



Harborough District Council  
Strategic Housing Land Availability Assessment  
2015 Update

**Site Assessment  
Companion Guide**

**Selected Rural Villages**

May 2016

# Contents

Introduction .....	4
A/BT/HSG/01 - Land west of Ashby Lane, Bitteswell.....	5
A/BT/HSG/02 - Land north of Valley Farm, Bitteswell.....	6
A/BT/HSG/03 - Land east of Ashby Lane, Bitteswell.....	7
A/CL/HSG/01- Land at the Hanbury Centre, Stonton Road, Church Langton .....	8
A/CM/HSG/01 - Land off Frolesworth Lane, Claybrooke Magna.....	9
A/CM/HSG/02 – Land off Main Street, Claybrooke Magna.....	10
A/DB/HSG/02 - Land between Church Lane and The Mount, Dunton Bassett .....	11
A/DB/HSG/03 – Merry Monk, 38 Station Road, Dunton Bassett.....	12
A/FX/HSG/01 – Westleigh Farm, North Lane, Foxton .....	13
A/FX/HSG/02 - Land at Vicarage Drive, Foxton .....	14
A/FX/HSG/03 – Land off North Lane, Foxton.....	15
A/GN/HSG/02 - Land west of Lutterworth Road, Gilmorton.....	16
A/GN/HSG/03 - Land east of Lutterworth Road, Gilmorton.....	17
A/GN/HSG/04 - Land east of Mill Lane, Gilmorton.....	18
A/GN/HSG/06 - Land off Gilmorton Road, Gilmorton .....	19
A/GB/HSG/02 - Land north of Leicester Lane, Great Bowden.....	20
A/GB/HSG/04 - Land north of Dingley Road, Great Bowden.....	21
A/GB/HSG/06 – Land off Knights End Road (north), Great Bowden .....	22
A/GB/HSG/07 – 41 Main Street, Great Bowden.....	23
A/GB/HSG/08 - Land off Sutton Road, Great Bowden.....	24
A/GB/HSG/10 - Land off Burnmill Road (rear of Top Yard Farm), Great Bowden .....	25
A/GB/HSG/12- Land south of Great Bowden .....	26
A/GB/HSG/13- Land off Upper Green Lane, Great Bowden.....	27
A/GB/HSG/14- Land off Berry Close, Great Bowden .....	28
A/GB/HSG/18 - Land off Bankfield Drive, Great Bowden .....	29
A/GB/HSG/19 - Land off Langton Road, Great Bowden .....	30
A/GB/HSG/20 - Land south of Main Street, Great Bowden.....	31
A/GB/HSG/16 - Land off Nether Green, Great Bowden .....	32
A/GB/HSG/21 – Land to south and west of Dingley Road, Great Bowden.....	33
A/GE/HSG/02 - Land East of Barnsdale, Great Easton.....	34
A/GE/HSG/03 - Land at rear of 28 Broadgate, Great Easton.....	35

A/GE/HSG/04 - Land off Clarkes Dale (west), Great Easton .....	36
A/GE/HSG/05 - Land west of Stockerston Lane, Great Easton .....	37
A/HA/HSG/01- Land to rear of 31 High Street, Hallaton .....	38
A/HA/HSG/05 - Land north of North End, Hallaton.....	39
A/HA/HSG/06 - Land south of North End, Hallaton.....	40
A/HA/HSG/08 - Land of Horninghold Road, Hallaton.....	41
A/LN/HSG/03 – Land of Rushes Lane, Lubenham.....	42
A/LN/HSG/07 – Land adjacent to Barleycroft, Lubenham.....	43
A/LN/HSG/08 – Land at Harborough Road, Lubenham .....	44
A/LN/HSG/10 – Land south of Laughton Road, Lubenham .....	45
A/LN/HSG/11 – Land at Foxton Road (2), Lubenham .....	46
A/MB/HSG/01- Land at Uppingham Road, Medbourne .....	47
A/MB/HSG/03- Land off Main Street, Medbourne.....	48
A/MB/HSG/04- Land west of Uppingham Road, Medbourne .....	49
A/MB/HSG/05 - Land at Manor Farm, Hallaton Road, Medbourne .....	50
A/MB/HSG/07 - Land between Hallaton Road and Payne’s Lane, Medbourne .....	51
A/NK/HSG/03- Land west of South Kilworth Road, North Kilworth .....	52
A/NK/HSG/06- Land south of A4304, North Kilworth .....	53
A/NK/HSG/09 - Little Dale, Station Road, North Kilworth .....	54
A/NK/HSG/10 – Land south of Station Road, North Kilworth .....	55
A/SW/HSG/01 – Land and buildings south of The Berries, Stanford Road, Swinford .....	56
A/SW/HSG/02 – Land off Rugby Road, Swinford.....	57
A/SW/HSG/03 – Land south of Rugby Road, Swinford.....	58
A/SW/HSG/04 – Land north of Springfield House, Lutterworth Road, Swinford .....	59
A/TN/MXD/01 – Land at Oakham Road, Tilton on the Hill.....	60
A/TB/HSG/02 – Land at Hallaton Road, Tugby .....	61

## Introduction

This document provides a series of maps for all 'deliverable' or 'developable' sites, as identified by the '*Strategic Housing Land Availability Assessment 2014*' for the following settlements:

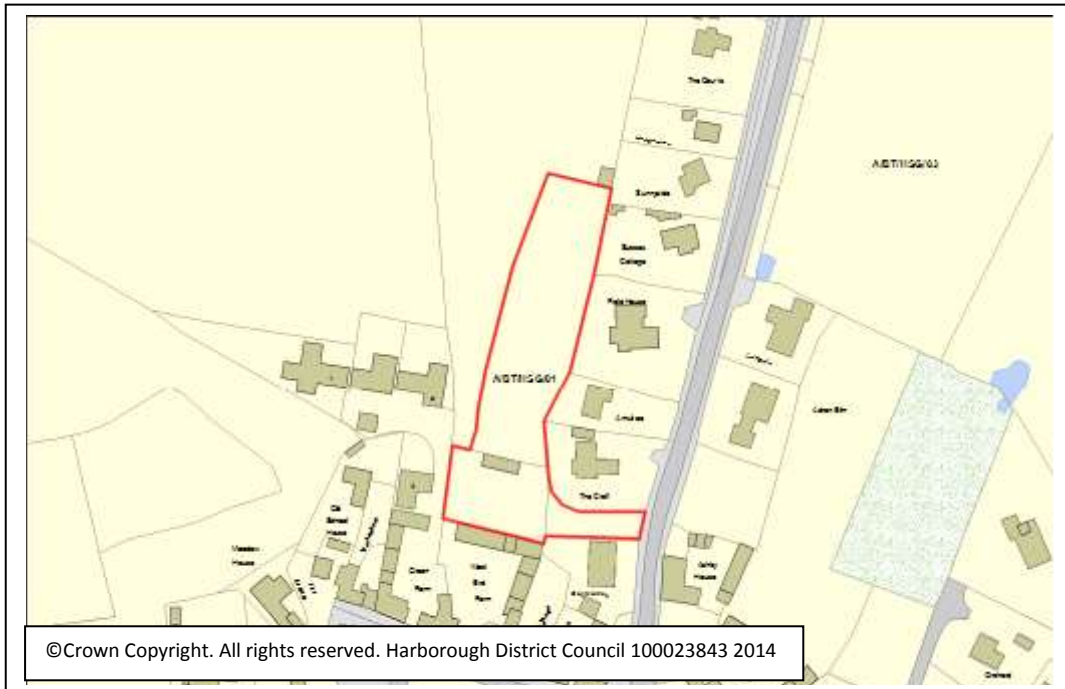
- Bitteswell
- Church Langton
- Claybrooke Magna (potential Selected Rural Village as part of new Local Plan)
- Dunton Bassett
- Foxton
- Gilmorton
- Great Bowden
- Great Easton
- Hallaton
- Lubenham
- Medbourne
- North Kilworth
- South Kilworth (no sites)
- Swinford
- Tilton on the Hill
- Tugby

Accompanying each individual site map is a summary of the information used to test whether a site is suitable, available and achievable in accordance with the National Planning Policy Framework (NPPF).

In addition an estimated housing capacity has been set out for each site along with an estimated timeframe for delivery. All estimates have been produced on the best information available and in accordance with the methodology set out with the report.

**It is important to note that the SHLAA is technical evidence which will inform the preparation of the new Local Plan for the District, together with other evidence documents. The assessment maps do not allocate sites or represent Council policy relating to the location of housing. The maps should be read in conjunction with the main SHLAA report which explains in full the purpose of the SHLAA and the methodology used.**

## ABT/HSG/01 - Land west of Ashby Lane, Bitteswell



**Site Description:** The site lies to the rear of existing properties and comprises garden and paddock land. It adjoins existing residential development with agricultural land to the north. It is close to the centre of the village and local services.

**Suitability:** The site adjoins Bitteswell, a Selected Rural Village. The Highway Authority has raised concerns that it may be difficult to achieve an appropriate access with the required visibility splays. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2013 and indicates that the site is in single ownership and could be available within the next 5 years. The site is not in the control of a developer but local builders have expressed an interest in developing the site. The site is therefore considered **available**.

**Achievability:** The need to provide an appropriate access with the required visibility splays could impact on the economic and physical viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity in relation to access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.3</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>9 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/BT/HSG/02 - Land north of Valley Farm, Bitteswell



**Site Description:** The site is located to the far western edge of Bitteswell. It is predominantly open agricultural land but does have a developed track up towards Valley Farm. To the east of the site is the main body of the village. To the south and west are further agricultural fields.

**Suitability:** The site adjoins Bitteswell, a Selected Rural Village. The 30mph speed limit would need to be extended. The site lies within a designated Area of Separation. Areas of Separation will be reviewed as part of the new Local Plan preparation process. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent in 2009. There are no updated ownership details and no information regarding the extent of developer interest. The site is therefore considered **potentially available**.

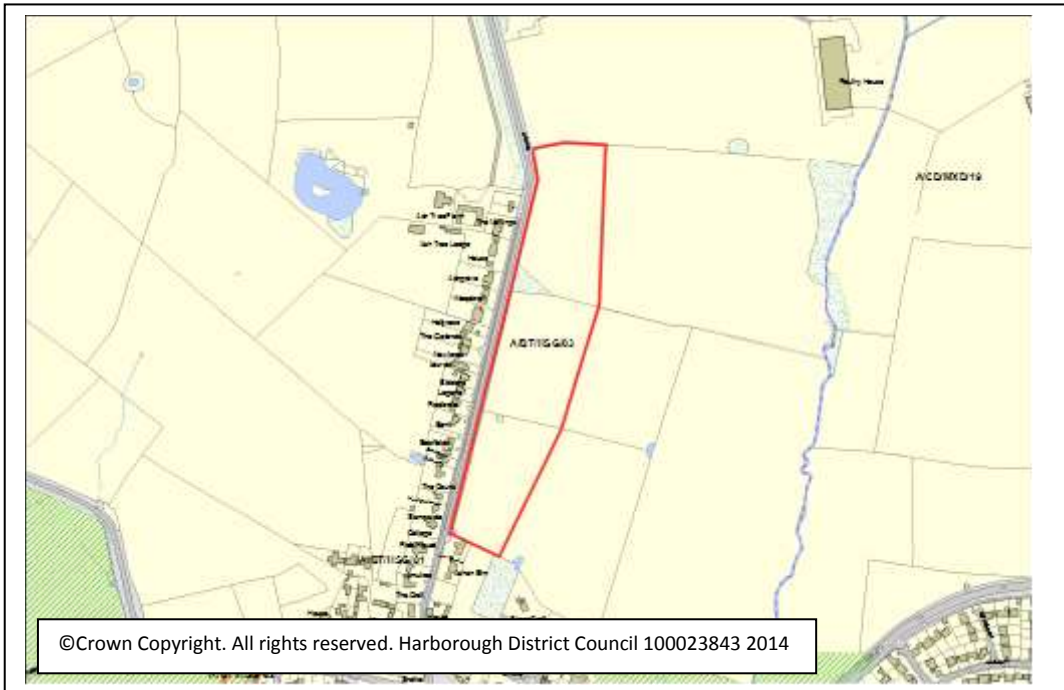
**Achievability:** The site lies within a currently defined Area of Separation. The landowner's intentions and the level of developer interest in the site are unknown. The site is considered **not currently achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. A change in the policy defining the Area of Separation boundary, due to be reviewed as part of the Local Plan, and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.94</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>55 dwellings</b>
<b>Timeframe for Development</b>	<b>11 – 15 years</b>

## A/BT/HSG/03 - Land east of Ashby Lane, Bitteswell



**Site Description:** The site is agricultural land running along the eastern side of Ashby Lane. There is housing opposite the site running along the western side of Ashby Lane. Further agricultural land lies to the north and east. Whilst the southern part of the site is relatively close to the village centre, the site extends well beyond the settlement core.

**Suitability:** The site adjoins Bitteswell, a Selected Rural Village. The site is not subject to highway access or any other constraints affecting its suitability. However, as the site is large in relation to the existing village and some of it is remote from the village centre, a reduction in the site may be appropriate. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2012 and indicates that the site is under multiple ownership and could be available within the next 5 years. However, the extent of developer interest is not clear. The site is therefore considered **potentially available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. A reduction in site size could impact on its viability. The multiple ownership of the site could delay development in the short term. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>4.2</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>79 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/CL/HSG/01- Land at the Hanbury Centre, Stonton Road, Church Langton



**Site Description:** Amenity land of 0.97ha on the edge of Church Langton between housing to the south west and the Church Langton Primary School playing field to the north east. The Church, Public House and village hall are within walking distance, as is the school.

**Suitability:** The site adjoins relatively new housing built within the last 10 years, and is served by an existing access road and no highways constraints have been highlighted at this stage. The site is a recognised 'open space, sport and recreation' site and replacement provision would be needed. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2013 and indicates that the site could be available within the next 3 years. The agent has stated that a developer has expressed an interest in developing the site in the last 10 years. The site is therefore considered as **potentially available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. Replacement open space provision could impact on its viability. The site is therefore considered **potentially achievable**.

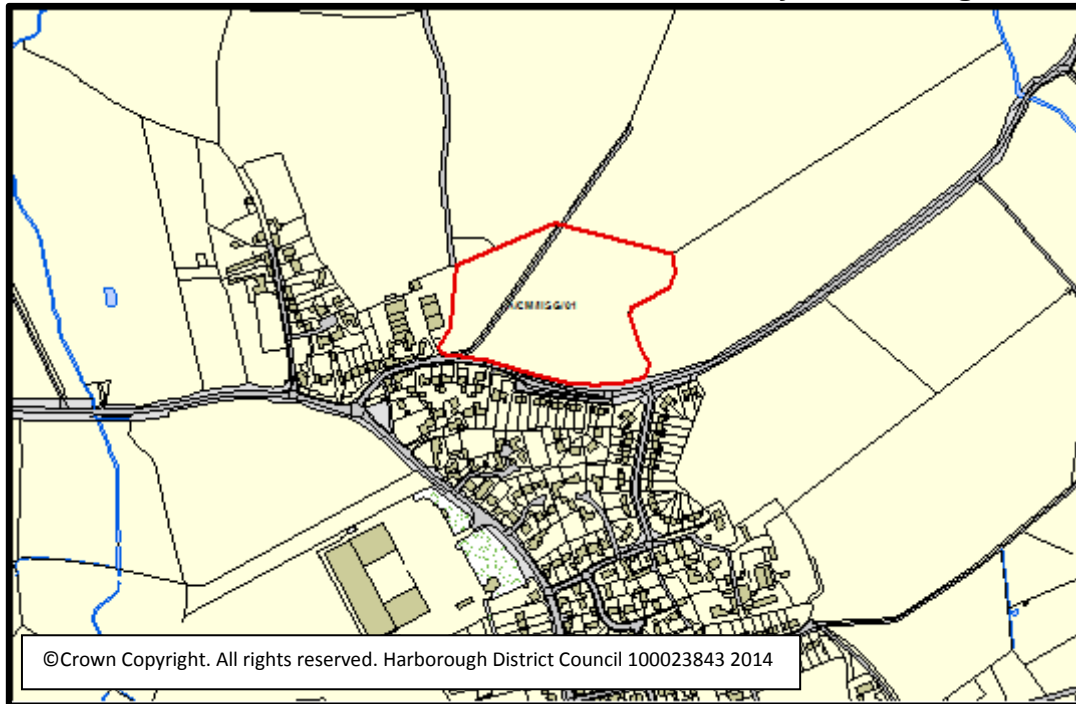
**Summary:** The above factors result in the site being **developable** for residential development. Replacement open space provision and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.55</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>14 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>



## A/CM/HSG/01 - Land off Frolesworth Lane, Claybrooke Magna



**Site Description:** The site is agricultural/paddock land adjacent to the northern part of Claybrooke Magna. It is adjacent to Gables Business Park to the west and residential development to the south. Land to the north and east is in agricultural use.

**Suitability:** The site is adjacent to Claybrooke Magna, a potential Selected Rural Village. The Highway Authority has indicated that Frolesworth Lane would need to be upgraded to accommodate additional development traffic along with footpath provision. Any impact of additional development on the nearby A5 junction would also need to be investigated. Site lies within Mineral Consultation Area and would need to be investigated. The site is considered **potentially suitable** for residential development.

**Availability:** Information relating to the availability of the site was provided by the agent/landowner in 2015 and indicates that the site could be available for development in next 5 years. Discussions with a potential developer/promoter are ongoing. The site is therefore considered **available**.

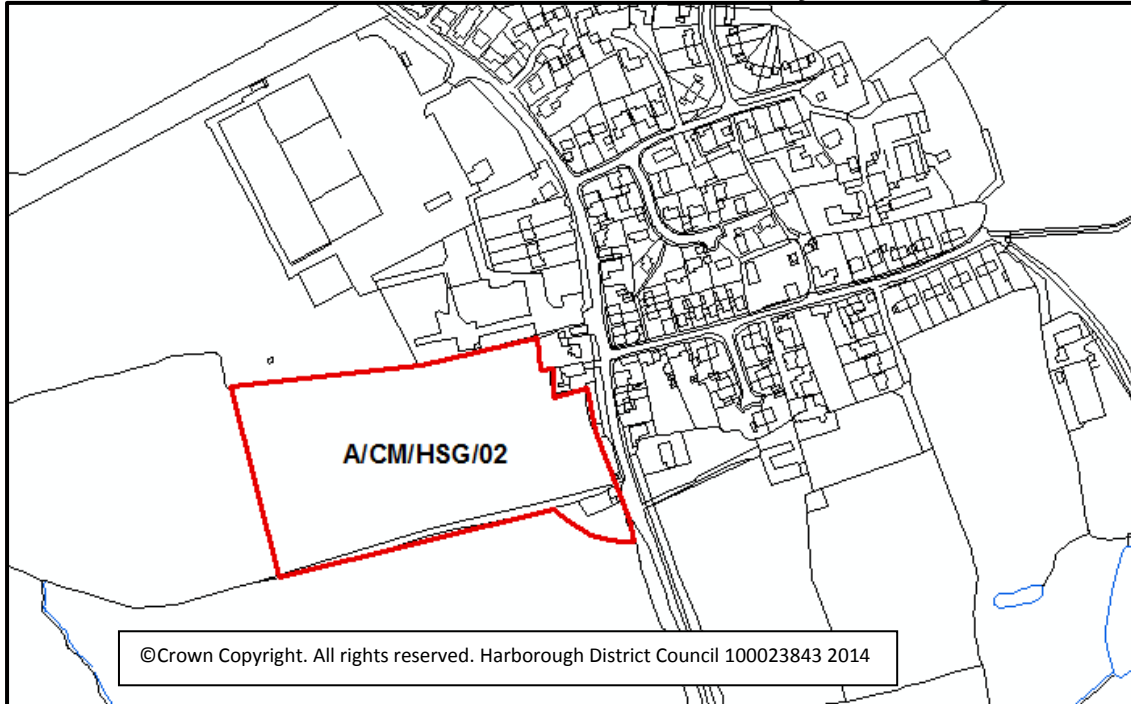
**Achievability:** Access to the site has been identified as a possible constraint which could impact on the economic viability of the site for residential development. Mineral safeguarding issue would also need to be investigated. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification in relation to access to the site and the upgrading of Frolesworth Lane would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>3.2</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>60 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/CM/HSG/02 – Land off Main Street, Claybrooke Magna



**Site Description:** The site is agricultural land adjacent to the southern edge of Claybrooke Magna. It is adjacent to the timber works to the north. There is residential development to the east of the site and agricultural land to the south and west.

**Suitability:** The site is adjacent to Claybrooke Magna, a potential Selected Rural Village. The site lies within a Mineral Consultation Area and is adjacent to a contaminated land consultation area, both of which would need to be investigated. The site relates well to the village form. The site is considered **suitable** for residential development.

**Availability:** Information relating to the availability of the site was provided by planning consultant in 2016 and indicates that the site could be available for development in next 5 years. The landowner and developer are actively promoting the site for residential development. The site is therefore considered **available**.

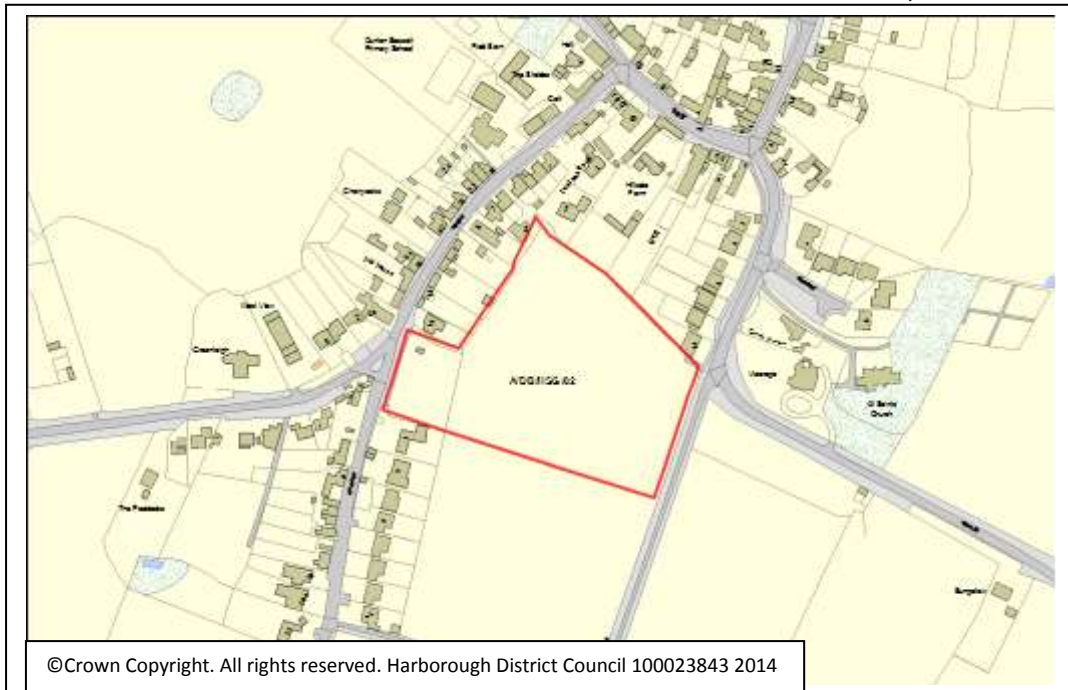
**Achievability:** Whilst the adjacent contaminated land consultation area would need to be investigated, it is unlikely to impact on the achievability of the site. No other physical or economic viability constraints have been identified. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

Total Site Area Available for Development (hectares)	3.3
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	62 dwellings
Timeframe for Development	0 - 5 years

## A/DB/HSG/02 - Land between Church Lane and The Mount, Dunton Bassett



**Site Description:** Agricultural grazing land to the south of Dunton Bassett. It adjoins established residential development to the north and west with further agricultural land to south and east. Relatively close to centre of village.

