considered as development proposals are brought forward.

Appendix 1

Table 1: **Flood Zone Definition**

Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	<p>This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:</p> <ul style="list-style-type: none">• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). <p>Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)</p>

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment](#) when considering location and potential future flood risks to developments and land uses.

PPG Ref: 078 Reference ID: 7-078-20220825

Source: Planning Practice Guidance Flood risk and coastal change

Appendix 2

Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

Notes to table 2:

- This table does not show the application of the Sequential Test which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea:
- The Sequential and Exception Tests do not need to be applied to those developments set out in National Planning Policy Framework footnote 56. The Sequential and Exception Tests should be applied to ‘major’ and ‘non-major’ development;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

“†” In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

“*” In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;

- not impede water flows and not increase flood risk elsewhere.

PPG Ref: Paragraph: 079 Reference ID: 7-079-20220825

Source: Planning Practice Guidance Flood risk and coastal change

Appendix 3

National Planning Policy Framework Annex 3: Flood risk vulnerability classification

Information on flood risk vulnerability classification.

Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.

Highly vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.

- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

*Landfill is as defined in [Schedule 10 of the Environmental Permitting \(England and Wales\) Regulations 2010](#).

Appendix 4: Sequential Test

Please see separate Excel Spreadsheet

Appendix 5: Exception Test

The Exception Test is intended to allow appropriate and safe development to proceed in circumstances where the Sequential Test has been passed, i.e. where it has been shown that suitable sites at lower risk of flooding are not available. The table below details the Exception Test outcomes for those sites which the Council intend to allocate for development but did not pass the Sequential Test.

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
Land at Gaulby Lane, Billesdon	8155	B1	Residential: more vulnerable	Only the southern part of the site is affected by surface water flood risk and a sequential approach to site layout and other mitigation measures are recommended in the site table. This site is considered to be well related to the existing settlement as compared to other candidate sites and is located in close proximity to areas of open space, cycle path, health centre and primary school. The site is allocated for custom build and affordable first homes and will provide an improved drop off area and parking for the adjoining primary school. The wider sustainability benefits to the community outweigh the flood risk.	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).
Great Bowden	8054	GB2	Residential: more vulnerable	This site lies outside of the Great Bowden, Market Harborough Area of Separation which has excluded several candidate sites to the south and west. The site is relatively close to the village centre and rounds off the western edge of the settlement with the A6 highway	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				forming a physical boundary for growth in that direction. Other candidate sites to the west and north west of the village are some distance from village services and facilities and in some cases could increase the risk of coalescence with proposed northern extension to Market Harborough. The wider sustainability benefits to the community outweigh the flood risk.	
Land West of Warwick Road, Kibworth	8247	K1	Residential: more vulnerable	<p>The site adjoins the western edge of Kibworth. Kibworth is identified as a Large Village in the settlement hierarchy and has a good range of services and facilities including a bus service to Market Harborough and Leicester along the A6 which passes through the village.</p> <p>While the site would extend development into open countryside towards the Grand Union Canal (conservation area/SSSI), there is residential development on the opposite side of Warwick Road and employment provision to the north. Impacts on the wider landscape to the west and potential noise from the railway line are likely to require landscape buffers.</p> <p>The site is of a size to accommodate the full scale of growth required for Kibworth and will consolidate the</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>settlement's westerly growth. Alternatives are impacted by A6 severance (north and east), fluvial flood risk (south east), wider landscape impacts and separation issues with Smeeton Westerby (south). There are significant surface water flow paths on the site and a sequential approach to site layout is advocated in policy. The sustainability benefits of housing in this location outweigh the flood risk. It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	
Land east of Leicester Road and south of Grand Union Canal, Market Harborough	8143	MH1	Residential: more vulnerable	<p>This site adjoins the built form of Market Harborough, the District's largest settlement and one of two Market Towns in the settlement hierarchy. Market Harborough is a sustainable location for development with a wider range of services, facilities, employment opportunities and access to public transport (including train station) and active travel options. The site adjoins the northern edge of the town and lies to the east of the North West Market Harborough Strategic Development Area (Airfield</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>Farm) currently under development. While the site incorporates the scarp slope on the northern edge of the town, which is sensitive in landscape terms, and borders the Canal (a conservation area), it forms part of the North of Market Harborough cluster of site allocations. Development across the sites will be coordinated and comprehensively master planned to ensure that the growth of the town is integrated into the town to protect natural and historical character while ensuring that new development provides the infrastructure and services needed to support for the community. The site, along with the other two sites within the North of Market Harborough cluster, will meet the scale of growth required for the town. Through focusing development in this area, there will be opportunities to address any cumulative transport issues and promote sustainable travel options. This cluster of sites offers the most sustainable option for accommodating the scale of growth and builds on growth already taking place to the north of the town. In terms of flood risk from surface water on the site, it is considered that there is scope to avoid or significantly mitigate</p>	