**Suitability:** The site is adjacent to Dunton Bassett, a Selected Rural Village. The Highway authority has indicated that access from The Mount would be unsuitable but alternative access from Church Lane could be considered suitable. The site is within a Mineral Consultation Area which would need to be investigated. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the consultant on behalf of the landowner in 2011 and indicates that the site could be available for development in next 5 years. No up to date information is available. The site is therefore considered **potentially available**.

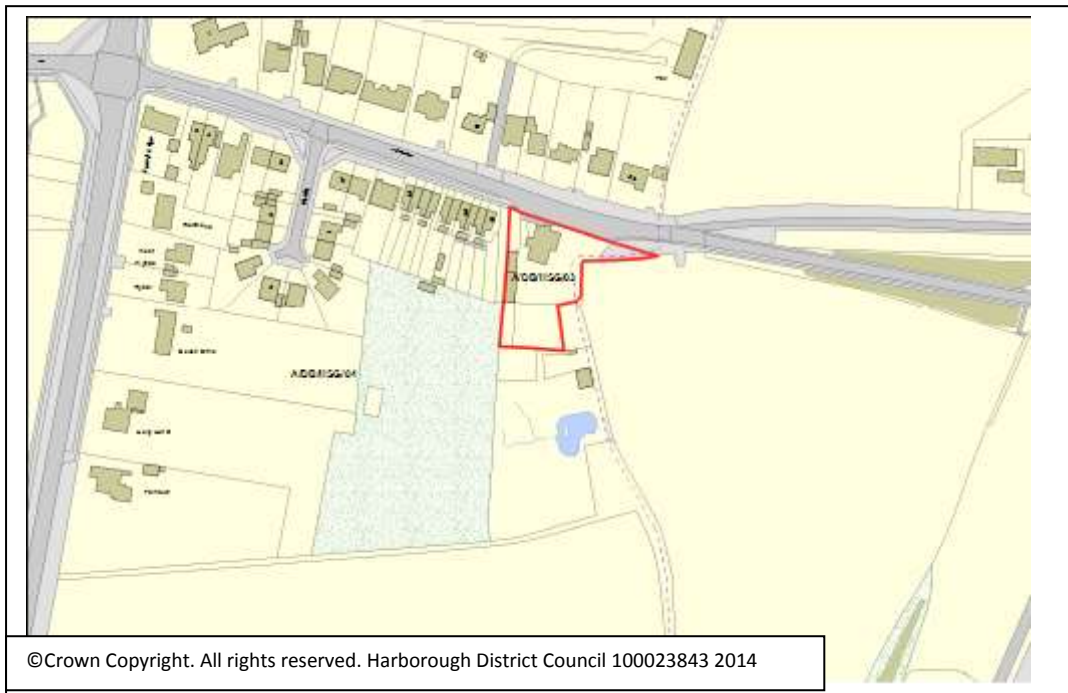
**Achievability:** Access to the site has been identified as a possible constraint which could impact on the economic viability of the site for residential development. Up to date information regarding landowner intentions and developer interest is not available. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification in relation to access to the site and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.7</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>42 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/DB/HSG/03 – Merry Monk, 38 Station Road, Dunton Bassett



**Site Description:** Site is on eastern edge of Dunton Bassett but within existing settlement form. Currently part of the site is in use as a public house/restaurant. It has residential development to north and west and agricultural fields to east and south. It is some distance from village centre.

**Suitability:** The site is within the village of Dunton Bassett, a Selected Rural Village. The site is not subject to highway access. Part of site lies within a Mineral Consultation Area which would need to be investigated. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner 2013 and indicates that the site could be available for development in the next 5 years. The site is therefore considered **available**.

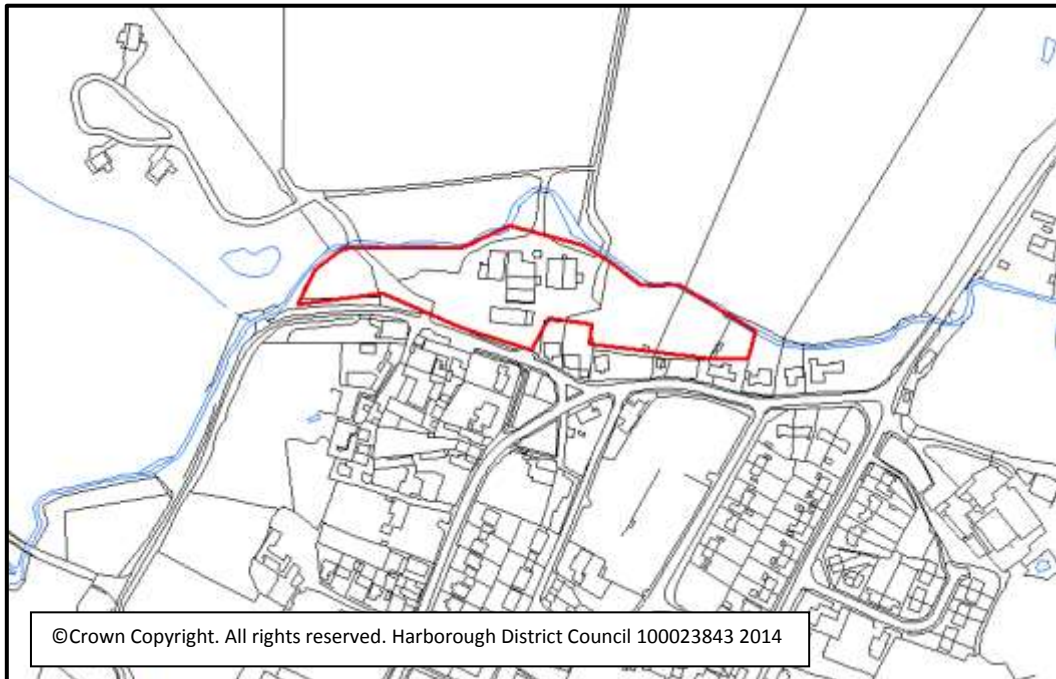
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.18</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>5 dwellings</b>
<b>Timeframe for Development</b>	<b>0 – 5 years</b>

## A/FX/HSG/01 – Westleigh Farm, North Lane, Foxton



**Site Description:** This site lies to the north of the village and is currently agricultural buildings and grazing land. The northern boundary is formed by the brook with residential development to the south.

**Suitability:** The site is within Foxton, a Selected Rural Village. The Highway Authority has commented that North Lane is not currently suitable for an increase in traffic movements. The site is affected by flood zones 2 and 3 and the developable area has been reduced accordingly. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was provided by the planning consultant on behalf of the landowner in 2012 and indicates that the site could be available for development in the next 5 years or beyond. The extent of developer interest is not known. The site is therefore considered **potentially available**.

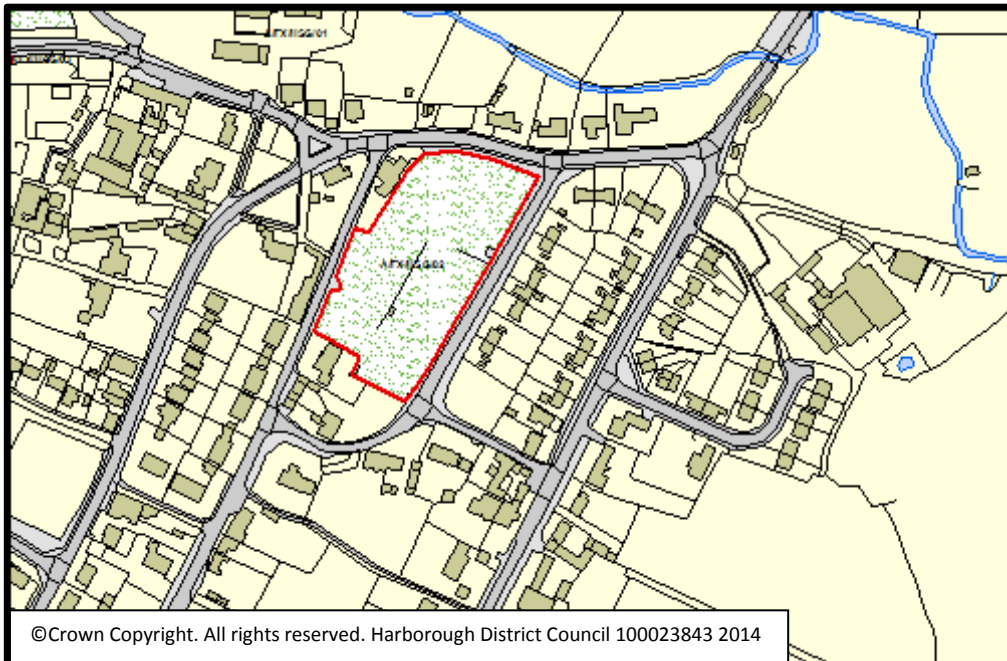
**Achievability:** Highway and flood mitigation measures could impact on the viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity around potential highway mitigation measures and flooding along with firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.80</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>20 dwellings</b>
<b>Timeframe for Development</b>	<b>6 -10 years</b>

## A/FX/HSG/02 - Land at Vicarage Drive, Foxton



**Site Description:** This site occupies a central position in Foxton and is currently undeveloped land. It is not publically accessible but is a relatively natural area of unkempt, partially wooded land. It is surrounded by established development.

**Suitability:** The site is within Foxton, a Selected Rural Village. The site is not subject to highway access or any other constraints affecting its suitability. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was provided by the planning consultant on behalf of the landowner in 2015 and indicates that the site is in single ownership could be available for development in the next 5 years. The site is in the control of a developer. The site is therefore considered **available**.

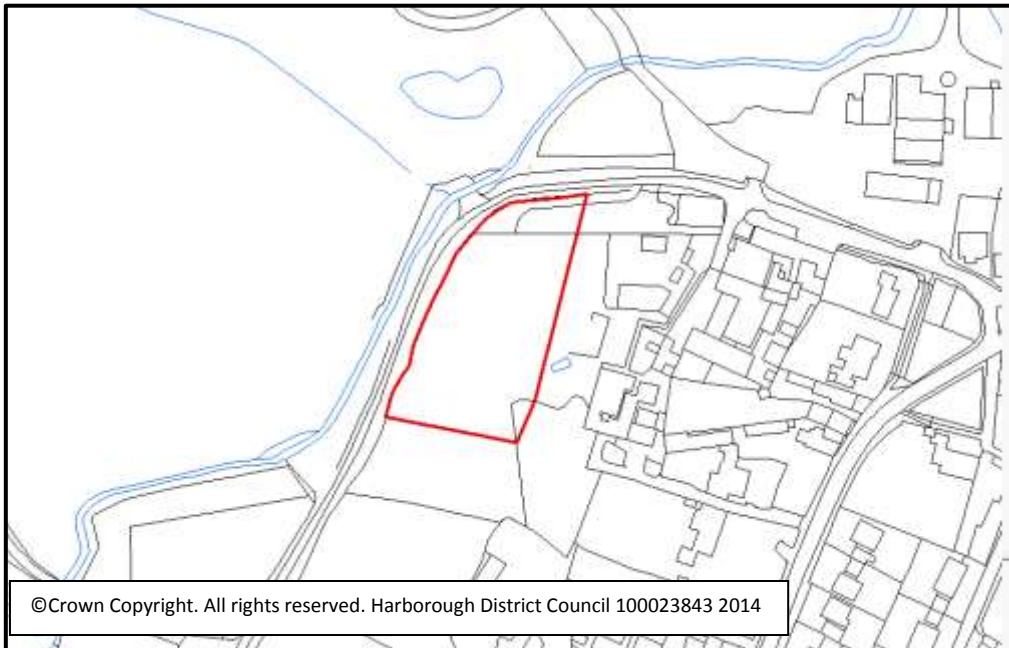
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

Total Site Area Available for Development (hectares)	0.78
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	19 dwellings
Timeframe for Development	0 - 5 years

## A/FX/HSG/03 – Land off North Lane, Foxton



**Site Description:** This site lies on the north wester edge of the village with North Lane forming the northern and western boundary. The brook lies beyond North Lane. The site is currently paddock land. Residential development lies to the east of the site.

**Suitability:** The site is within Foxton, a Selected Rural Village. The Highway Authority has indicated that some mitigation may be needed for access on to North Lane. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was provided by the agent on behalf of the landowner in 2015 and indicates that the site could be available for development in the next 5 years and that there has been developer interest. There is a current planning application on the site for 13 dwellings. The site is therefore considered **available**.

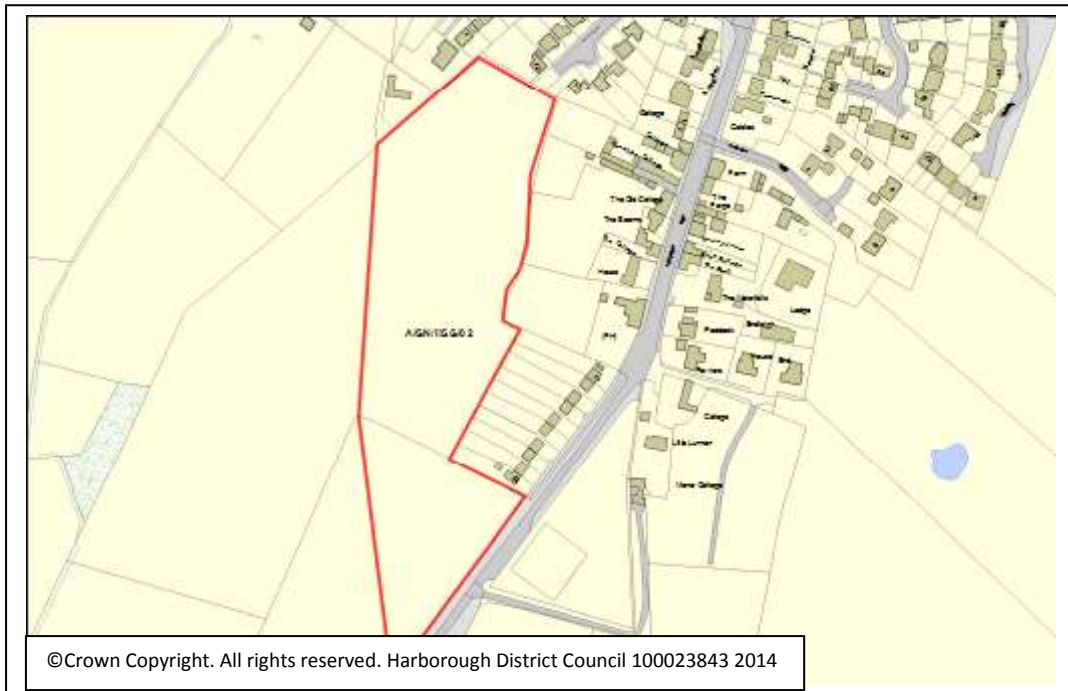
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.40</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>12 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/GN/HSG/02 - Land west of Lutterworth Road, Gilmorton



**Site Description:** Agricultural land adjoining the south west of Gilmorton. The site lies to the rear of properties to the east of Lutterworth Road and extends beyond the current village's southern extent. The tennis courts are on the opposite side of Lutterworth Road. Agricultural land lies to the west and south. It is in reasonably close proximity to village services and facilities.

**Suitability:** Site is adjacent to Gilmorton, a Selected Rural Village. The site is not subject to highway access or any other constraints affecting its suitability. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2011 and indicates that the site is in single ownership could be available for development in the next 5 years. The site is therefore considered **potentially available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

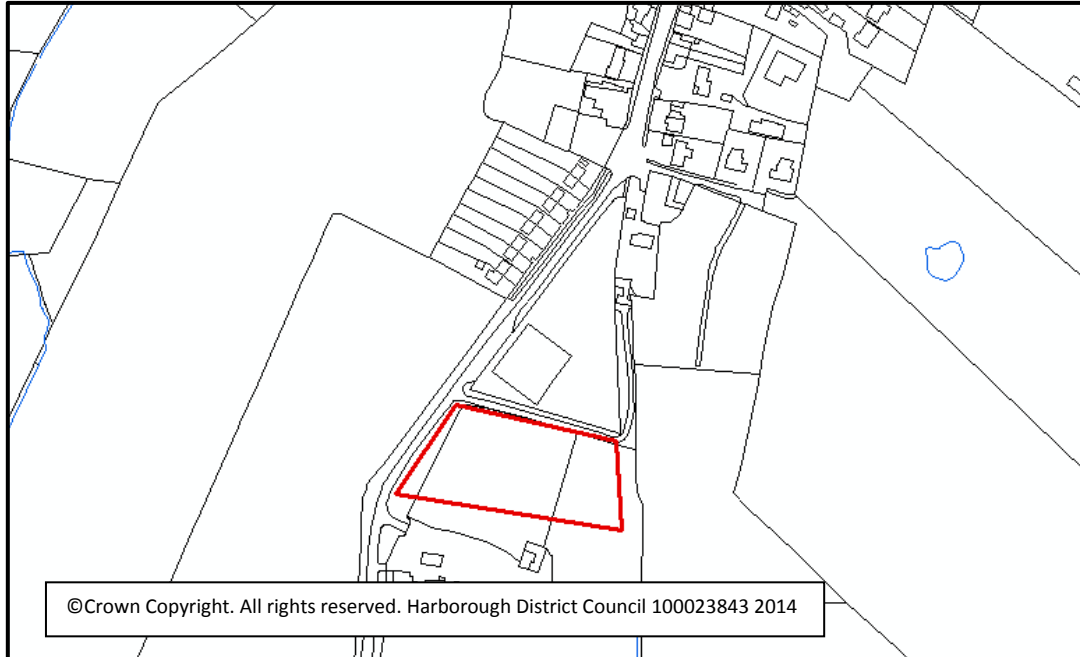
**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest would be needed to re-classify the site as deliverable.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.5</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>47 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>



### A/GN/HSG/03 - Land east of Lutterworth Road, Gilmorton



**Site Description:** Agricultural land adjoining the southern edge of Gilmorton. The site lies to south of the village playground/tennis court and to the north of a small grouping of dwellings including Gilmorton House. Agricultural land lies to the east and west. There is no development on the western side of Lutterworth Road at this point.

**Suitability:** Site is adjacent to Gilmorton, a Selected Rural Village. The Highway Authority has indicated that mitigation measures may be needed, including extending the 30mph speed limit. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2011 and indicates that the site is in single ownership could be available for development in the next 5 years. A planning application for 8 dwellings on the majority of the site has been submitted to Council indicating availability. The site is therefore considered **available**.

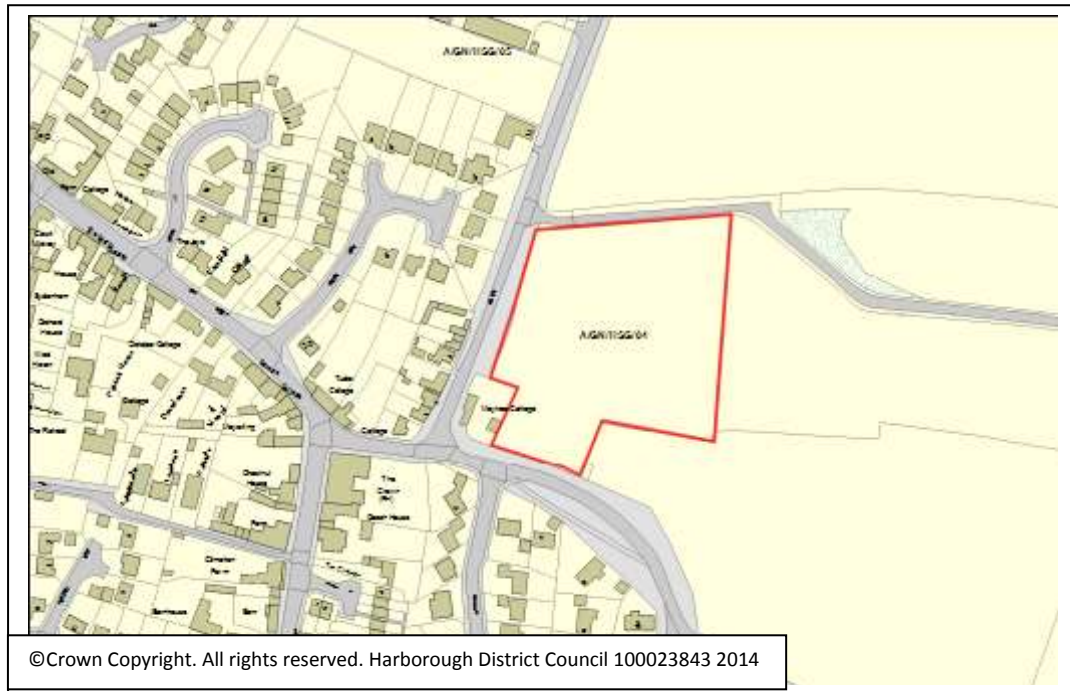
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development, although highway mitigation measures may be needed. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

#### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.6</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>15 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/GN/HSG/04 - Land east of Mill Lane, Gilmorton



**Site Description:** The site lies to the east of Gilmorton and is agricultural pasture land. It is opposite residential development to the west and south. Further agricultural land is adjacent to the east and north. The site is relatively close to services and facilities.

**Suitability:** The site is adjacent to Gilmorton, a Selected Rural Village. In highways terms there are visibility and speed constraints, however mitigation is possible. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner 2015 and indicates that the site is in single ownership and could be available for development in the next 5 years. There is firm demonstrable developer interest in the site. There is a current planning application for up to 27 dwellings on the site. The site is therefore considered **available**.

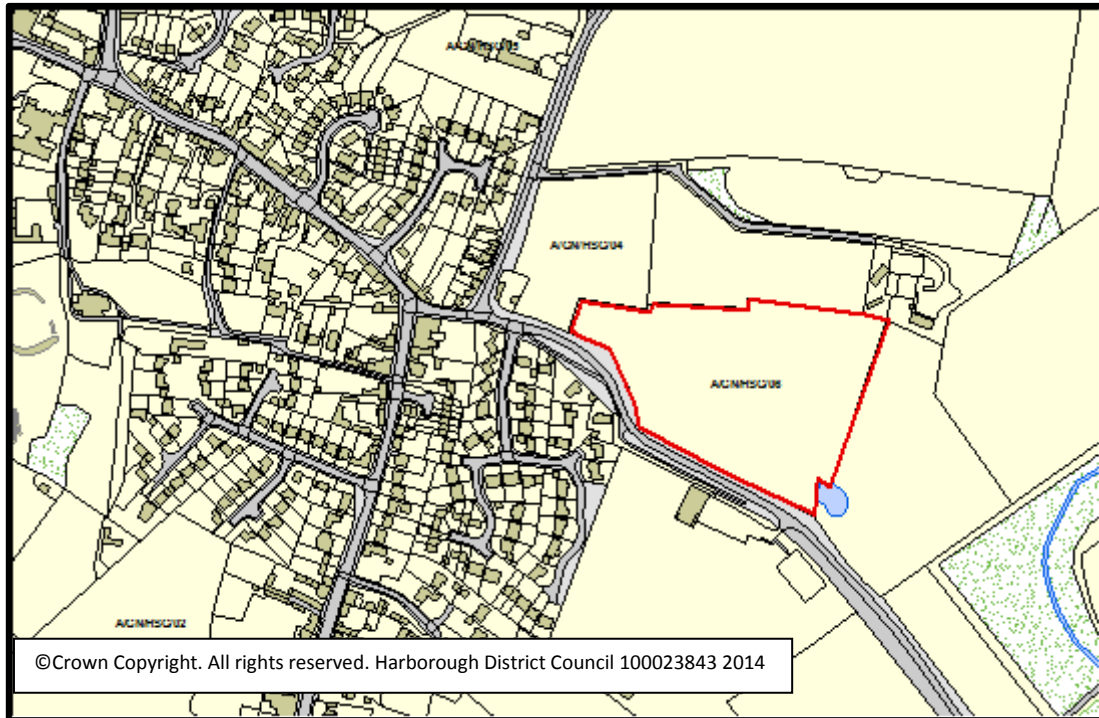
**Achievability:** Possible highway improvements have been assessed by a developer and they are confident that the site's development viability will not be affected. The site is considered **achievable**.

**Summary:** The above factors result in the site being considered **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.2</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>30 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>

## A/GN/HSG/06 - Land off Gilmorton Road, Gilmorton



**Site Description:** The site lies to the east of Gilmorton and is agricultural land. It is opposite residential development to the west across Gilmorton Road. Further agricultural land is adjacent to the east, north and south. The site is relatively close to services and facilities. It is adjacent to SHLAA site A/GN/HSG/04.

**Suitability:** The site is adjacent to Gilmorton, a Selected Rural Village. However, the site would represent the only development to the north of Gilmorton Road if developed in isolation and would extend development well beyond the existing village if developed in its entirety. There is an application for residential development on adjacent SHLAA site. The site is considered **suitable** for residential development.

**Availability:** Information relating to the availability of the site was provided by the agent, on behalf of the landowner in 2015, and indicates that the site is in single ownership and could be available for development in the next 5 years. There has been developer interest in the site. The site is therefore considered **potentially available**.

**Achievability:** Possible highway improvements could impact on the site's viability for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being considered **developable** for residential development. Firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.46</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>46 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GB/HSG/02 - Land north of Leicester Lane, Great Bowden



**Site Description:** The site adjoins the western edge of Great Bowden and is currently in agricultural use. It is adjacent to established housing on the northern side of Leicester Lane and an established saw mill to the east. Further agricultural land lies to the north, south and west of the site. It is some distance from the village centre.

**Suitability:** The site adjoins Great Bowden, a Selected Rural Village. Development would extend development west into open countryside. The Highway Authority has identified that the 30mph limit would need to be extended and some improvements to Leicester Lane may be needed. The site adjoins a Contaminated Land consultation zone which would need to be investigated prior to development. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicated that there has been developer/builder interest in the site. The site could become available in the next 5 years. The site is therefore considered **available**.

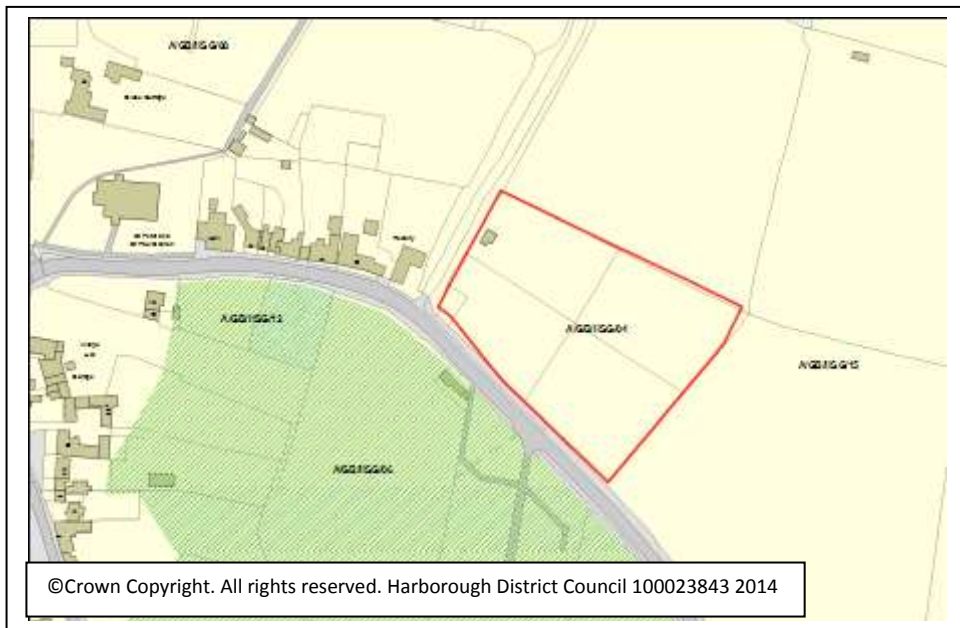
**Achievability:** Possible improvements to Leicester Lane, as raised by the Highway Authority, could impact on the economic and physical viability of the site. The contaminated land issue would also need to be investigated. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest and further clarity on access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.02</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>38 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GB/HSG/04 - Land north of Dingley Road, Great Bowden



**Site Description:** The site lies to the north of Dingley Road adjacent to the eastern edge of the village. It is currently in use as an agricultural paddock. There is further agricultural land to the north and east. The Cemetery lies opposite the site to the south of Dingley Road. There is established residential development to the west. The site is close to the centre of the village.

**Suitability:** The site adjoins Great Bowden, a Selected Rural Village. The Highway Authority has identified that the 30mph limit would need to be extended and some improvements to Dingley Road may be necessary. Development will need to be facing out to Dingley Road and will require the urbanisation of the street scene to give the appearance of a built up area to ensure speeds are naturally reduced. This will require removal of extensive lengths of hedgerow. The site lies within a Mineral Consultation Area. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2013 and indicates that the site is in single ownership and could be available within the next 5 years. There has been developer interest in the site. The site is therefore considered **available**.

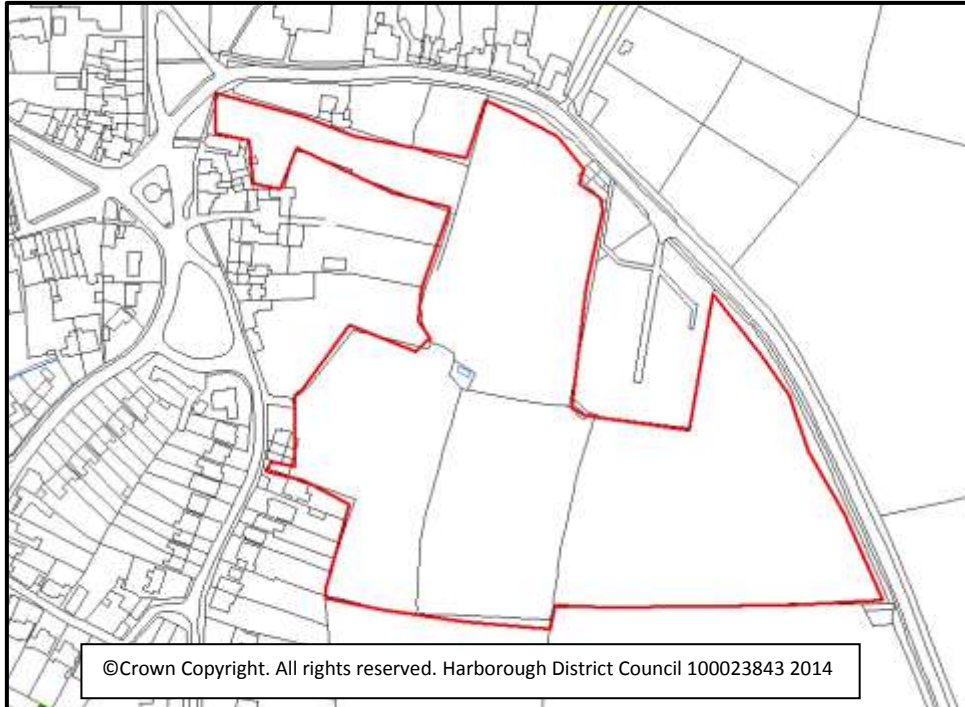
**Achievability:** Possible improvements to Dingley Road, as raised by the Highway Authority, could impact on the economic and physical viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest and further clarity on access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.85</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>21 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

**A/GB/HSG/06 – Land off Knights End Road (north), Great Bowden**



**Site Description:** The site lies to the east of Great Bowden. It is bounded by Dingley Road to the north and east. It skirts round the cemetery which is on Dingley Road and is adjoins existing development to the north and west. It is currently in use as paddock / agricultural land. The site is close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The Highway Authority has raised concerns regarding access using Knights End Road due to capacity issues. Access to Dingley Road would require mitigation and changes to the speed limit. The site is adjacent to an area of potentially contaminated land which would need to be investigated prior to development. The site lies within a Mineral Consultation Area and within a designated Area of Separation (due to be reviewed as part of the new Local Plan). The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2013 and indicates that the site could be available within the next 5 years. There is a current application for 29 dwellings on the western part of the site indicating developer interest. The site is therefore considered **available**.

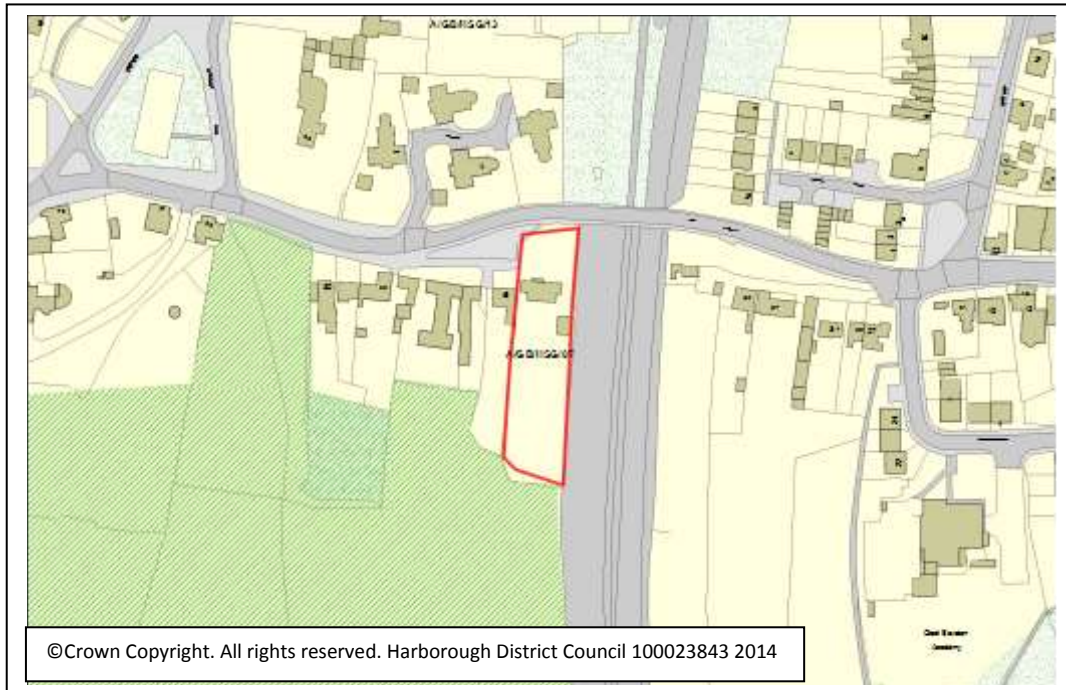
**Achievability:** The site lies within a designated Separation Area. Separation Area policy will be reviewed as part of the new Local Plan preparation process. Providing suitable access onto Dingley Road and necessary mitigation could impact on the viability of the site. No other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding access arrangements and a change in the current Area of Separation policy (due to be reviewed as part of the new Local Plan) would be needed to re-classify the site as deliverable, as defined by the NPPF.

**Site Capacity:**

<b>Total Site Area Available for Development (hectares)</b>	<b>4.00</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>75 dwellings</b>
<b>Timeframe for Development</b>	<b>6 -10 years</b>

## A/GB/HSG/07 – 41 Main Street, Great Bowden



**Site Description:** Site comprises dwelling and garden, with agricultural land to south and railway line to east. Site is close to village centre and is adjacent to established dwellings.

**Suitability:** The site lies within Great Bowden, a Selected Rural Village. The Highway Authority has commented that it may be difficult to achieve an appropriate access with the required visibility splays and therefore it is unlikely to be acceptable. An alternative appropriate access would need to be provided. The site is also adjacent to a Contaminated Land consultation zone (railway line) which would need to be investigated prior to development. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2012 and indicates that the site is in single ownership and could be available within the next 5 years. The extent of developer interest is not clear. The site is therefore considered **potentially available**.

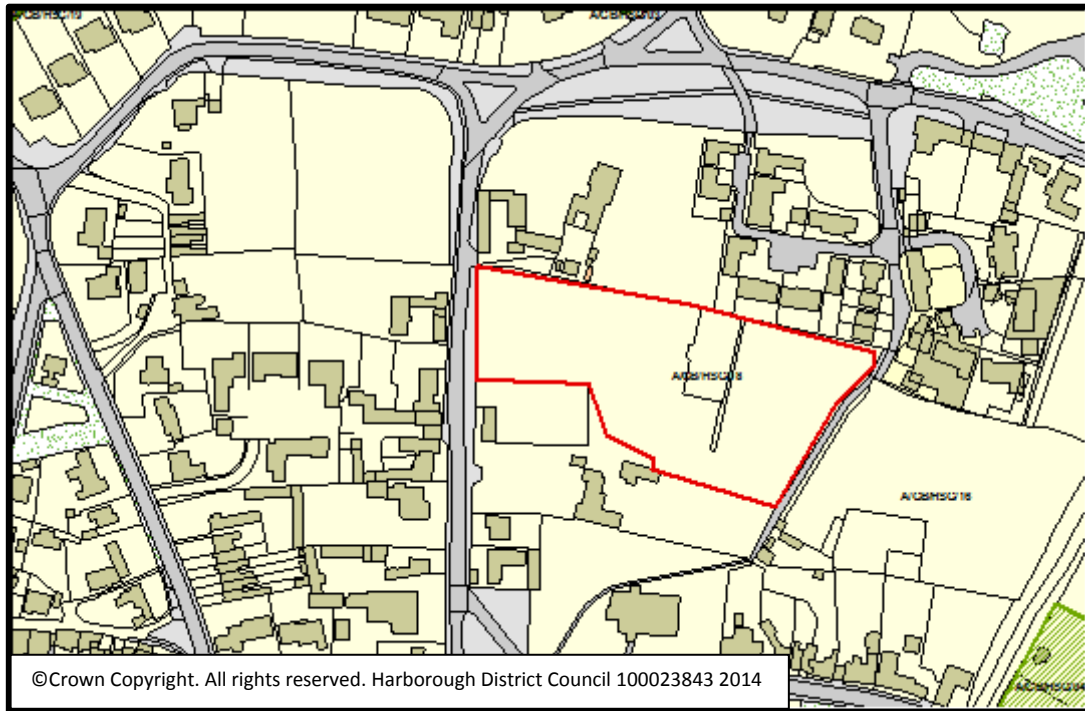
**Achievability:** The need to provide an alternative appropriate access, as highlighted by the Highway Authority, could impact on the economic and physical viability of the site. The contaminated land issue would also need to be investigated. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity on access together with firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.2</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>6 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GB/HSG/08 - Land off Sutton Road, Great Bowden



**Site Description:** Land in centre of Great Bowden. Site is close to village centre and is surrounded by established dwellings.

**Suitability:** The site lies within Great Bowden, a Selected Rural Village. Development would represent infill. The site is not subject to highway access or any other constraints affecting its suitability. The site lies within a Mineral Consultation Area. The site is therefore considered **suitable** for residential development.

**Availability:** The Availability of the site was last updated by the landowner in 2015 and indicates that the landowner intends to develop the site. The site could become available within the next 5 years. The site is therefore considered **available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

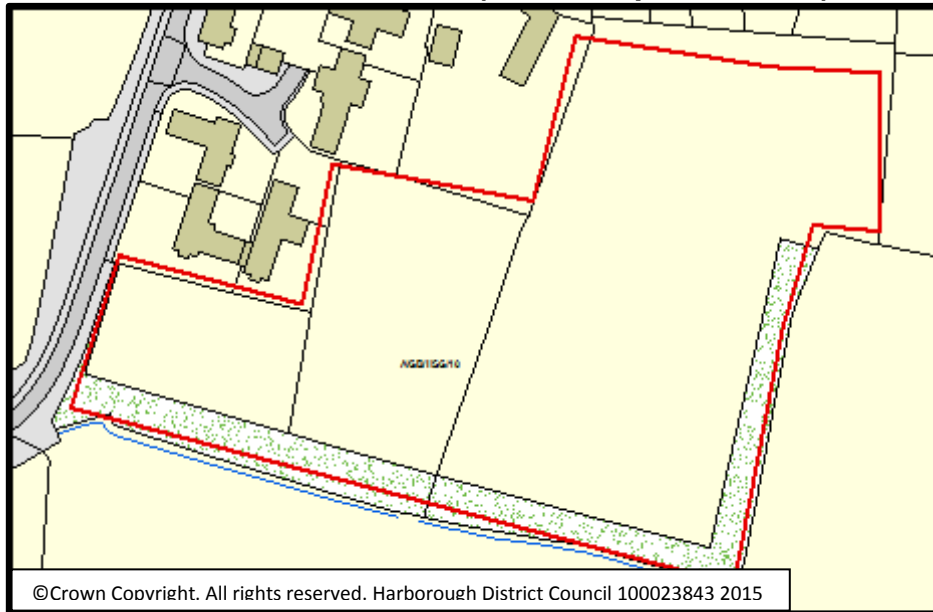
**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.89</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>22 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>



## A/GB/HSG/10 - Land off Burnmill Road (rear of Top Yard Farm), Great Bowden



**Site Description:** Land situated off Burnmill Road in Great Bowden, adjacent to a small existing development to the rear of Top Yard Farm. The site adjoins the outskirts of the existing settlement and is situated in a designated Area of Separation.

**Suitability:** With regards to highway constraints, there are issues which require further investigation as part of a pre-application or formal planning application process. Two access options have been presented by the site promoter which, have undergone some initial assessment by the Highway Authority; it has been indicated that one of these might provide an appropriate solution. The site lies within a designated Area of Separation. However, Areas of Separation will be reviewed as part of the new Local Plan preparation process. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The Availability of the site was last updated by the landowner in 2015 and indicates that the landowner intends to develop the site. The site could become available within the next 5 years. The site is therefore considered **available**.

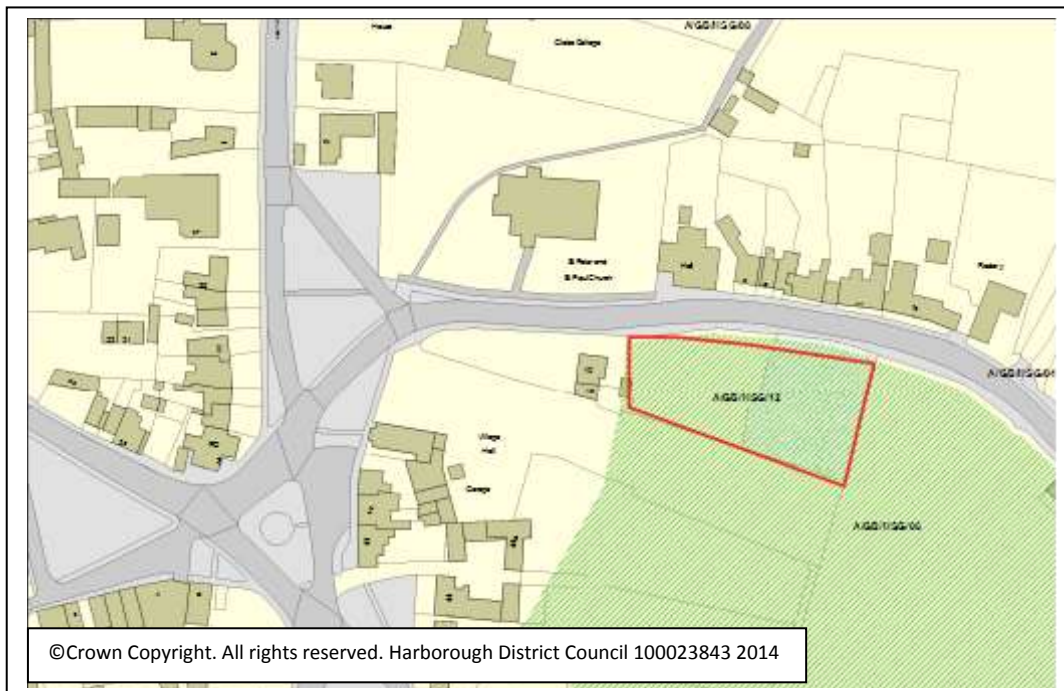
**Achievability:** The highway constraints of the site will have cost implications on the delivery of this site. Area of Separation boundaries will be reviewed as part of the new Local Plan. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. A change in Area of Separation boundaries and evidence of the ability to create a suitable access point in accordance with the 6 C's design guide would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.40</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>35 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GB/HSG/12- Land south of Great Bowden



**Site Description:** The site is undeveloped land to the south of Dingley Road on the eastern edge of Great Bowden. There is residential development to the west and north of the site with agricultural land to the south and east. The site is close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The site lies within a designated Area of Separation. However, Areas of Separation will be reviewed as part of the new Local Plan preparation process. The site lies within a Mineral Consultation Area. The site is therefore considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2013 and indicates that the site is in single ownership and could be available within the next 5 years. There is a current application for 29 dwellings which incorporates this site. The site is therefore considered **available**.