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.	
Land south of Gallow Field Road, Market Harborough	8234	MH3	Residential: more vulnerable	This site adjoins recent and on-going development to the north and west of Market Harborough at Airfield Farm (part of the North West Market Harborough Strategic Development Area). Market Harborough is the District's largest settlement and one of two Market Towns in the settlement hierarchy. Market Harborough is a sustainable location for development with a wider range of services, facilities, employment opportunities and access to public transport (including train station) and active travel options. The site adjoins the western edge of the town at Airfield Farm which is currently under development. It is one of three sites that form the North of Market Harborough cluster of site allocations. Development across the sites will be coordinated and comprehensively master planned to ensure that the growth of the town is integrated into the town to protect natural and historical character while ensuring that new development provides the infrastructure and services	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>needed to support for the community. The site allocation maintains the separation between Lubenham village to the south.</p> <p>The site, along with the other two sites within the North of Market Harborough cluster, will meet the scale of growth required for the town. Through focussing development in this area, there will be opportunities to address any cumulative transport issues and promote sustainable travel options, building on links already provided as part of the adjoining development. This cluster of sites offers the most sustainable option for accommodating the scale of growth and builds on growth already taking place to the north of the town.</p> <p>In terms of flood risk from surface water on the site, it is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	
Land east of Northampton Road, north of Harborough	10248	MH6 (part)	Residential: more vulnerable	The site is currently allocated for employment (Class B1: business/light industrial) in the adopted Local Plan.	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
Enterprise Centre				<p>The site lies within the existing Compass Point Business Park on the southern edge of Market Harborough. The site represents infill development within the established business park in a sustainable location for employment use in the District's main town.</p> <p>The site's development will make a meaningful contribution to employment needs and safeguard land in an established business park with good road links. Few other sites have been promoted for employment use and, as a result, it is important that this site, within an established business area, is allocated to prevent its loss to other uses such as residential.</p> <p>The site is at significant risk from surface water flooding but the potential economic and social benefits of the site outweigh the flood risk. It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan.</p>	