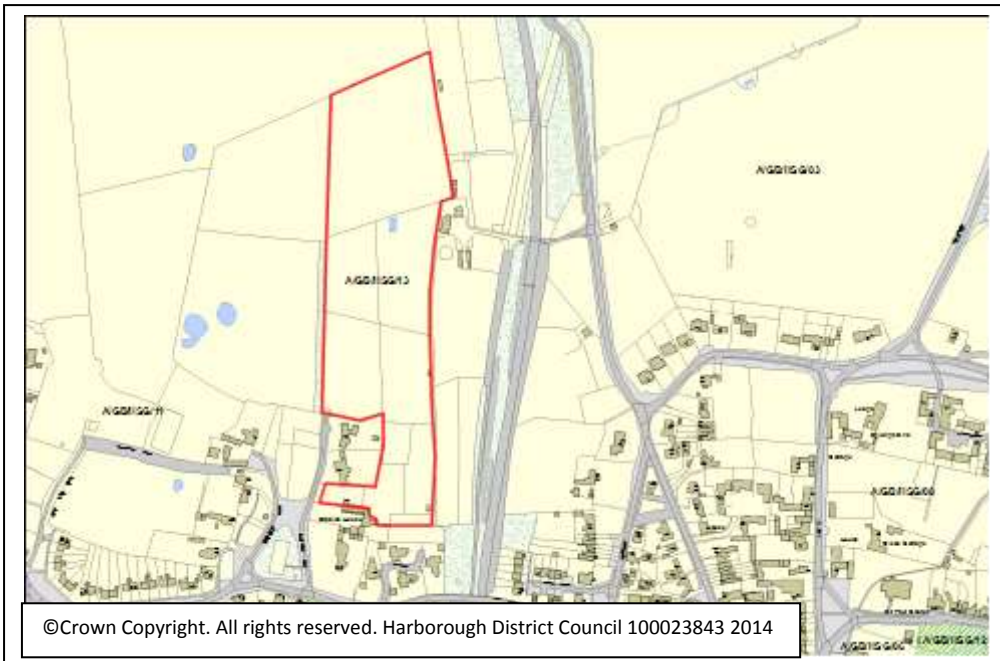
**Achievability:** Other than the site lying within a designated Area of Separation, no physical or economic constraints have been identified to make the site unviable for residential development. Area of Separation policy will be reviewed as part of the new Local Plan preparation process. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development, subject to a change in Area of Separation boundary as part of the new Local Plan.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.2</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>6 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/GB/HSG/13- Land off Upper Green Lane, Great Bowden



**Site Description:** The site adjoins Great Bowden and runs northwards into open countryside, west of the railway line. There is residential development adjacent to the southern part of the site. Beyond this the site is surrounded by agricultural land. The southern part of the site is close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The site extends northwards into open countryside, well beyond the village. The Highway Authority has commented that the current access to the site is not appropriate to cater for an increase in vehicle movements and alternative access would be needed. The site is adjacent to a Contaminated Land consultation area (railway line) which would need to be investigated prior to development. The site is therefore considered **not currently suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2011 and indicates that the site is under multiple ownership and could be available within the next 5 years. The extent of developer interest is unclear. The site is therefore considered **potentially available**.

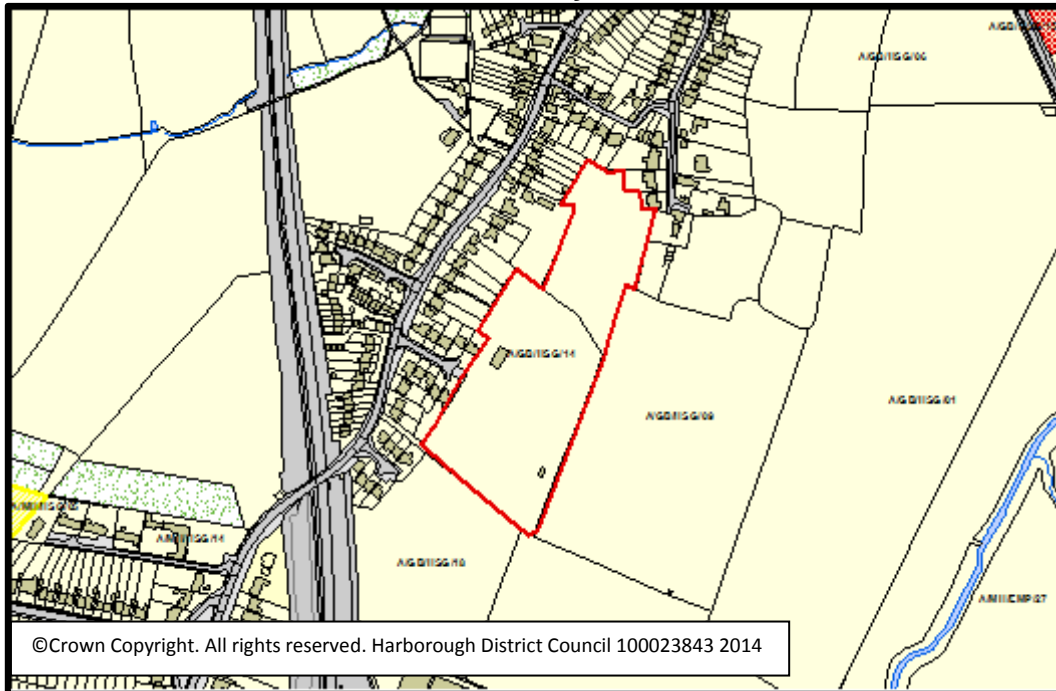
**Achievability:** Securing an appropriate alternative access to the site could impact on the viability and delivery of the site for residential development. The contaminated land issue could also have an impact on its overall viability. The site is considered **not currently achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity on access together with firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

Total Site Area Available for Development (hectares)	4.3
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	81 dwellings
Timeframe for Development	16+ years

## A/GB/HSG/14- Land off Berry Close, Great Bowden



**Site Description:** The site adjoins Great Bowden to the east of Berry Close. It forms part of a larger area of agricultural land between Great Bowden and Market Harborough. The site is relatively close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The site lies within a designated Area of Separation. Area of Separation boundaries will be reviewed as part of the new Local Plan. The site lies within a Mineral Consultation Area. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2015 and indicates that the site could be available within the next 5 years. There is strong developer interest in the site. An appeal against refusal of planning permission for residential development is underway. The site is therefore considered **available**.

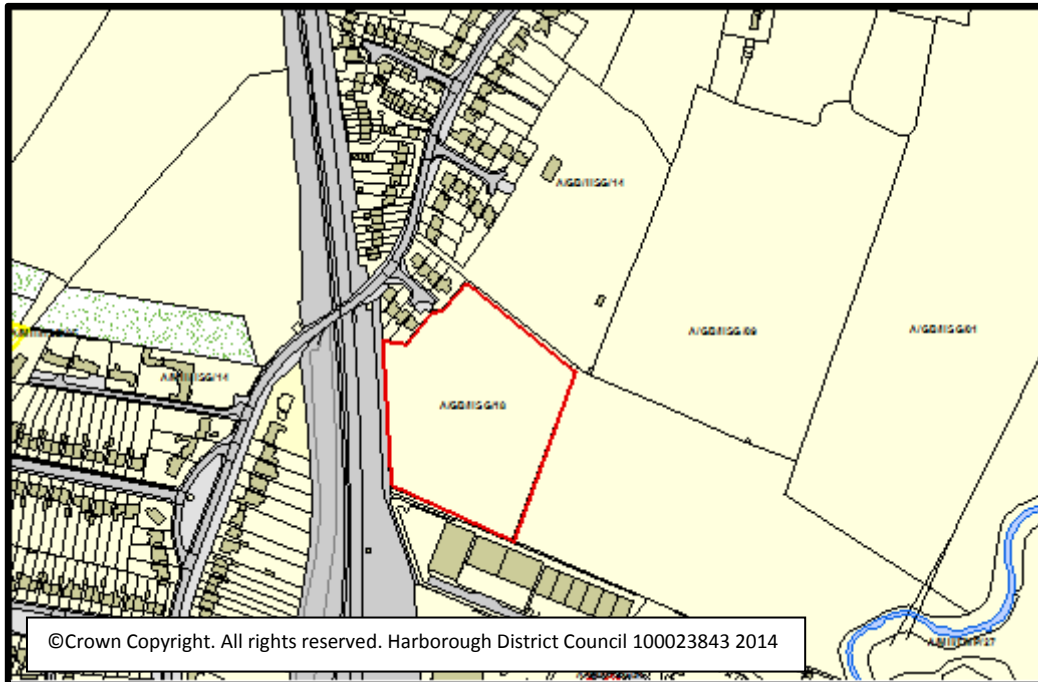
**Achievability:** Although the site lies within an Area of Separation, this policy will be reviewed as part of work on the new Local Plan. No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development, subject to a change in Area of Separation boundary as part of the new Local Plan.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>3</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>56 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/GB/HSG/18 - Land off Bankfield Drive, Great Bowden



**Site Description:** The site adjoins Great Bowden to the north and Market Harborough to the south. It forms part of a larger area of agricultural land between Great Bowden and Market Harborough.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. Development of the site would lead to the coalescence of Great Bowden and Market Harborough. The site lies within a designated Area of Separation. Area of Separation boundaries will be reviewed as part of the new Local Plan. The site is adjacent to 2 contaminated land areas (railway line and industrial area) which would need to be investigated prior to development. The capacity of the proposed access will need further investigation. The site lies partially within a Mineral Consultation Area. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2015 and indicates that the site could be available within the next 5 years. There has been developer interest in the site. The site is therefore considered **available**.

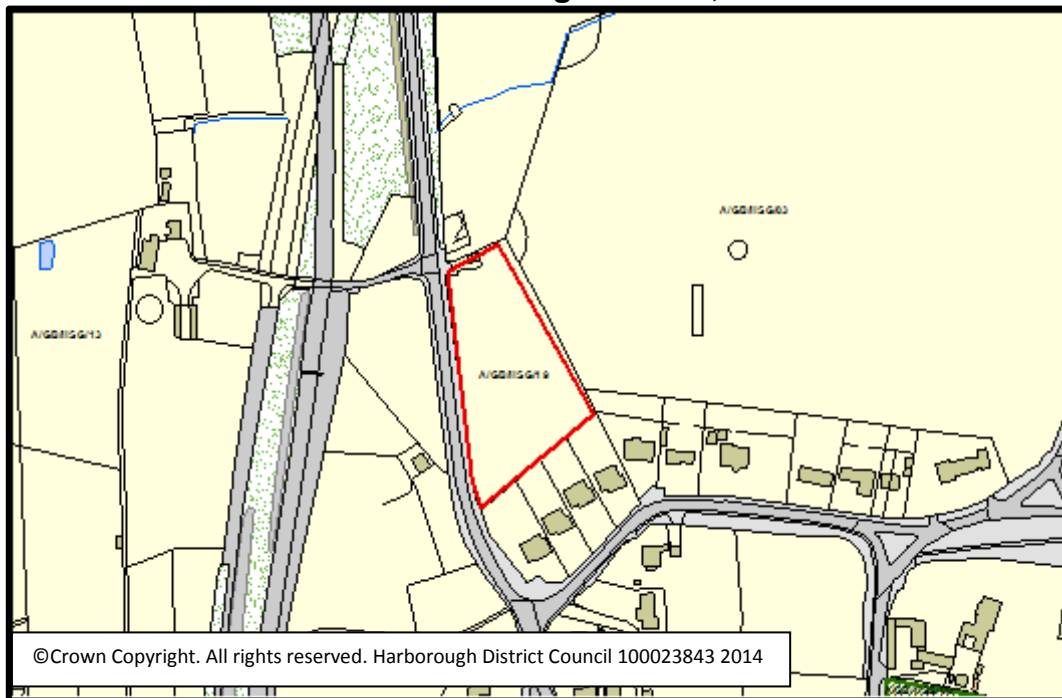
**Achievability:** The site lies within a designated Separation Area. Separation Area policy will be reviewed as part of the new Local Plan preparation process. The suitability of the site access and overcoming contaminated land issues could impact on the viability of the site for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. A change in the current Area of Separation boundary (due to be reviewed as part of the new Local Plan) and evidence in relation to acceptable access and contaminated land issues would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

Total Site Area Available for Development (hectares)	3
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	50 dwellings
Timeframe for Development	6 - 10 years

## A/GB/HSG/19 - Land off Langton Road, Great Bowden



**Site Description:** This site adjoins the northern edge of Great Bowden. It is bounded by Langton Road to the west and established housing to the south. It is currently in use as a paddock with agricultural land to the north and east. The site is relatively close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. Langton Road is currently subjected to the national speed limit and, therefore, the Highway Authority would need any access off the road to address this issue. The site is therefore considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by a developer on behalf of the landowner in 2015 and indicates that the site could be available within the next 5 years. There is firm developer interest in the site. The site is therefore considered **available**.

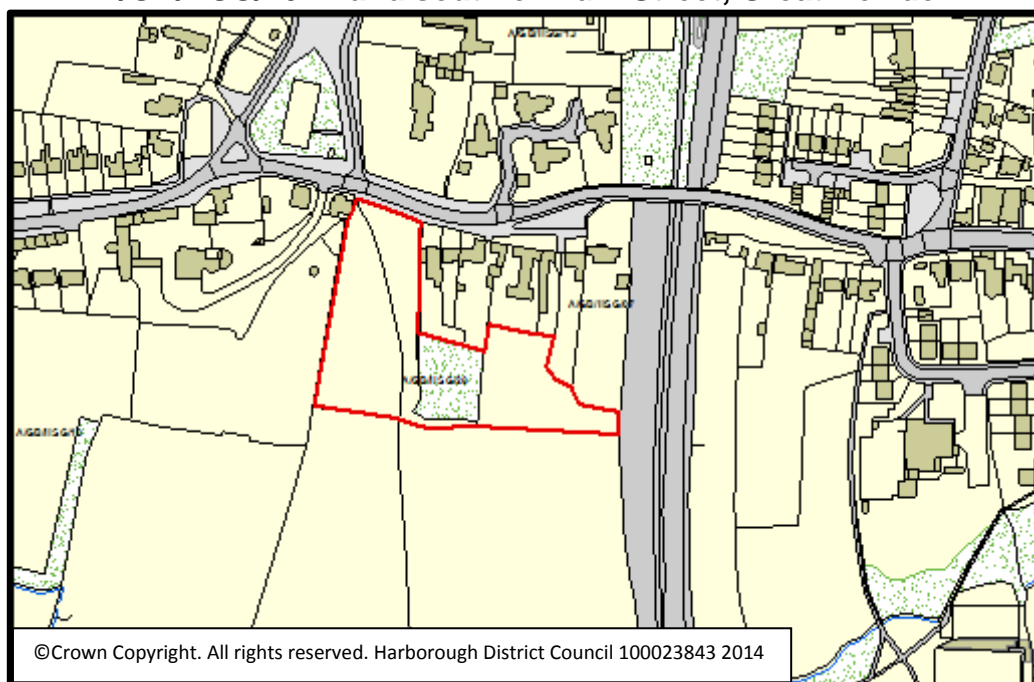
**Achievability:** Apart from the issue of speed of traffic at the proposed access, no other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

Total Site Area Available for Development (hectares)	0.57
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	14 dwellings
Timeframe for Development	0 - 5 years

## A/GB/HSG/20 - Land south of Main Street, Great Bowden



**Site Description:** The site adjoins Great Bowden to the southern edge of Great Bowden. It has frontage onto Main Street and runs eastwards to the rear of established housing to meet the railway line. It is currently in agricultural use. Further agricultural land lies to the south.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The site lies within a designated Area of Separation. Area of separation boundaries will be reviewed as part of the new Local Plan. The site is adjacent to a contaminated land consultation area (railway line) which would need to be investigated prior to development. The site is therefore considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site could be available within the next 5 years. There has been developer interest in the site. The site is therefore considered **available**.

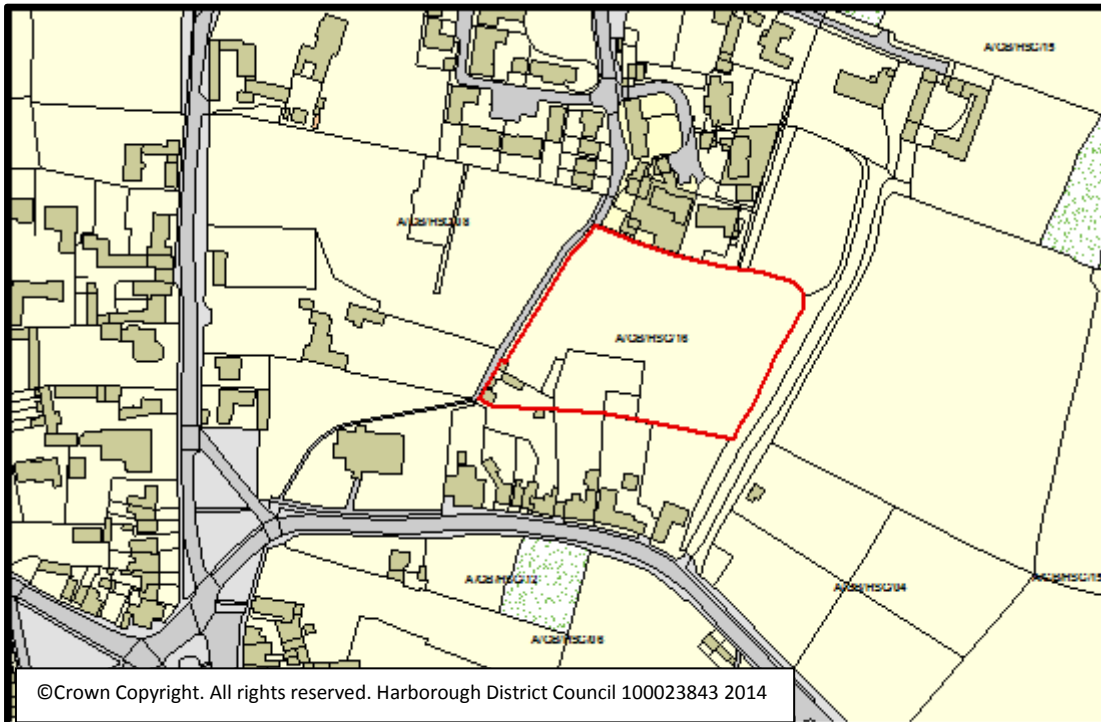
**Achievability:** The site lies within a designated Separation Area. Separation Area policy will be reviewed as part of the new Local Plan preparation process. Contaminated land issues would need to be investigated. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development subject to a change in the current Area of Separation boundary (due to be reviewed as part of the new Local Plan).

### Site Capacity:

Total Site Area Available for Development (hectares)	0.84
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	21 dwellings
Timeframe for Development	0 - 5 years

## A/GB/HSG/16 - Land off Nether Green, Great Bowden



**Site Description:** The site lies within Great Bowden to the rear of properties on Dingley Road. It is adjacent to established dwellings to the north and south. It is currently in use as paddock land. The site is close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The Highway Authority is concerned regarding potential access off a public right of way (A70) to the site which is unlikely to be acceptable. The site lies within a Mineral Consultation Area. The site is therefore considered **not currently suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site could be available within the next 5 – 10 years. Extent of developer interest is not clear. The site is therefore considered **potentially available**.

**Achievability:** The proposed access to the site is unlikely to be acceptable and providing an alternative may impact on the site's viability. No other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **potentially achievable**.

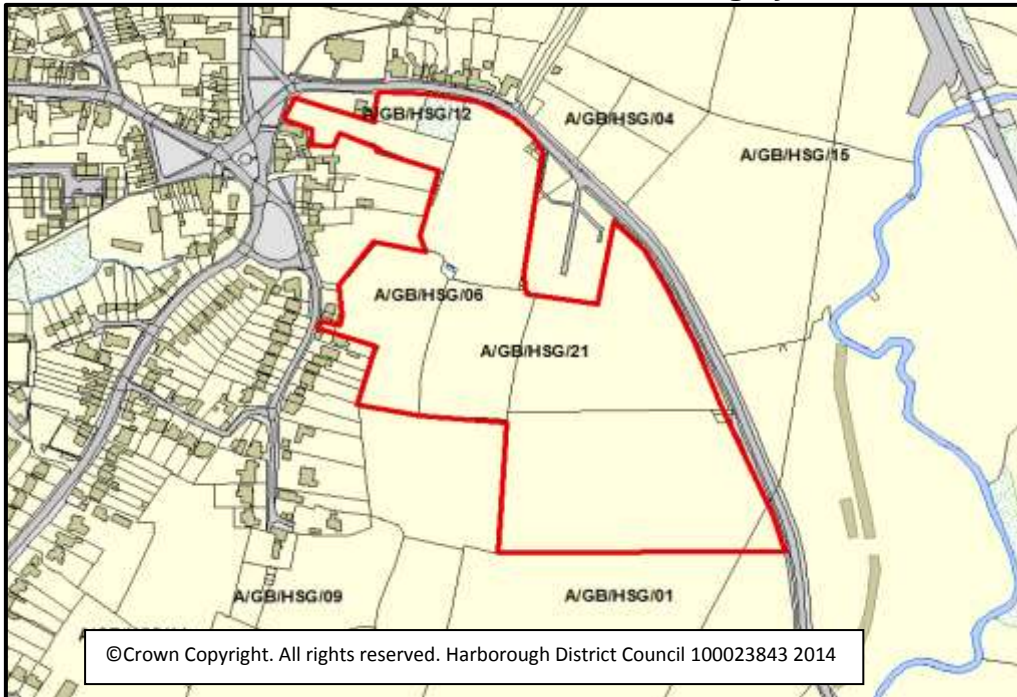
**Summary:** The above factors result in the site being **developable** for residential development. Evidence in relation to an acceptable access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.72</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>16 dwellings</b>
<b>Timeframe for Development</b>	<b>11 -15 years</b>



## A/GB/HSG/21 – Land to south and west of Dingley Road, Great Bowden



**Site Description:** The site lies to the east of Great Bowden. It is bounded by Dingley Road to the north and east. It skirts round the cemetery which is on Dingley Road and is adjoins existing development to the north and west. It is currently in use as paddock / agricultural land. The site is close to village centre.

**Suitability:** The site lies adjacent to Great Bowden, a Selected Rural Village. The Highway Authority has concerns relating to access arrangements onto Dingley Road (relating to restricted visibility, bends in the road and width for access road and footpath). The site is adjacent to an area of potentially contaminated land which would need to be investigated prior to development. The site lies within a Mineral Consultation Area and within a designated Area of Separation (due to be reviewed as part of the new Local Plan). The western part of the site has a better connection with the village than the eastern part. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site is under option to a local developer and could be available within the next 0 - 5 years. There is a current application for 29 dwellings on the western part of the site indicating developer interest. The site is therefore considered **available**.

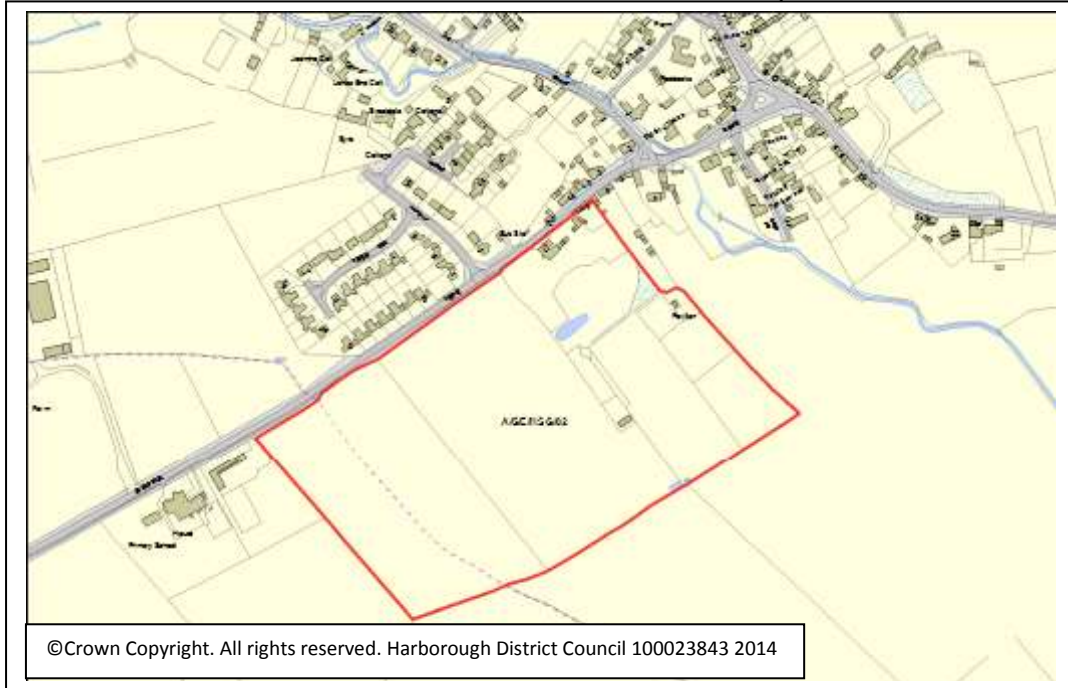
**Achievability:** The site lies within a designated Separation Area. Separation Area policy will be reviewed as part of the new Local Plan preparation process. Providing suitable access onto Dingley Road and necessary mitigation could impact on the viability of the site. No other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development, subject to proposals meeting the relevant highways design standards. Clarity regarding access arrangements and a change in the current Area of Separation policy (due to be reviewed as part of the new Local Plan) would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>6.71</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>126 dwellings</b>
<b>Timeframe for Development</b>	<b>6 -10 years</b>

## A/GE/HSG/02 - Land East of Barnsdale, Great Easton



**Site Description:** The site extends along the southern side of Barnsdale westwards from the edge of Great Easton to Bringhurst Primary School. It is opposite residential development on the northern side of Barnsdale. The site is primarily agricultural land and extends into open countryside to the south.

**Suitability:** The site is adjacent to Great Easton, a Selected Rural Village. A large proportion of the site is located within an HSE Gas Buffer consultation area. A small area in the eastern part of the site is a Contaminated Land consultation area which would need to be investigated. The site is large in comparison with the village and a reduced area would be more appropriate in scale. The site is considered **potentially suitable** for residential development.

**Availability:** The Availability of the site was last updated by consultants on behalf of the landowner in 2013 and indicates that the site could be developed in the next 5 years. The site is in multiple ownership. Developer interest in the site is not indicated. The site is therefore considered as **potentially available**.

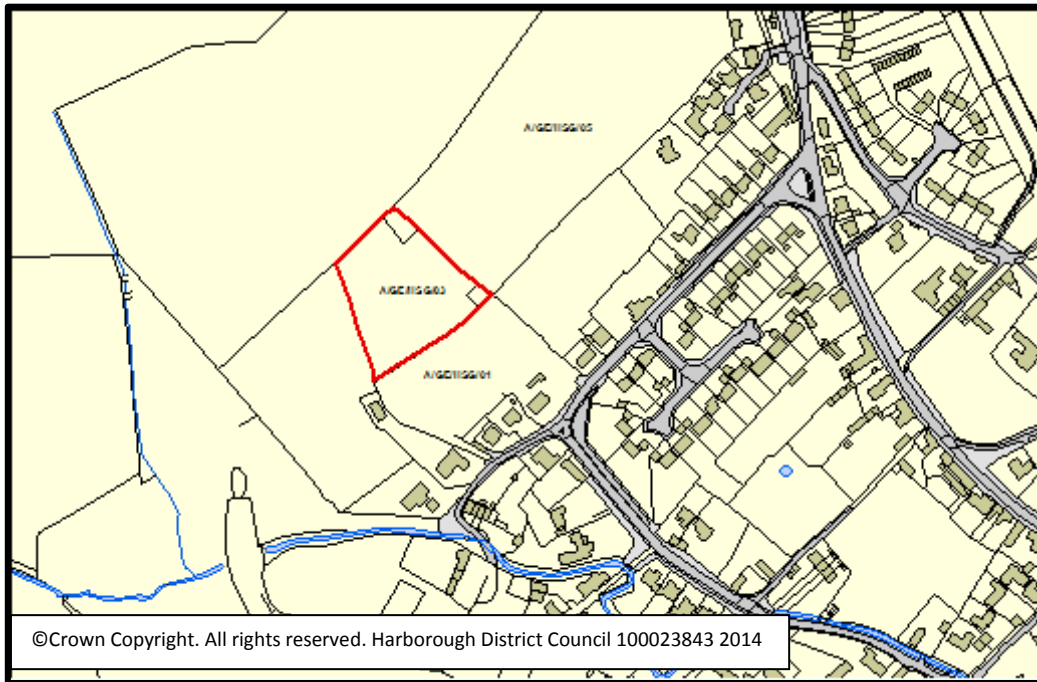
**Achievability:** The extent of the Gas Buffer area results may lead to a reduction in the site's developable area. The contaminated land issue also needs to be investigated. These constraints may impact on the economic viability of the site for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification regarding the gas buffer zone along with firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>10</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>188 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/GE/HSG/03 - Land at rear of 28 Broadgate, Great Easton



**Site Description:** The site is currently in agricultural use and is surrounded by further agricultural land to the north, west and east. It borders a site with planning permission for housing to the south.

**Suitability:** The site is adjacent to a commitment which adjoins Great Easton, a Selected Rural Village. The site will only be adjacent to the village the adjoining land with planning permission has been developed. Access would also depend on development of the adjoining site for which a reserve matters application has been submitted. The site is considered **potentially suitable** for residential development.

**Availability:** The Availability of the site was last updated by consultants on behalf of the landowner in 2015 and indicates that the site could be developed in the next 5 years. The site is therefore considered as **available**.

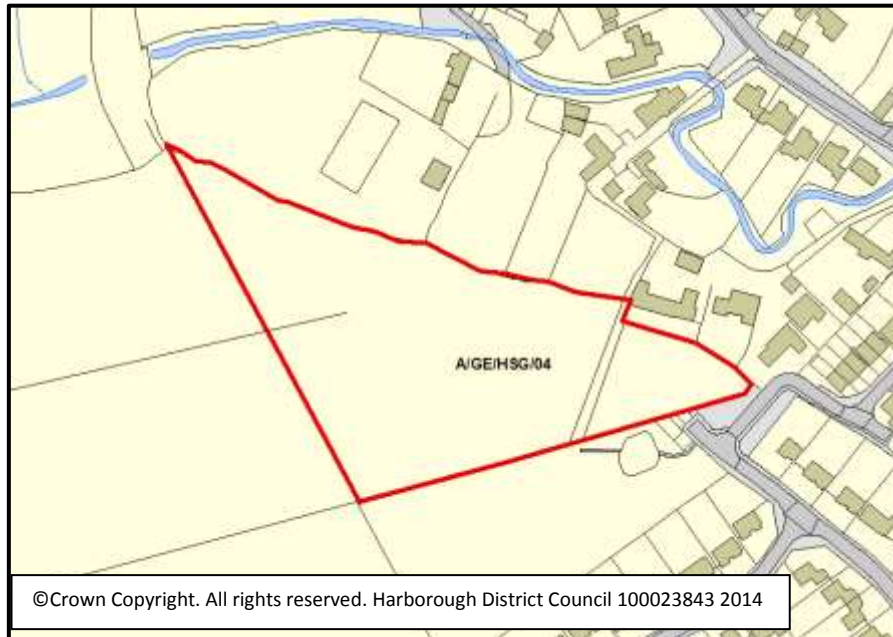
**Achievability:** Access is dependent on development of adjacent site. No other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Delivery of the adjacent commitment would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.58</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>14 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GE/HSG/04 - Land off Clarkes Dale (west), Great Easton



**Site Description:** The site adjoins the western part of Great Easton and its northern boundary comprises established dwellings with large gardens. It is currently in agricultural use as is surrounding land to the west and south. The small triangular site to the east was also submitted for SHLAA assessment but was excluded due to its small size.

**Suitability:** The site is adjacent to Great Easton, a Selected Rural Village. The Highway Authority has indicated that provision of access onto Clarkes Dale is likely to be acceptable. The site is considered **suitable** for residential development.

**Availability:** The Availability of the site was provided by the developer on behalf of the landowner in 2015 and indicates that the site could be developed in the next 5 years. The site is therefore considered as **available**.

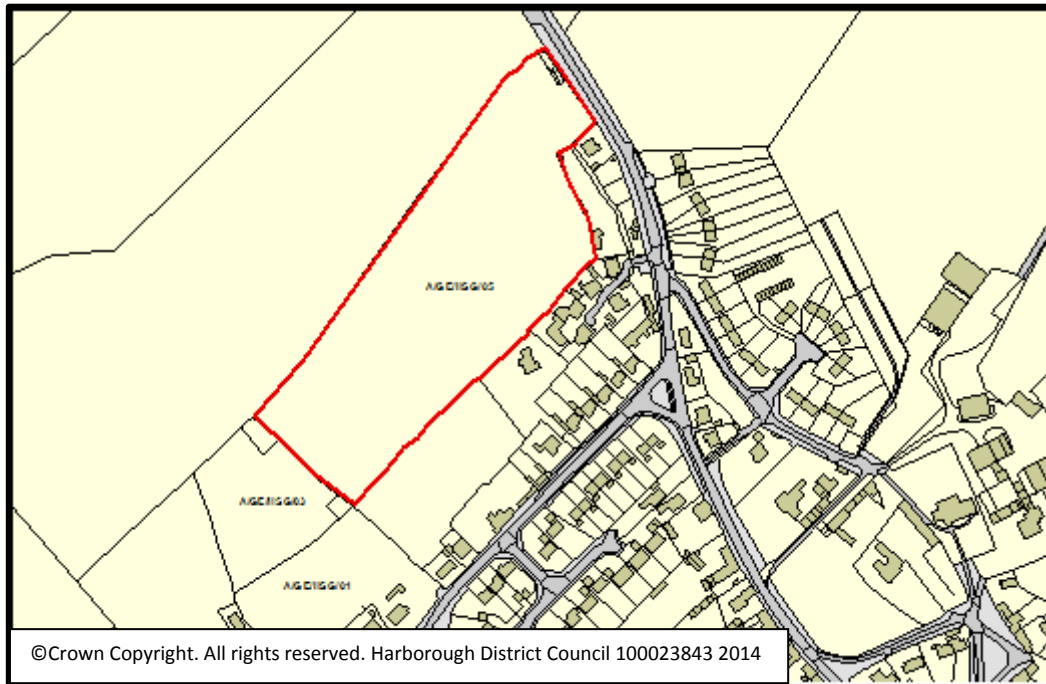
**Achievability:** Providing access from Clarkes Dale is achievable, no physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification regarding the access to the site would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.38</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>34 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/GE/HSG/05 - Land west of Stockerston Lane, Great Easton



**Site Description:** The site extends south west from Stockerston Lane along the north western edge of Great Easton to meet SHLAA site (A/GE/HSG/03). Whilst the north eastern part of the site is adjacent to established development, the rest of the site is surrounded by agricultural land. The site itself is currently in agricultural use.

**Suitability:** The site is adjacent to Great Easton, a Selected Rural Village. The Highway Authority has indicated that the current speed limit on this part of Stockerston Road would need to be amended for development to be potentially acceptable. The site is relatively large for the village and development of its full extent may be excessive. The site is considered **potentially suitable** for residential development.

**Availability:** The Availability of the site was by the agent on behalf of the landowner in 2016 and indicates that the site could be developed in the 5 to 10 years. No developer interest was indicated. The site is therefore considered as **potentially available**.

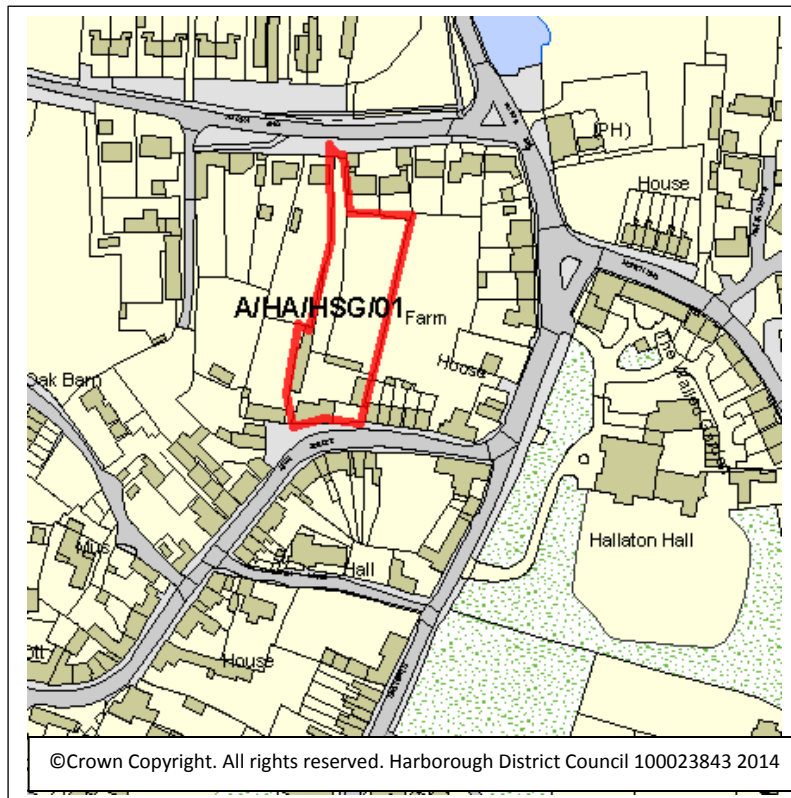
**Achievability:** The speed limit issue on Stockerston Road would need to be addressed satisfactorily. No other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification regarding access from Stockerston Road and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.7</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>51 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/HA/HSG/01- Land to rear of 31 High Street, Hallaton



**Site Description:** Site is an infill site within the village of Hallaton. Hallaton is a Selected Rural Village and amenities are within easy walking distance including public houses, shop and post office, village hall, recreation ground and pavilion and primary school.

**Suitability:** The site has vehicular access from High Street. Highway Authority comments have indicated that there is no fundamental reason why the site should not be suitable for development at this time. Site lies within Landfill Consultation area. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2013 and indicates that the site could be developed in the next 5 years. The landowner does not intend to sell the site to a developer. The site is considered to be **available**.

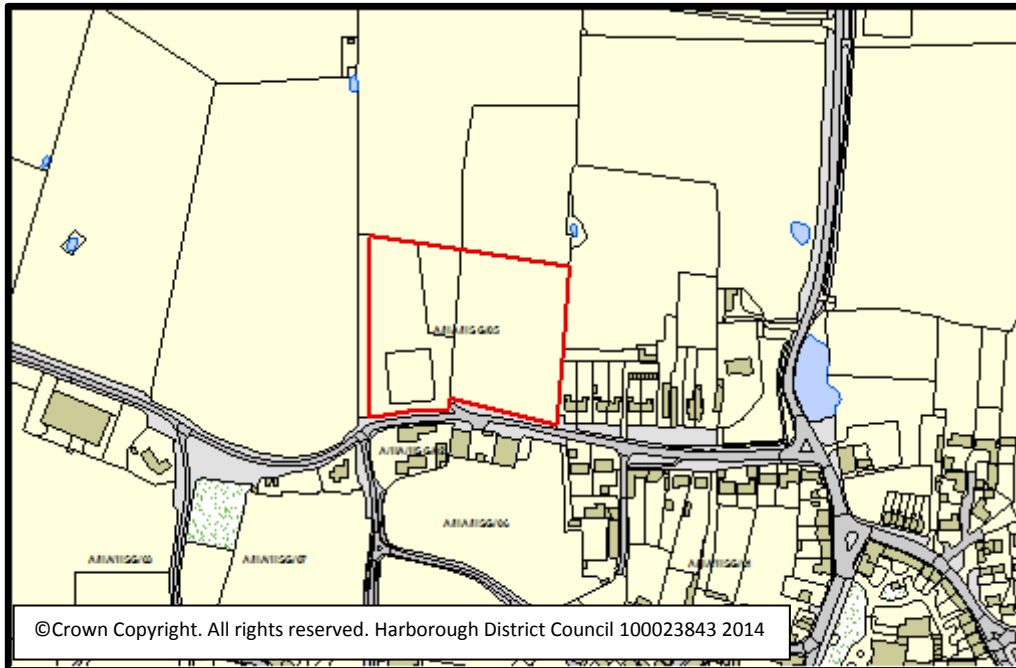
**Achievability:** Other than the Landfill Consultation area issue, no other physical or economic constraints have been identified that make the site unviable for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest and clarity regarding landfill issue would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.18</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>5 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

## A/HA/HSG/05 - Land north of North End, Hallaton



**Site Description:** The site is in agricultural and equestrian use and lies to the north of North End. Whilst its eastern boundary adjoins existing residential properties, it is largely surrounded by agricultural land. Agricultural buildings lie to the south.

**Suitability:** The site is adjacent to Hallaton, a Selected Rural Village. The Highway Authority is concerned that North End is currently single track and unsuitable for additional traffic but recognise that there may be scope for this to be overcome given the proximity the wider section of carriageway from the site. Site lies within contaminated land consultation area which would need further investigation. Site is relatively large and extends beyond existing building line. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was provided by agent on behalf of the landowner in 2015 and indicates that the site could be developed in the next 5 years. There is current developer interest in the site. The site is considered to be **available**.

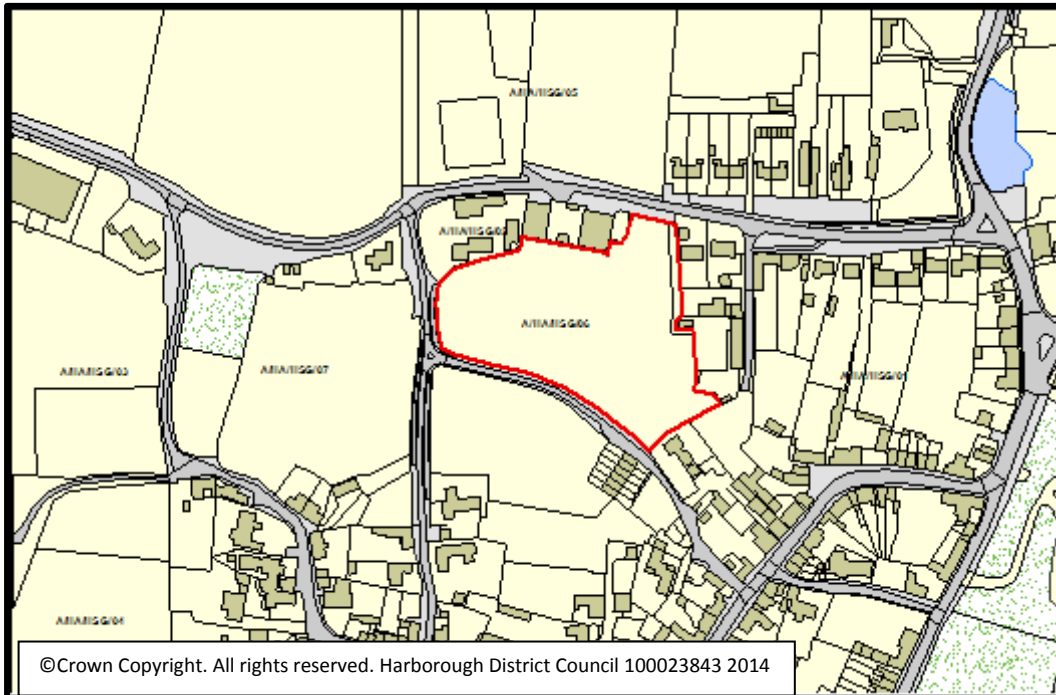
**Achievability:** The provision of suitable access and associated work needed to upgrade North End, along with contaminated land issues, could impact on the viability of the site. It is unlikely that both this site and site A/HA/HSG/06 could be accommodated in access terms. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding the scale of highways improvements required and the impact of contaminated land would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.42</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>35 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

## A/HA/HSG/06 - Land south of North End, Hallaton



**Site Description:** This site lies within the village of Hallaton and there is existing housing development adjoining the east of the site and agricultural buildings to the north. The site is currently in agricultural use. Hog Lane forms the southern boundary with allotments beyond. Hunts Lane forms the western boundary of the site.