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				The wider sustainability benefits to the community outweigh the flood risk.	
MH6: Compass Point (Land east of Compass Way/Enterprise Centre)	10253	MH6 (part)		<p>The site is currently allocated for employment (Class B1: business/light industrial) in the adopted Local Plan.</p> <p>The site lies within the existing Compass Point Business Park on the southern edge of Market Harborough. The site represents infill development within the established business park in a sustainable location for employment use in the District's main town.</p> <p>The site's development will make a meaningful contribution to employment needs and safeguard land in an established business park with good road links. Few other sites have been promoted for employment use and as a result it is important that this site, within an established business area, is allocated to prevent its loss to other uses, particularly residential. It is considered that there is scope to avoid or significantly mitigate any negative</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>effects through the policies in the Local Plan.</p> <p>The site is at significant risk from surface water flooding but the potential economic and social benefits of the site outweigh the flood risk. It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan.</p> <p>The wider sustainability benefits to the community outweigh the flood risk.</p>	
St Marys Road, Market Harborough	10240	MH7	Residential: more vulnerable	<p>The site is an existing tourism and leisure allocation in the adopted Local Plan and has been reviewed for its appropriateness to be carried forward into the new Local Plan (Harborough Retail Town Centres Study). It is a brownfield site currently in mixed use with private car park and service yards. No alternative sites have been proposed.</p> <p>The site is inside the Market Harborough Town Centre boundary but about 100m to the west of the Primary Shopping Area with good pedestrian</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>links to the High Street and the train station along St Marys Road.</p> <p>The site's development will make a contribution to leisure, entertainment, tourism and retail floorspace needs for the town in a secondary trading location.</p> <p>The site is at significant risk from surface water flooding but the potential community benefits of the site outweigh the flood risk and a sequential approach to site layout is advocated. It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	
Land south of Coventry Road, Lutterworth	10595	MP1	Residential: more vulnerable	<p>The site is currently allocated for strategic storage and distribution in the adopted Local Plan and has extant consent for lorry parking in association with Magna Park North development.</p> <p>The site lies between two existing employment areas and represents infill development in a sustainable location for strategic warehousing use give its relationship to the strategic road network.</p> <p>The site's development will make a significant contribution to strategic</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>warehousing needs in an established optimal location. While there is risk of surface water flooding on parts of the site, it is considered that the sustainability benefits of development outweigh the flood risk.</p> <p>It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	
Land South of Gartree Road SDA	8631	OA1	<p>Mixed Use- Residential: more vulnerable Employment Retail: less vulnerable Health: more vulnerable Education: more vulnerable Travelling showpeople site: highly vulnerable</p>	<p>This is a large site which will enable the development of a sustainable residential led mixed use urban extension with the ability to provide on site community infrastructure including schools, local centre, and employment. The development will also incorporate large areas of green and blue infrastructure and a comprehensive walking and cycling network.</p> <p>There are surface water flooding issues within the site, although the majority of the site is low risk.</p> <p>The wider sustainability benefits to the community outweigh the flood risk.</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
Land north of A47, east of Zouche Way, Thurnby and Bushby	8241	TB1	Residential: more vulnerable	<p>The site adjoins the built form of Thurnby and Bushby, settlements adjoining the wider Leicester Urban Area. They are within the first tier of the settlement hierarchy due to their proximity and access to the wide range of services, facilities and employment opportunities within the wider urban area.</p> <p>This is a greenfield site and lies adjacent to recent residential on the eastern edge of the Thurnby/Bushby villages and relates well to the existing built-up area. Given there is some development to the south, the site represents only a modest extension into the open countryside between Thurnby/Bushby and Houghton on the Hill to the east. The A47 forms the southern boundary but access is expected to be through the existing development to the west. There is the potential to ensure sustainable transport access into the wider urban area to the west.</p> <p>The scale of development for the settlements adjoining the urban area is primarily allocated to S1: Scraftoft East on land between Scraftoft and Thurnby/Bushby. This site (TB1) is the only suitable site of an appropriate</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>scale to contribute to the growth required in the Thurnby/Bushby area in the short term.</p> <p>The site's development will make a modest contribution to the scale of growth required for the Scraftoft/Thurnby/Bushby area in a location close to urban area with its wide range of existing higher order services, facilities and employment opportunities. Its close relationship with the exiting built form means its impact on the landscape will be limited. It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	
Land south of Ashby Road, Ullesthorpe	10649	U1	Residential: more vulnerable	<p>The site adjoins the north western edge of Ullesthorpe, identified as a Medium Village in the settlement hierarchy due to its range of services and facilities, including a primary school and GP surgery.</p> <p>The site lies adjacent to existing residential development and is close to the village's recreation ground on Ashby Road. It lies opposite the other residential allocation in Ullesthorpe and together they meet the scale of growth</p>	See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>required for the village. Development is directed towards the western part of the site to avoid going beyond the main area of surface water flood risk and to minimise wider landscape impacts. Other sites within and around the village would impact on the conservation area and/or listed building, separation with the neighbouring village of Claybrooke Parva or on the wider landscape. Others have access issues. By directing development to the western part of the site it is considered that the benefits of housing development in this location outweigh the surface water flood risk. It is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	
Commons Car Park	12231	MH8	Retail – Less Vulnerable	<p>The site is one of 2 existing retail allocations in the adopted Local Plan which have been reviewed for their appropriateness to be carried forward into the new Local Plan (Harborough Retail Town Centres Study). It is a brownfield site currently in use as a car park and lies in the centre of Market Harborough, one of two Town Centres</p>	<p>See relevant Guidance for site design and making development safe section of table in Appendix 6 (Site Tables).</p>

Site Name	SHELAA Site Reference	Local Plan Policy Reference	Type of Development/ Level of Vulnerability	Sustainability benefits to the Community that outweigh flood risk (Exception Test Part A)	Development will be safe for its lifetime and where possible reducing flood risk overall (Exception Test Part B)
				<p>in the Retail Hierarchy and the only one with a defined Primary Shopping Area. Based on the findings of the Study this is the only suitable site for mixed use/retail development in the Primary Shopping Area of Market Harborough and its development would strengthen the vitality of the town centre.</p> <p>The site's development will make a contribution to retail floorspace needs for the town in an attractive trading location as set out in the study.</p> <p>The site is at significant risk of fluvial and surface water flooding and these risks would need to be investigated and mitigated appropriately. However, it is considered that there is scope to avoid or significantly mitigate any negative effects through the policies in the Local Plan. The wider sustainability benefits to the community outweigh the flood risk.</p>	