**Suitability:** The site is within Hallaton, a Selected Rural Village. Hog Lane and Hunts Lane are single track and unsuitable for additional traffic, but the Highway Authority has indicated that there may be scope to improve North End to provide acceptable access. Site lies within contaminated land consultation area which would need further investigation. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was provided by agent on behalf of the landowner in 2015 and indicates that the site could be developed in the next 5 years. There is current developer interest in the site. The site is considered to be **available**.

**Achievability:** The provision of suitable access and associated work needed to upgrade North End, along with contaminated land issues, could impact on the viability of the site. It is unlikely that both this site and site A/HA/HSG/05 could be accommodated in access terms. The site is considered **potentially achievable**.

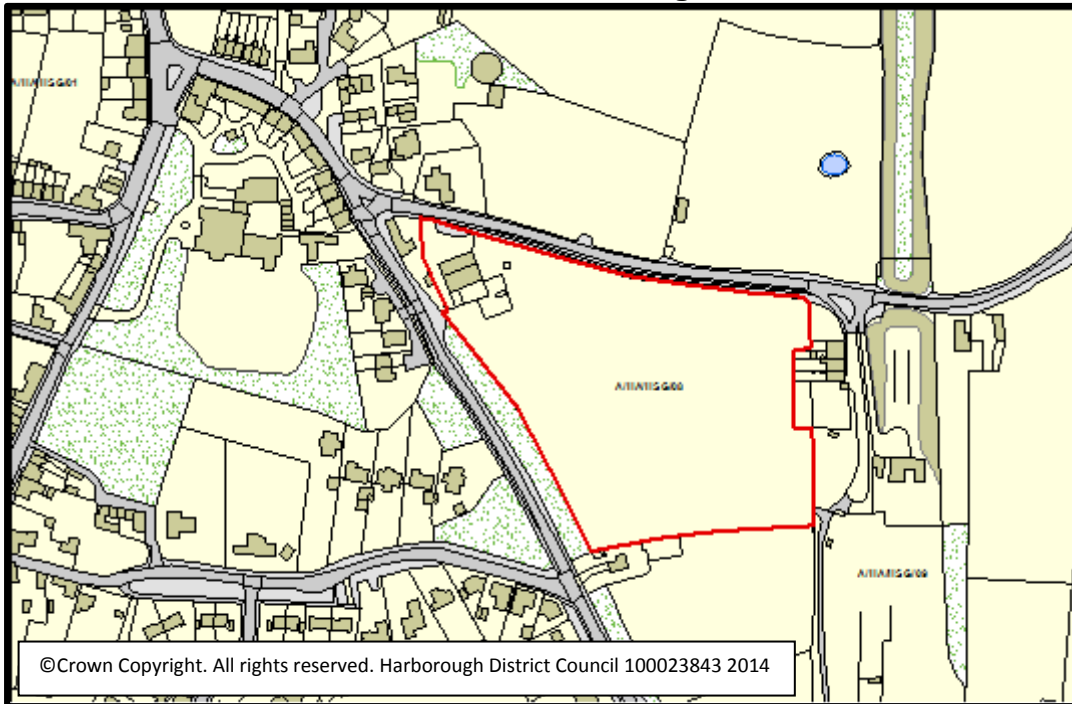
**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest along with clarity regarding highways/access issues and contaminated land issues would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.97</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>24 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>



## A/HA/HSG/08 - Land of Horninghold Road, Hallaton



**Site Description:** Site is currently in agricultural use and is adjacent to the eastern edge of Hallaton. It lies to the south of Horninghold Road. There is some established residential development to the north west and east of the site, with further dwellings across Medbourne Road which forms the western boundary of the site.

**Suitability:** The site is adjacent to Hallaton, a Selected Rural Village. The Highway Authority has indicated that some widening of Horninghold Road and a change in the speed limit may be needed. The site also adjoins a contaminated land consultation area which would need to be investigated. Development of the full extent of the site is likely to be excessive for the village. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2015 and that there has been some developer interest. There is no indication of potential timescales for delivery. The site is considered to be **potentially available**.

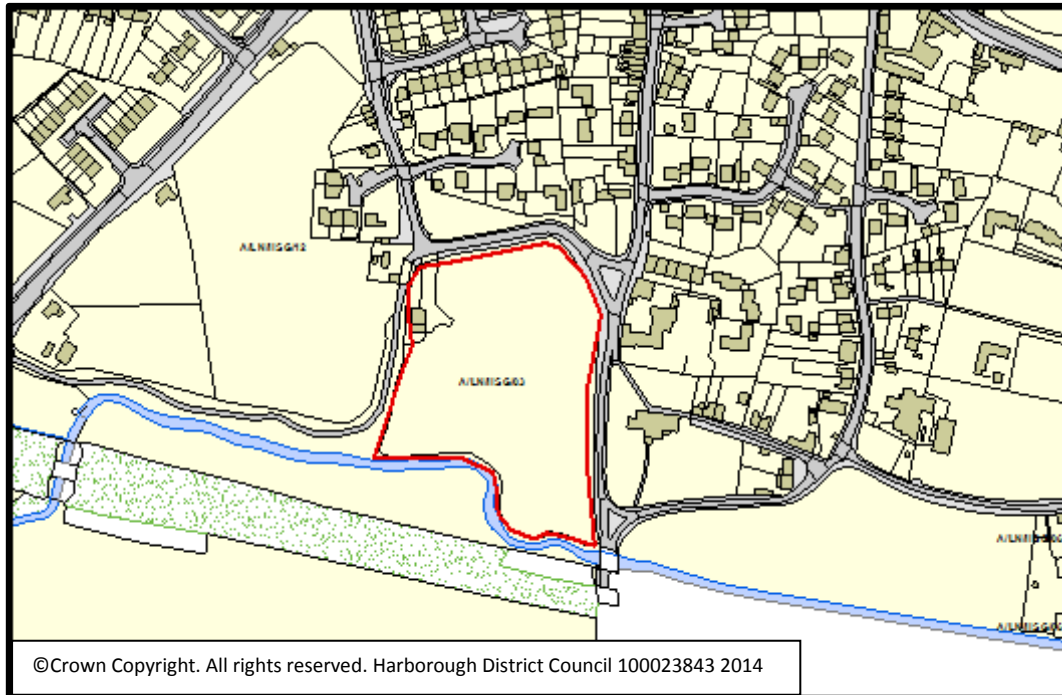
**Achievability:** The provision of highways improvements and an acceptable access could impact on the viability of the site for residential development. Contaminated land issues could also need to be investigated. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest along with clarity regarding the extent of highways improvements needed and contaminated land issues would be needed to re-classify the site as deliverable, as defined by the NPPF

### Site Capacity:

Total Site Area Available for Development (hectares)	2.13
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	40 dwellings
Timeframe for Development	6 - 10 years

## A/LN/HSG/03 – Land of Rushes Lane, Lubenham



**Site Description:** Site lies on the southern edge of the village adjacent to the River Welland. The church is adjacent to the eastern edge of the site along with established development. The built up area of the settlement lies to the north of the site. The site is currently in agricultural use as is land to the west and south (beyond the river)

**Suitability:** The site is adjacent to Lubenham, a Selected Rural Village. The southern part of the site lies within flood zone 3b and the site area available for development takes this into account. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2015 and indicates that the site could be developed in the next 5 years. There is developer interest in the site. The site is therefore considered as **available**.

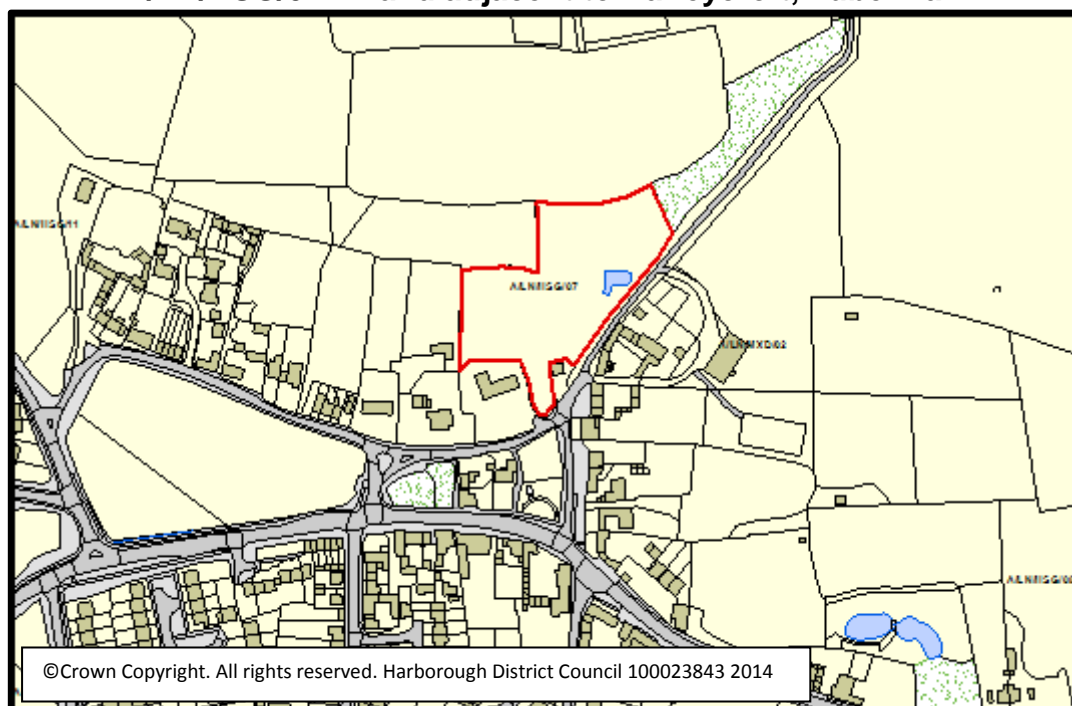
**Achievability:** The presence of flood zone 3b could impact on the viability of the site. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity around flooding issues would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.99</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>25 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/LN/HSG/07 – Land adjacent to Barleycroft, Lubenham



**Site Description:** Site lies adjacent to the north eastern edge of village. It is currently grazing land. It adjoins existing development to the south and east. Agricultural land and woodland lie to the north of the site. It is relatively close to village amenities.

**Suitability:** The site is adjacent to Lubenham, a Selected Rural Village. The Highway Authority has indicated that as The Green appears to be only wide enough for a single traffic and lane widening or passing bay/s may be necessary. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site, which is in multiple ownership, could be developed in the next 5 years. There has been no developer interest in the site. The site is therefore considered as **potentially available**.

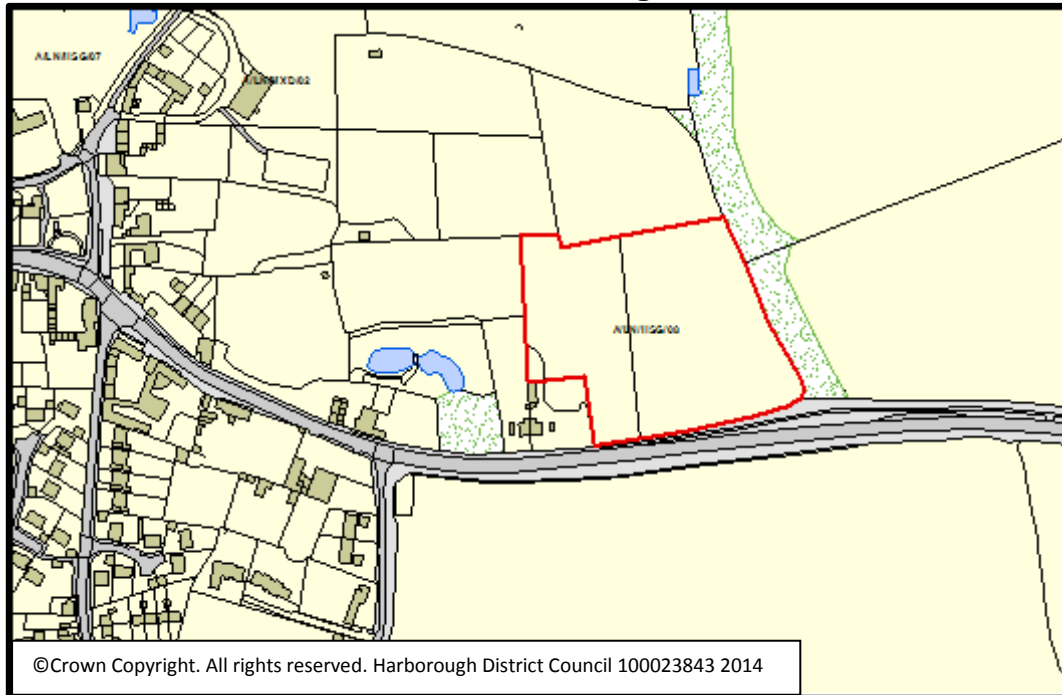
**Achievability:** Highways mitigation measures could impact on the viability of the site. No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity around highways issues and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.81</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>20 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/LN/HSG/08 – Land at Harbourough Road, Lubenham



**Site Description:** The site lies to the north of Harbourough Road and is located on the eastern extremity of the village. It is currently agricultural land with further agricultural land to the north and south. It is adjacent to outlying development along Harbourough Road.

**Suitability:** The site does not adjoin the main part of the village and is not well related to the built form of Lubenham. The Highway Authority has concerns over the speed of traffic along the site's frontage and therefore the site is unlikely to be suitable in highways terms. Site is located within proposed Area of Separation in the Submission Lubenham Neighbourhood Plan. The site is considered **not currently suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site, which is in multiple ownership, could be developed in the next 5 years. The extent of developer interest is not clear. The site is therefore considered as **potentially available**.

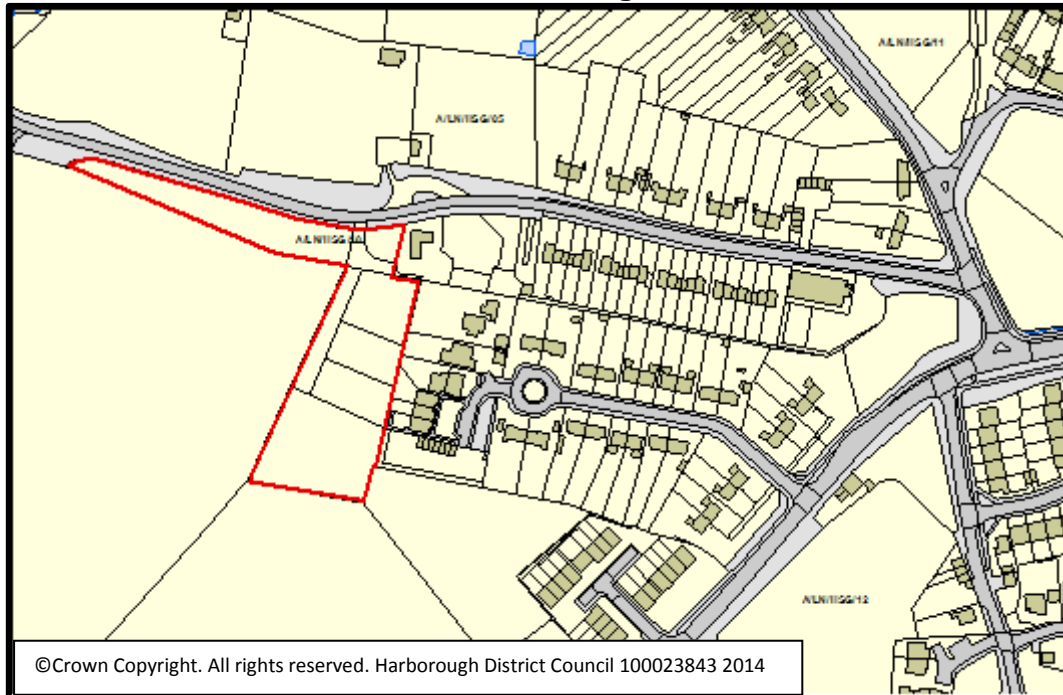
**Achievability:** The provision of an acceptable access could impact on the achievability and viability of the site. The site is considered **not currently achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Improved physical linkage with the main village, clarity regarding access onto the A4304 and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.4</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>35 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

## A/LN/HSG/10 – Land south of Laughton Road, Lubenham



**Site Description:** Site lies on the western edge of village on the southern site of Laughton Road. It is currently agricultural grazing land. It is adjacent to existing residential development to the east with further agricultural land to the north, south and west. It is relatively close to village amenities.

**Suitability:** The site is adjacent to Lubenham, a Selected Rural Village. The Highway Authority has indicated that the 30mph/60mph speed limits along its frontage and the lack of footways/street lighting could be an issue. Due to the shape of the site, the capacity calculations are based on a site area of 0.56ha. The site is identified as a proposed reserve housing site allocation in the Submission Lubenham Neighbourhood Plan. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site, which is in single ownership, could be developed in the next 5 years. There is no indication of developer interest in the site. The site is therefore considered as **potentially available**.

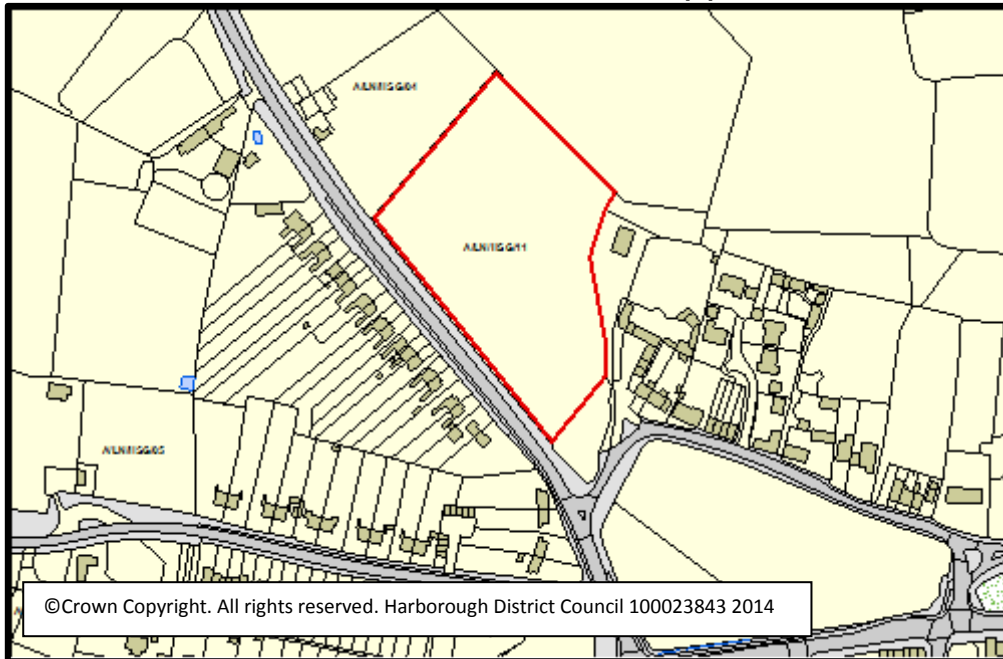
**Achievability:** Highways mitigation measures could impact on the viability of the site and its achievability. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Evidence in relation to acceptable highway mitigation measures and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.56</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>14 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/LN/HSG/11 – Land at Foxtan Road (2), Lubenham



**Site Description:** The site lies on northern edge of village on north eastern side of Foxtan Road. There is existing residential development opposite the site along Foxtan Road and further development to the east. The site is currently agricultural land with further agricultural land to the north. An area of allotments lies to the south. It is relatively close to village amenities.

**Suitability:** The site is adjacent to Lubenham, a Selected Rural Village. The Highway Authority has indicated that some traffic calming along the site frontage may be necessary. The site is adjacent to a contaminated land consultation area (allotments). The site is identified as a proposed housing allocation in the Submission Lubenham neighbourhood Plan. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the joint landowners in 2015 and indicates that the site could be developed in the next 5 years. There has been developer interest in the past 10 years but the extent of current developer interest is not indicated. The site is therefore considered as **potentially available**.

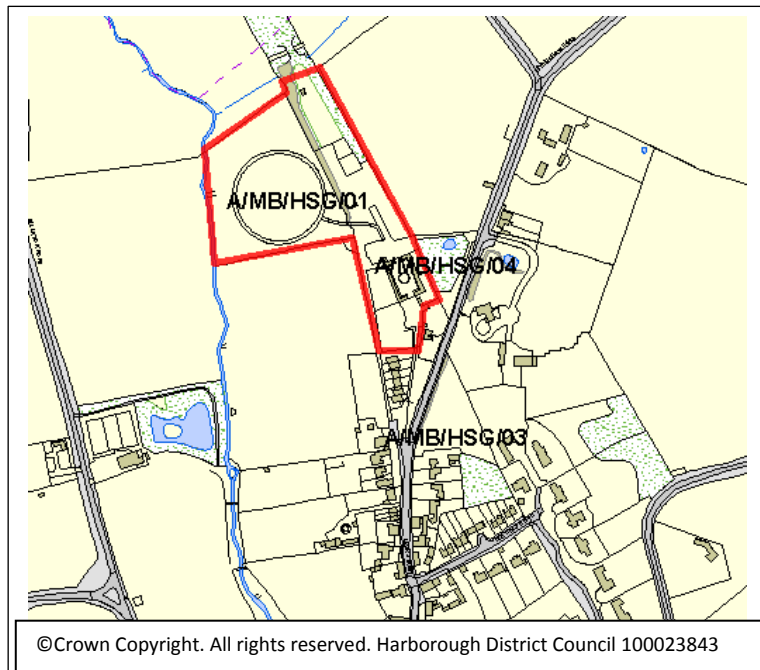
**Achievability:** The provision of traffic calming on Foxtan Road is unlikely to impact on the viability of the site given its size. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity around the highway mitigation measures and contaminated land issues along with firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.22</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>30 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/MB/HSG/01- Land at Uppingham Road, Medbourne



**Site Description:** Greenfield site to the north of Medbourne and the west of Uppingham Road. The site adjoins the existing settlement of Medbourne and another SHLAA site. Medbourne is a selected Rural Village and amenities in the village extend to a shop and post office, public houses and restaurants along with village hall and sports and social facilities.

**Suitability:** The site is adjacent to Medbourne, a Selected Rural Village. It is located on the northern edge and its development would extend the built up area well beyond existing village. The site has vehicular access from Uppingham Road. Highways comments have indicated that there is no initial reason apparent why Uppingham Road should not be suitable for access. Part of site lies within flood zone (site area reduced accordingly) and part within a contaminated land consultation zone, investigation of which could delay development. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2012 and indicates that the site could be developed in the next 5 years. It is not clear who is to develop the site. The site is considered to be **potentially available**.

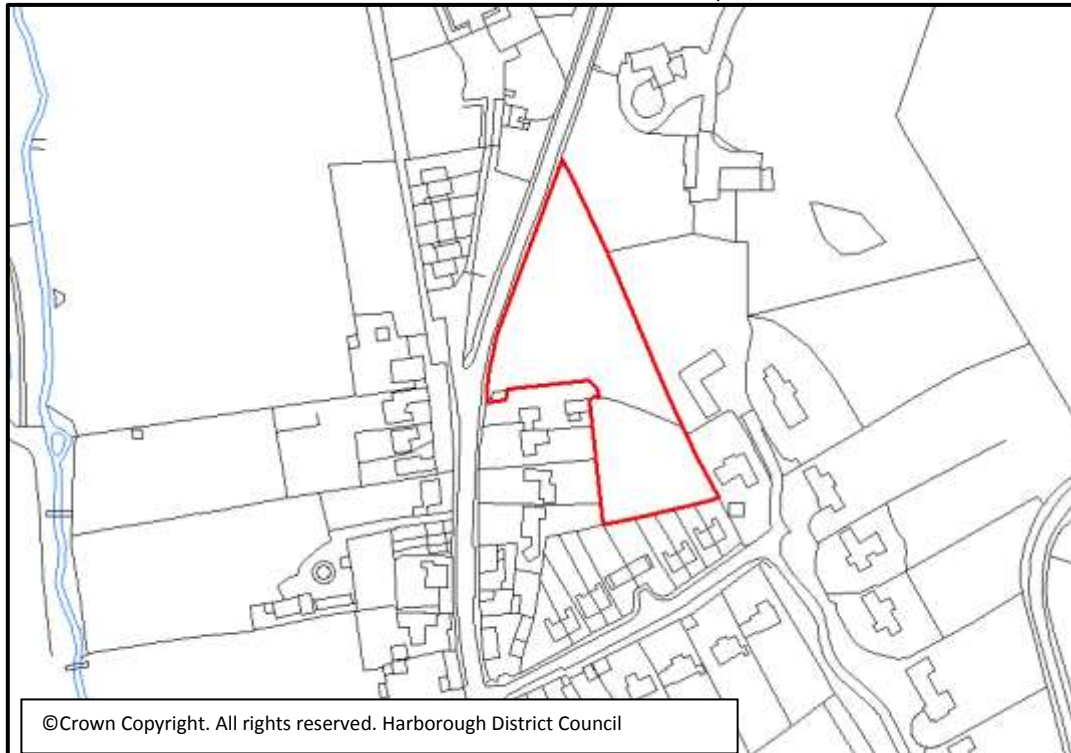
**Achievability:** The developable site area has been reduced due to flood zone. Contaminated land issue needs investigation. No other physical or economic constraints that make the site unviable for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding flood risk and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.57</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>48 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

### A/MB/HSG/03- Land off Main Street, Medbourne



**Site Description:** Greenfield site to the north of Medbourne and the east of Main Street. The site adjoins the existing settlement of Medbourne and is agricultural grazing land. Medbourne is a Selected Rural Village and amenities in the village extend to a shop and post office, public houses and restaurants along with village hall and sports and social facilities.

**Suitability:** The site is adjacent to Medbourne, a Selected Rural Village. The site has vehicular access from Main Street. Site lies adjacent to a contaminated land consultation zone which would need to be investigated prior to development. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2015 and indicates that the land owner would sell to a developer and a developer has expressed an interest in development. Information received indicates the site is available in the next 5 years. There is a current planning application for 7 dwellings on the site. The site is considered to be **available**.

**Achievability:** No physical or economic constraints have been identified that make the site unviable for residential development. The site is considered **achievable**.

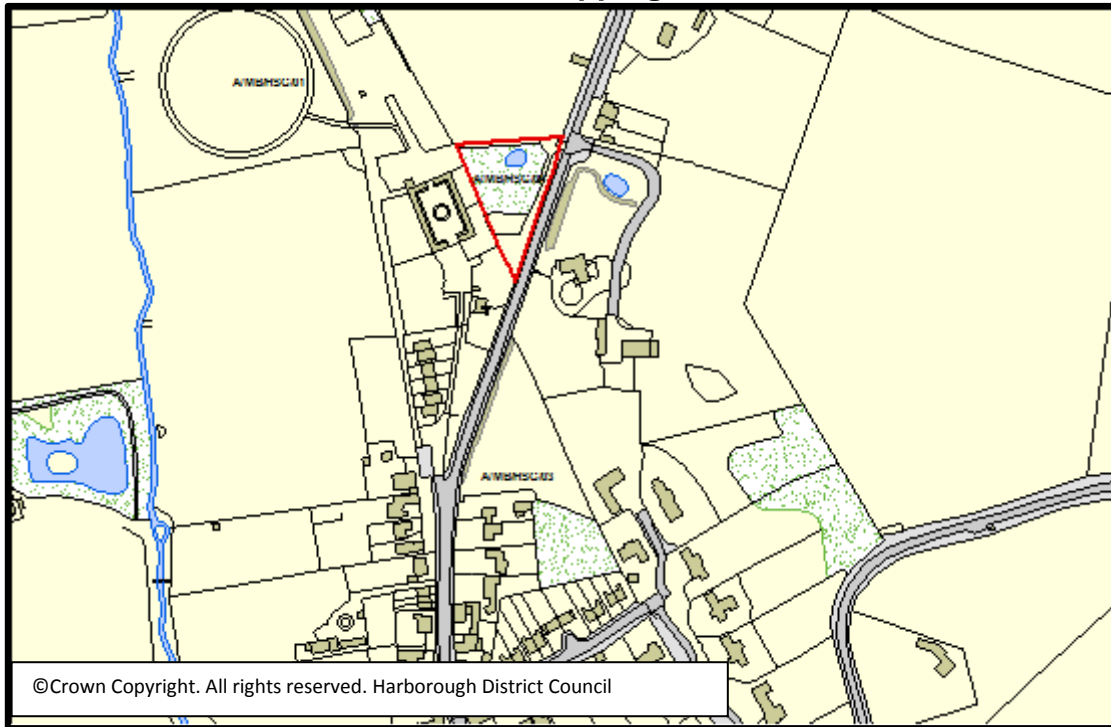
**Summary:** The above factors result in the site being **deliverable** for residential development.

#### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.65</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>16 dwellings</b>
<b>Timeframe for Development</b>	<b>0 – 5 years</b>



## A/MB/HSG/04- Land west of Uppingham Road, Medbourne



**Site Description:** Greenfield site to the north of Medbourne and the west of Uppingham Road. The site adjoins the existing settlement of Medbourne and another SHLAA site. Medbourne is a Selected Rural Village and amenities in the village extend to a shop and post office, public houses and restaurants along with village hall and sports and social facilities.

**Suitability:** The site is adjacent to Medbourne, a Selected Rural Village. The site has vehicular access from Uppingham Road. Highways comments have indicated that there is no initial reason apparent why Uppingham Road should not be suitable for access. Site lies adjacent to a contaminated land consultation zone which would need to be investigated prior to development. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2013 and indicates that the land owner would sell to a developer and a developer has expressed an interest in development. Information received indicates the site is available in the next 5 years. The site is considered to be **available**.

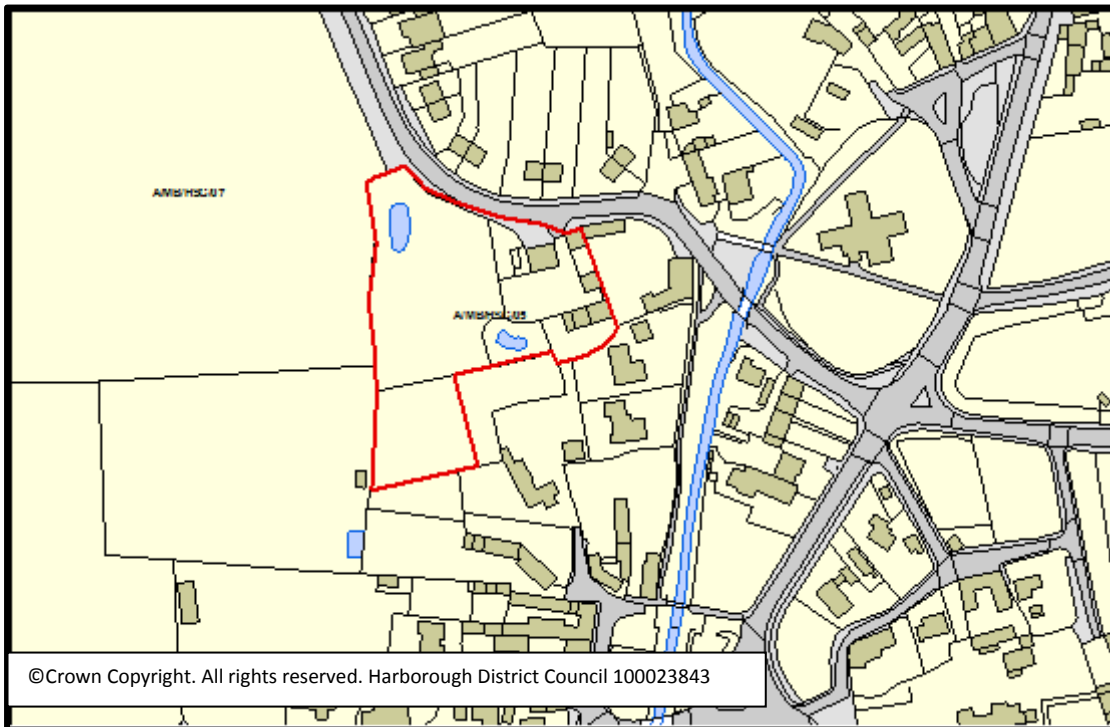
**Achievability:** Other than the contaminated land issue, there are no other physical or economic constraints that make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

Total Site Area Available for Development (hectares)	0.25
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	100
Estimated Capacity	8 dwellings
Timeframe for Development	0 – 5 years

## A/MB/HSG/05 - Land at Manor Farm, Hallaton Road, Medbourne



**Site Description:** This is a site adjoining the west of Medbourne comprising outbuildings, gardens and paddock. The site adjoins existing residential development to the north and east with further paddock/grassland to the west and south. The northern boundary is formed by Hallaton Road.

**Suitability:** The site is adjacent to Medbourne, a Selected Rural Village. No issues have been identified to affect its suitability. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the developer on behalf of the landowner in 2015 and indicates that there is developer involvement in the site and that it could be available within the next 5 years. The site is considered to be **available**.

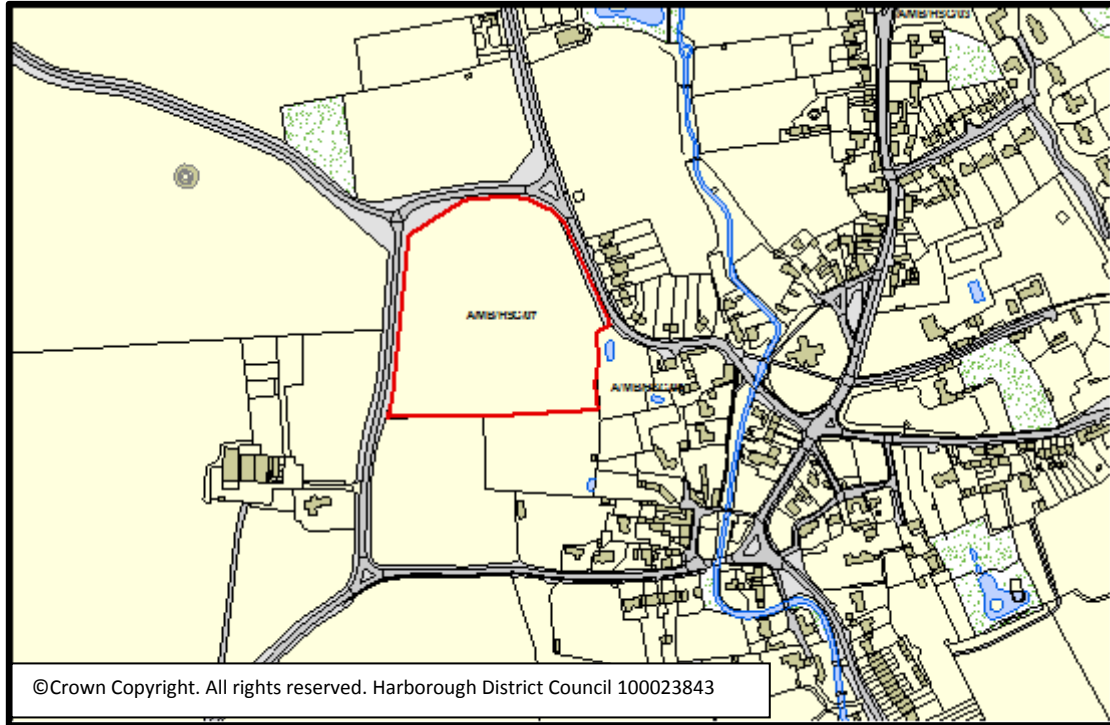
**Achievability:** No physical or economic constraints identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.66</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>16 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/MB/HSG/07 - Land between Hallaton Road and Payne's Lane, Medbourne



**Site Description:** This large site on the western edge of Medbourne is currently agricultural paddock land. The site adjoins the existing settlement of Medbourne on Hallaton Road. It is also adjacent to SHLAA site A/MB/HSG/05. It is mainly surrounded by agricultural land and paddocks

**Suitability:** The site is adjacent to Medbourne, a Selected Rural Village. However its development prior to the adjacent SHLAA site mentioned above would lead to relatively isolated development. In addition development of the full extent of the site could be excessive for the village. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the developer on behalf of the landowner in 2015 and indicates that there is developer involvement in the site and that it could be available within the next 5 years. The site is considered to be **available**.

**Achievability:** No physical or economic constraints identified to make the site unviable for residential development. However, the site's suitability would be improved by the development of the adjacent SHLAA site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Development of adjoining site would improve its relationship with the existing village and would be needed to re-classify the site as deliverable, as defined by NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>3.23</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>61 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/NK/HSG/03- Land west of South Kilworth Road, North Kilworth



**Site Description:** The site adjoins the south western corner of North Kilworth. It lies to the west of South Kilworth Road whereas the bulk of the village lies to the east. It comprises equestrian stables and agricultural land. Further agricultural land lies to the west with sports ground to the north and primary school and residential development to the east. The site is close to village facilities.

**Suitability:** The site lies adjacent to North Kilworth, a Selected Rural Village, and is not subject to highway access or any other constraints affecting its suitability. The site is therefore considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2015 and indicates that the site could be available within the next 5 years. There is confirmation of firm developer interest in the site. There is a planning application for 22 dwellings on the site currently under consideration. The site is therefore considered **available**.

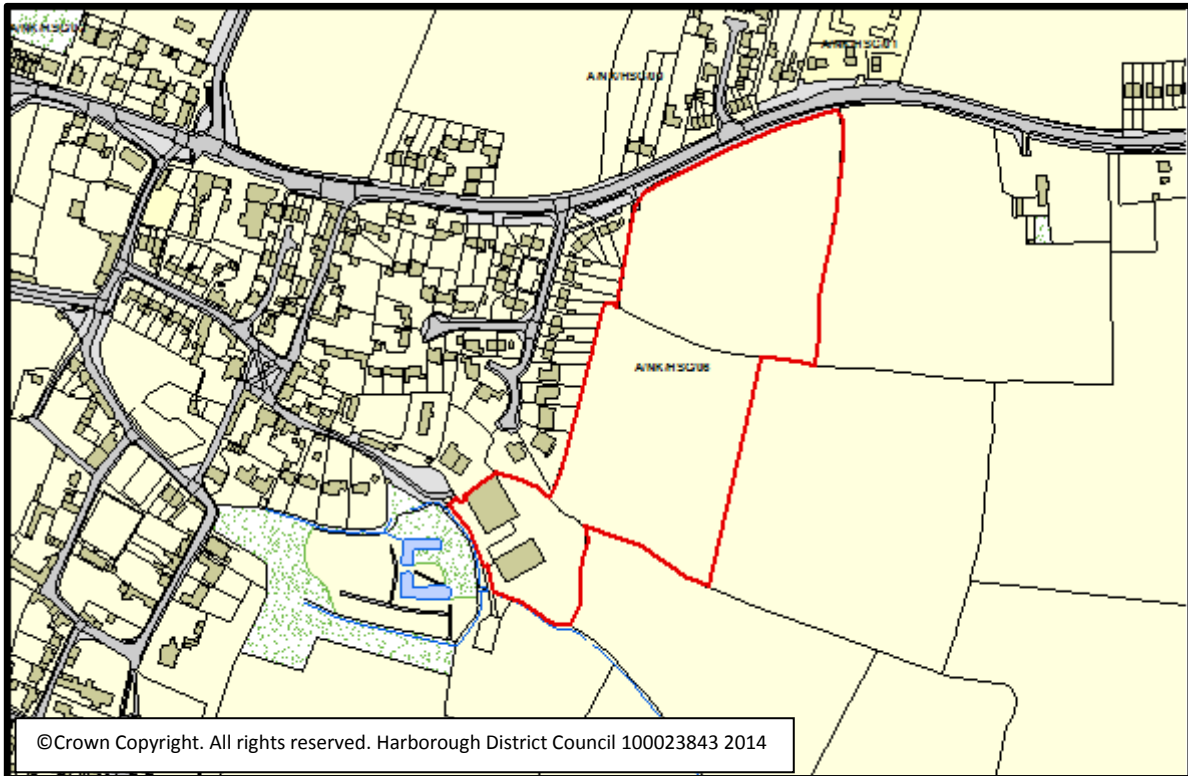
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.9</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>22 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/NK/HSG/06- Land south of A4304, North Kilworth



**Site Description:** The site adjoins the eastern edge of North Kilworth and lies south of the A4304. Residential development lies to the west and north of the site with agricultural land to the south and east. The site is currently agricultural land.

**Suitability:** The site lies adjacent to North Kilworth, a Selected Rural Village. The Highway Authority has indicated that access from the A4304 is likely to be acceptable, providing measured speeds are 30mph or below and subject to the necessary visibility splays being incorporated into access plan for the site. The site is therefore considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the developer in response to the Technical Consultation in July 2015 – the site is under option to a developer and indications are that the site could be available for residential development within the next 5 years. The site is therefore considered **available**.

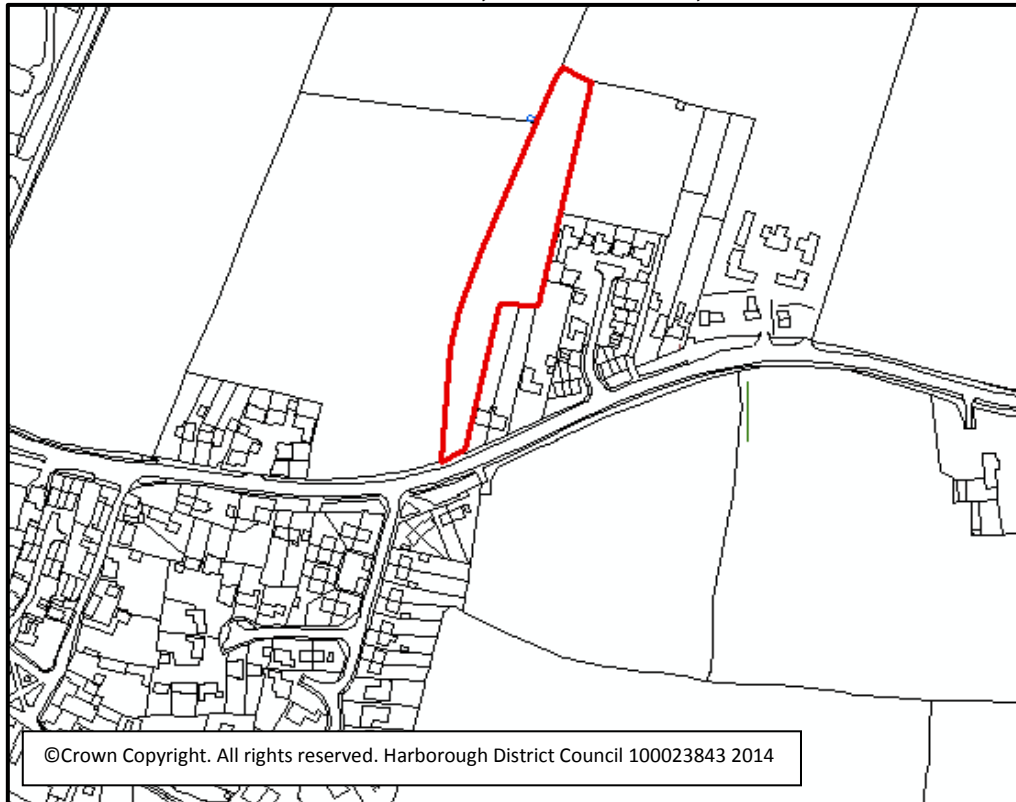
**Achievability:** Other than highway mitigation measures, which the developer has confirmed will not affect site viability, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>4.05</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>76 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>

## A/NK/HSG/09 - Little Dale, Station Road, North Kilworth



**Site Description:** The site adjoins the eastern part of the main village and is adjacent to Fair View and Rose Dale. It is an elongated site currently paddock land. It is directly to the north of the A4304.

**Suitability:** The site lies adjacent to North Kilworth, a Selected Rural Village. The Highway Authority has indicated that gaining access from the A4303 could be an issue. Much of the site is covered by an HSE Gas Pipeline Consultation Area which could affect its capacity. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2015 and indicates that the site is in single ownership and could be developed in the next 5 years. The level of developer interest is not indicated. The site is therefore considered **potentially available**.

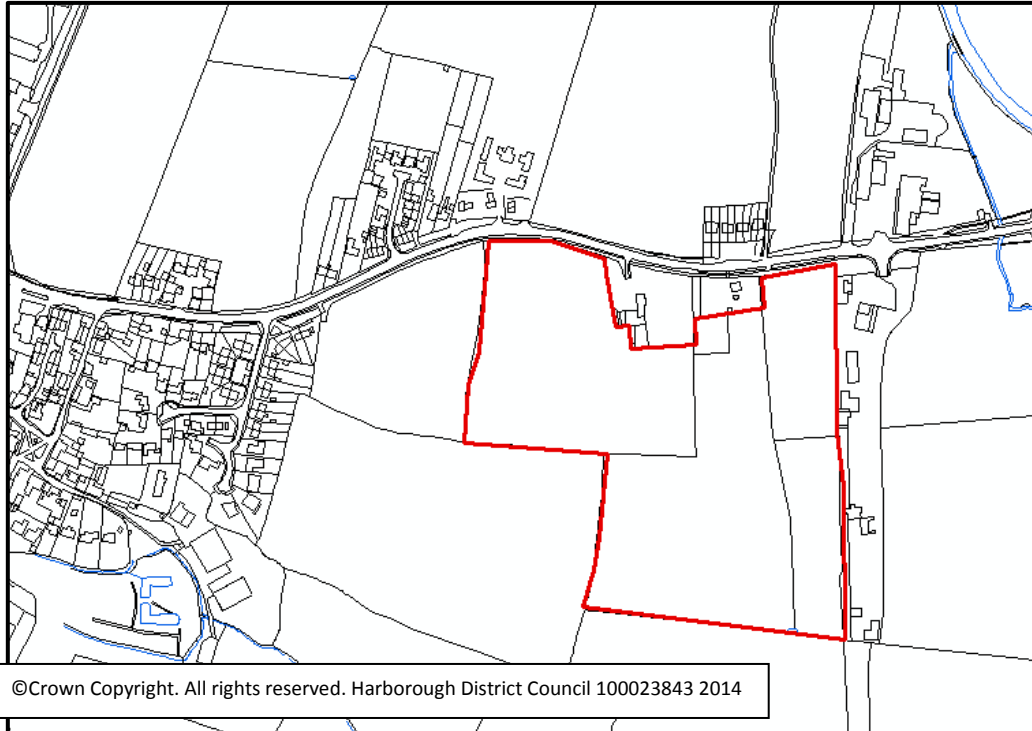
**Achievability:** Access arrangements could impact on the viability of the site. The HSE Consultation Areas may impact on the capacity of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity with regard to access and the impact of the HSE gas pipeline consultation area would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

Total Site Area Available for Development (hectares)	0.51
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	13 dwellings
Timeframe for Development	6 -10 years

## A/NK/HSG/10 – Land south of Station Road, North Kilworth



**Site Description:** The site lies to the east the main part of the village adjacent to the dismantled railway line which is now partially developed. It is south of the A4304 and is currently in agricultural use. Another SHLAA site (A/NK/HSG/06) lies between the site and the bulk of the village.

**Suitability:** The site lies adjacent to North Kilworth, a Selected Rural Village. However, its connection is minimal being only partially opposite new development on the eastern edge of the village. Gaining access from the A4303 could be an issue. The site is adjacent to A/NK/HSG/06 which if developed in the future would improve the site's connectivity to the village. The site is also large in relation to the village. The site is therefore considered **not currently suitable** for residential development.

**Availability:** The availability of the site was provided by the landowner in 2016 and indicates that the site is in multiple ownership and could start to be developed in the next 5 years. There has been no developer interest to date but the landowners intend to market the site. The site is therefore considered **potentially available**.

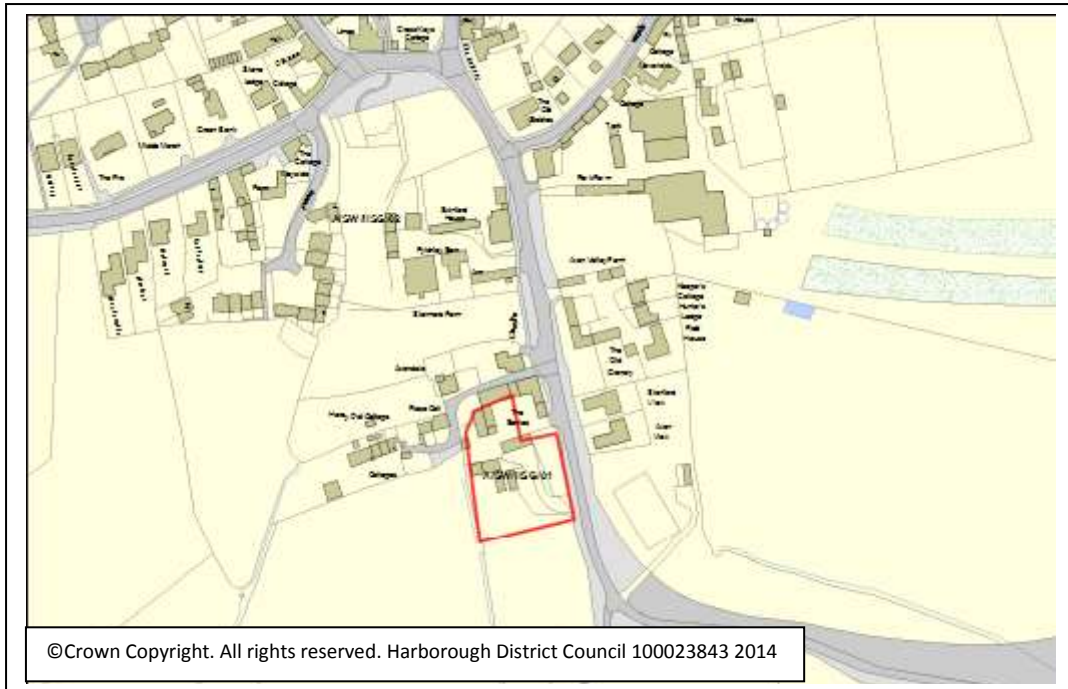
**Achievability:** Access arrangements could impact on the viability of the site. However the site's open countryside location means that it is not currently suitable in isolation. The site is considered **not currently achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity with regard to access and an improvement in the site's connectivity with the village through the development of the adjacent site would be needed to needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>8.60</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>161 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

## A/SW/HSG/01 – Land and buildings south of The Berries, Stanford Road, Swinford



**Site Description:** Agricultural buildings on the southern edge of Swinford. The site is adjacent to existing residential properties to the north and to the east across Stanford Road. Agricultural land lies to the west and south of the site.

**Suitability:** The site is adjacent to Swinford, a Selected Rural Village. Highway Authority has indicated that the 30mph speed limit would need to be moved to cover extent of site. No other constraints affecting its suitability identified. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner 2012 and indicates that the site could be available for development in the next 5 years. The extent of developer interest in the site is unclear. The site is therefore considered **potentially available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

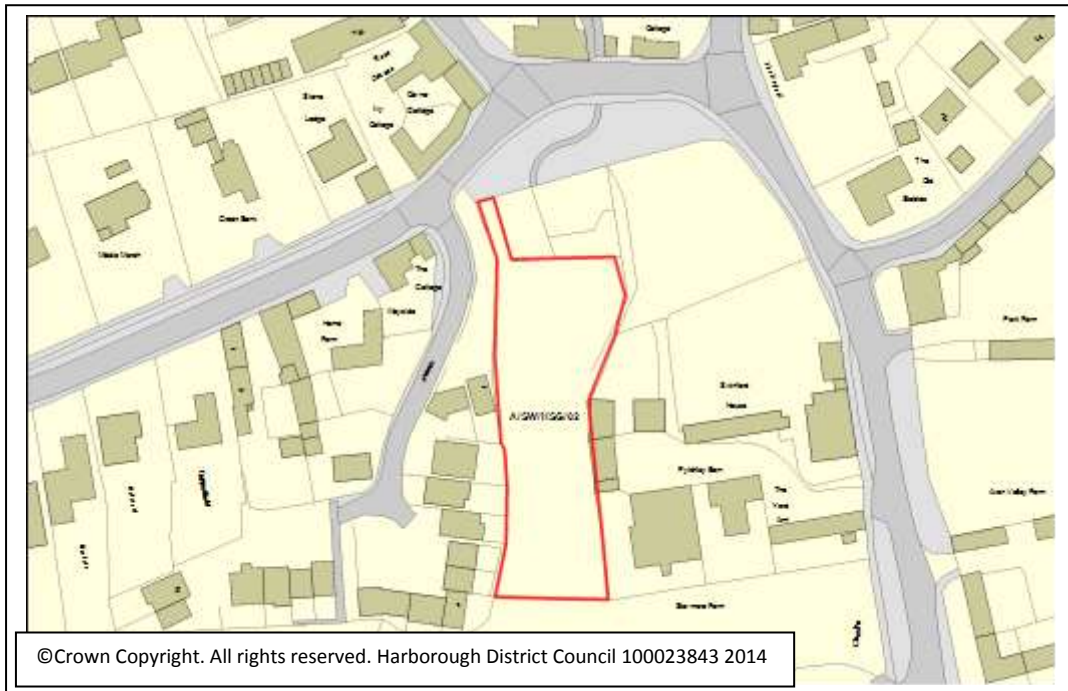
**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

**Site Capacity:**

<b>Total Site Area Available for Development (hectares)</b>	<b>0.35</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>11 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>



## A/SW/HSG/02 – Land off Rugby Road, Swinford



**Site Description:** Open amenity land in a central location in Swinford. Original site included children’s play area to north but this has now been excluded from site. It is adjacent to existing housing with further open land to south. Site is close to existing village amenities.

**Suitability:** The site is within Swinford, a Selected Rural Village. The site is not subject to highway access constraints or other constraints which may affect its suitability. However, the existing play area has been excluded from the site, thus reducing its developable size. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner 2012 and indicates that the site could be available in the next 5 years. The extent of developer interest in the site is unclear. The site is therefore considered as **potentially available**.

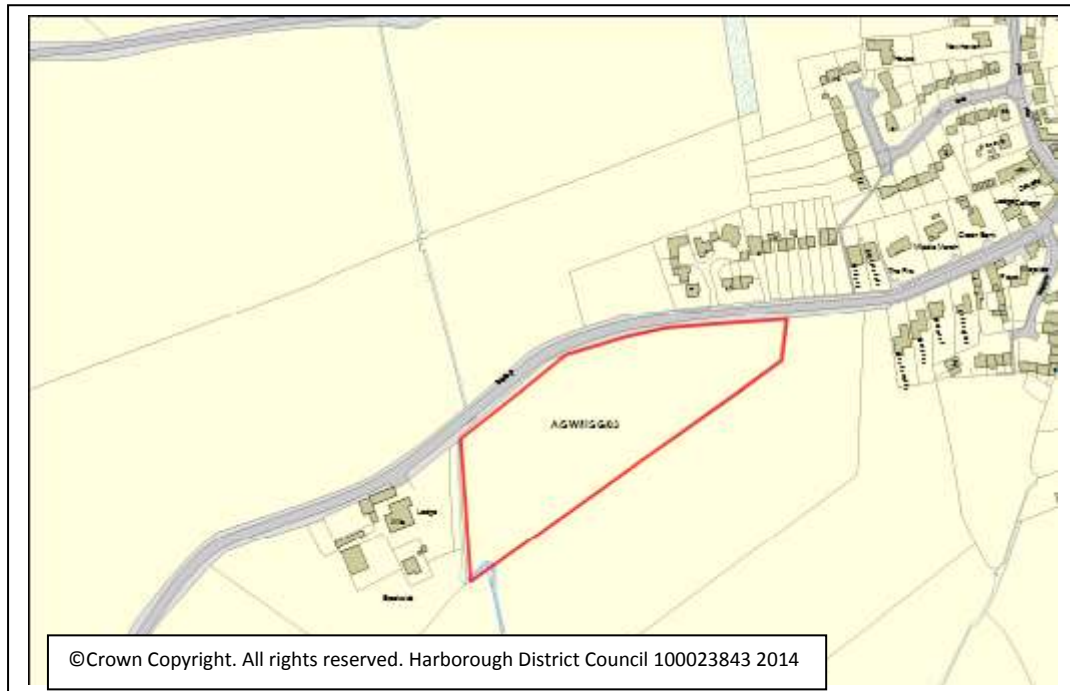
**Achievability:** The children’s play area on the northern section of the site has been removed from the site and could affect its physical and economic viability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.22</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>7 dwellings</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/SW/HSG/03 – Land south of Rugby Road, Swinford



**Site Description:** The site is on the western edge of Swinford and extends well beyond the existing built form of the settlement. It does not adjoin existing residential development to the south of Rugby Road but is opposite development to the northern side. It is currently in agricultural use and is largely surrounded by further agricultural land.

**Suitability:** The site is adjacent to Swinford, a Selected Rural Village, but development of the full extent of current site would extend development into open countryside well beyond the existing built form. Rugby Road is subject to the national speed limit and would need to be amended for the site to be acceptable to the highway authority. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2011 and indicates that the site could be developed in next 5 years. The extent of developer interest is unclear. The site is therefore considered as **potentially available**.

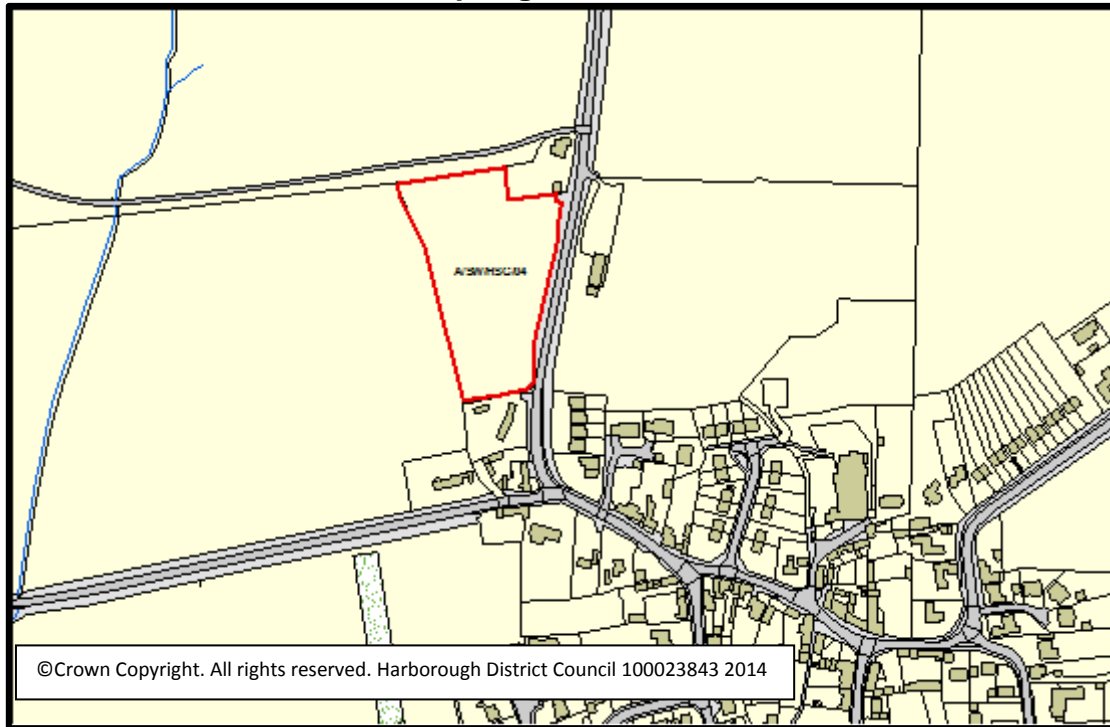
**Achievability:** Highways issues have been identified and could impact on the site's viability and deliverability for residential development. A reduction in the western extent of the site could also impact its viability. No up to date availability information has been submitted. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity on access issues and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.05</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated</b>	<b>38 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/SW/HSG/04 – Land north of Springfield House, Lutterworth Road, Swinford



**Site Description:** The site is on the north western edge of Swinford and extends into open countryside. It is currently agricultural land. The site adjoins existing residential development to the south but otherwise is surrounded by agricultural land.

**Suitability:** The site is adjacent to Swinford, a Selected Rural Village, but development of the whole site would extend development into open countryside well beyond the existing built form. The Highway Authority has indicated that Lutterworth Road is subject to the national speed limit and this would need to be amended. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was provided by the landowner in 2015 and indicates that the site could be developed in next 5 years. There has been no developer interest to date. The site is therefore considered as **potentially available**.

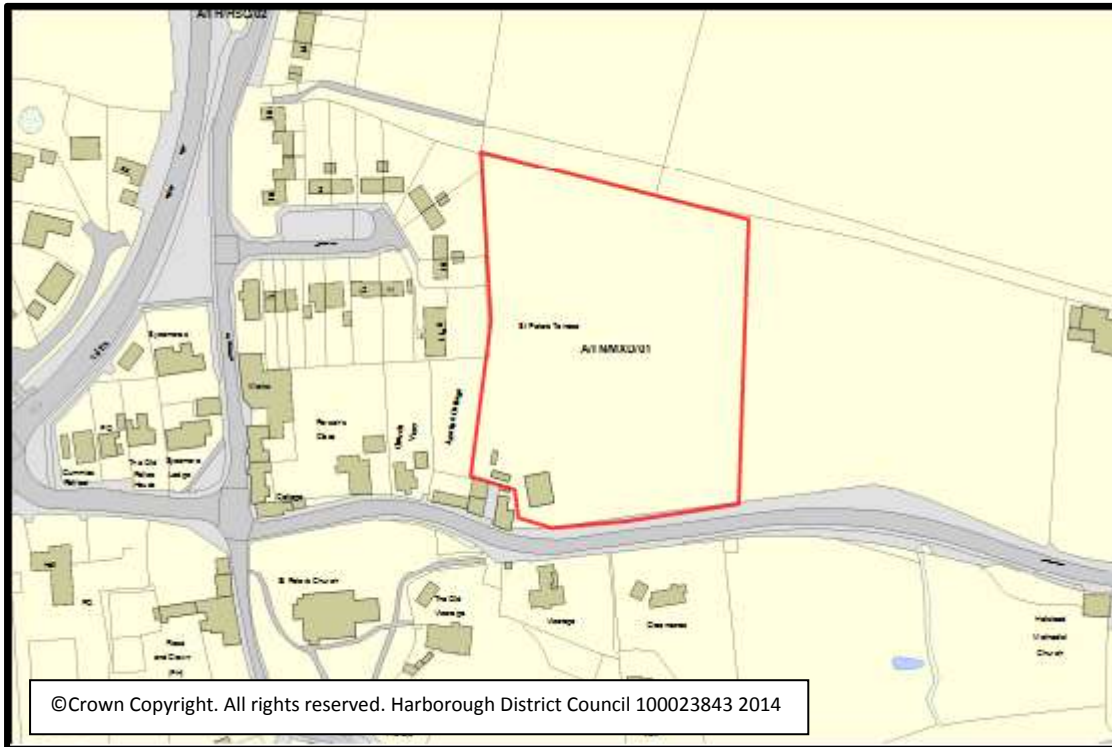
**Achievability:** Highways issues have been identified and could impact on the site's viability and deliverability for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity on access issues and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.94</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>23 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

## A/TN/MXD/01 – Land at Oakham Road, Tilton on the Hill



**Site Description:** Greenfield site on the eastern edge of Tilton. The site is adjacent to existing residential development in Tilton. Amenities available in the area, with amenities located in the centre of the village.

**Suitability:** The site adjoins the existing built up area of Tilton. The site has no physical constraints, but the Highway Authority has identified that the speeds on Oakham Road may be higher than the 30mph speed limit, and therefore measures to reduce speed may be necessary. The site is considered **suitable** for residential development.

**Availability:** The agent for the site did not indicate during the 2012 Assessment when the site could become available for development. The site is in single ownership. The site is therefore considered as **potentially available**.

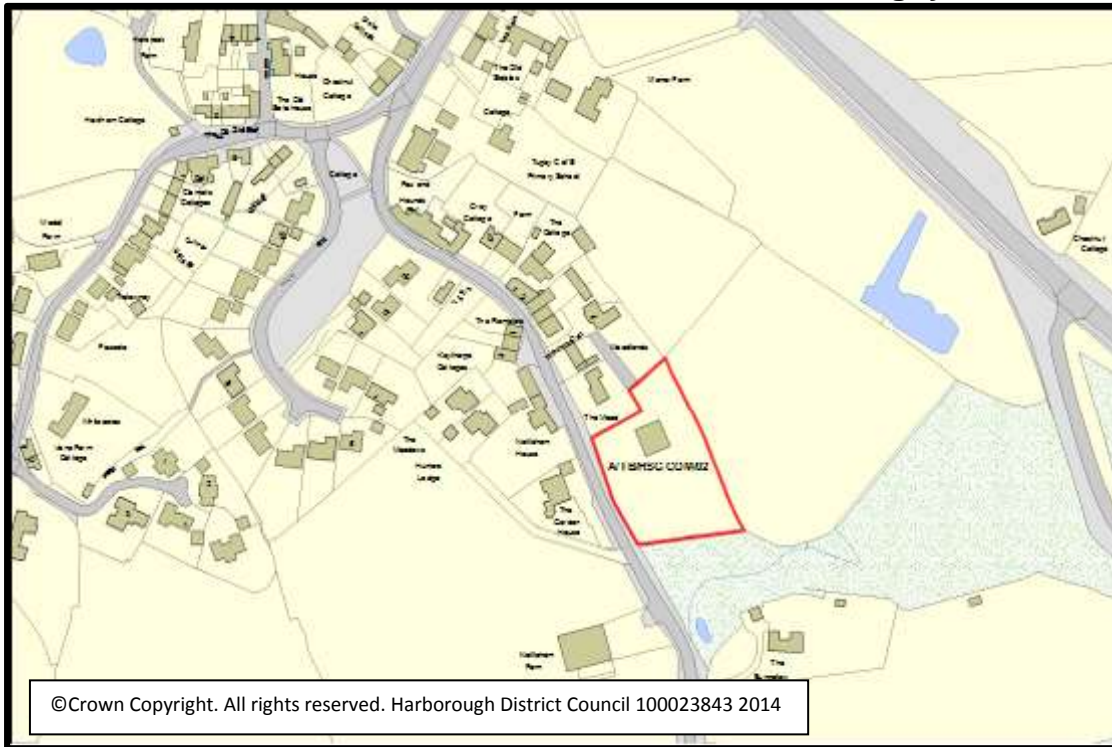
**Achievability:** Potential highway improvements may impact on the viability of the site for residential development. Up to date evidence of landowner's intentions and developer interest is not available. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.28</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>32 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/TB/HSG/02 – Land at Hallaton Road, Tugby



**Site Description:** Greenfield site with residential property on the southern edge of Tugby. The site is adjacent to the built up area of Tugby and amenities are located in the centre of the village.

**Suitability:** The site adjoins the built up area of Tugby, a Selected Rural Village. The site has no physical constraints, and no identified highways constraints. The site is considered **suitable** for residential development.

**Availability:** The Agent for the site has indicated during the 2013 Assessment that the site could become available for development within the next 5 years. The site is in single ownership. The site is therefore considered as **available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.33</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>10 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>