



Harborough District Council
Strategic Housing Land Availability Assessment
2015 Update

**Site Assessment
Companion Guide**

**Broughton Astley
Lutterworth
Market Harborough
Locations adjoining the Leicester Urban Area**

May 2016

Introduction	4
A/BA/HSG/01 – Land off Dunton Road, Broughton Astley	5
A/BA/HSG/07 – Land West of Mill Farm, Broughton Astley	6
A/BA/HSG/08 - Land adjacent to land south of Crowfoot Way, Broughton Astley	7
A/BA/HSG/10 – Agricultural land off Frolesworth Road (North), Broughton Astley	8
A/BA/HSG/12 – Land north of Dunton Road (south), Broughton Astley	9
A/BA/HSG/13 – Land north of Dunton Road, Broughton Astley	10
A/BA/HSG/14 – Land at Station Farm, Broughton Astley	11
A/BA/HSG/17 – Land at Elms Farm, Broughton Astley	12
A/BA/HSG/18 – Land at 34 Sutton Lane, Broughton Astley	13
A/BA/HSG/19 – Land south of Dunton Road, Broughton Astley	14
A/BA/MXD/20 – Land south of Cosby Rd, Broughton Astley.....	15
A/BA/MXD/05 – Land at Glebe Farm, Broughton Astley	16
A/CD/HSG/39 – Land at Witham Villa Riding Centre, Broughton Astley	17
A/LT/HSG/03 – Field South of Gilmorton Road / West M1, Lutterworth.....	18
A/LT/HSG/06 – Land west of Gilmorton Road, Lutterworth.....	19
A/LT/HSG/07 – The Rectory, Coventry Road, Lutterworth.....	20
A/LT/HSG/14 – James Bond Caravan Park, Lutterworth	21
A/LT/HSG/16 – Land off Brookfield Way, Lutterworth	22
A/MH/HSG/05 – Land at the Ridgeway, Market Harborough	23
A/MH/HSG/06 – Land at Burnmill Farm, Market Harborough	24
A/MH/HSG/07 - Stevens Street Allotments, Market Harborough.....	25
A/MH/HSG/08 – Allotment Field, Northampton Rd, Market Harborough.....	26
A/MH/HSG/14 – 101 Great Bowden Road, Market Harborough	27
A/MH/HSG/15 - Land off Great Bowden Road, Market Harborough.....	28
A/MH/HSG/17 - Land off Kestian Close, Market Harborough	29
A/MH/HSG/20 - Land south of Braybrooke Road, Market Harborough.....	30
A/MH/HSG/22 - Towrite Depot, Clarence Street, Market Harborough	31
A/MH/HSG/23 – Buildbase Site, Scotland Road, Market Harborough	32
A/MH/HSG/24 - Land rear of 115 Lubenham Hill, Market Harborough.....	33
A/MH/HSG/32 – Hillcrest Farm, Market Harborough	34
A/MH/HSG/34 – Land east of Blackberry Grange, Northampton Rd, Market Harborough	35
A/MH/HSG/35 – Land at Overstone Park, Market Harborough	36
A/MH/HSG/36 – Land off Harborough Road, Market Harborough	37

A/MH/HSG/37 – Land at Mill Mound, Market Harborough	38
A/MH/HSG/46 – Ex-garage site at Naseby Sq, Market Harborough.....	39
A/MH/HSG/50 – Land at Clack Hill, Market Harborough	40
A/MH/HSG/51 – Land north of Market Harborough	41
A/MH/HSG/53 – Avondale, Leicester Road, Market Harborough	42
A/MH/HSG/56 – Land off Rugby Close, Market Harborough	43
A/MH/HSG/58 – Former Travis Perkins Site, Clarence Street, Market Harborough	44
A/MH/HSG/59 – Former Harboro’ Rubber Site, Market Harborough	45
A/MH/HSG/60 – Forest Gate (Market Harborough), Leicester Road	46
A/MH/HSG/61 – Land to West of Airfield Farm, Market Harborough	47
A/MH/MXD/48 – Land at Airfield Farm, Market Harborough	48
A/MH/MXD/50 – Land west of Leicester Road, Market Harborough.....	49
A/MH/MXD/51 – Land east of Leicester Road, Market Harborough	50
A/TH/HSG/07 - Coles Nursery, Uppingham Road, Thurnby.....	51
A/TH/HSG/09 - Land at Thurnby Playing Fields (off Grange Lane), Thurnby.....	52
A/TH/HSG/10 – The Cuttings, Thurnby.....	53
A/TH/HSG/13 – Land south of Uppingham Road, Thurnby	54
A/TH/HSG/15 - Land at Wintersdale Road, Thurnby	55
A/TH/HSG/19 - Land at Firs Farm, The Square, Thurnby	56
A/TH/HSG/22 - Land off Grange Lane (land at Firs Farm), Thurnby	57
A/TH/HSG/23 – Land at 48 Dalby Avenue, Bushby.....	58
A/TH/HSG/24 – Residual land north of Charity Farm, Bushby	59
A/TH/HSG/25 – Land East of Charity Farm, Bushby	60
A/SC/HSG/01 - Land off Station Lane, Scraptoft.....	61
A/SC/HSG/05 – Land off Scraptoft Rise, Scraptoft.....	62
A/SC/HSG/06 – Land at Nether Hall Farm, Scraptoft.....	63
A/SC/HSG/07 - Land at Hamilton Lane, Scraptoft.....	64
A/SC/HSG/10 - Land east of Pulford Drive and south of Covert Lane, Scraptoft.....	65
A/SC/HSG/14 - Land at Charles’ Field, Scraptoft Hill Farm, Scraptoft	66
A/SC/HSG/15 – The Hay Field, Scraptoft Hill Farm, Scraptoft	67
A/CD/HSG/34 – Land at Springhill Farm, London Road, Oadby.....	68
A/CD/HSG/69 – Stoughton Estate A, Stoughton.....	69

Introduction

This document provides a series of maps for all 'deliverable' or 'developable' sites, as identified by the '*Strategic Housing Land Availability Assessment 2015*' for the following locations:

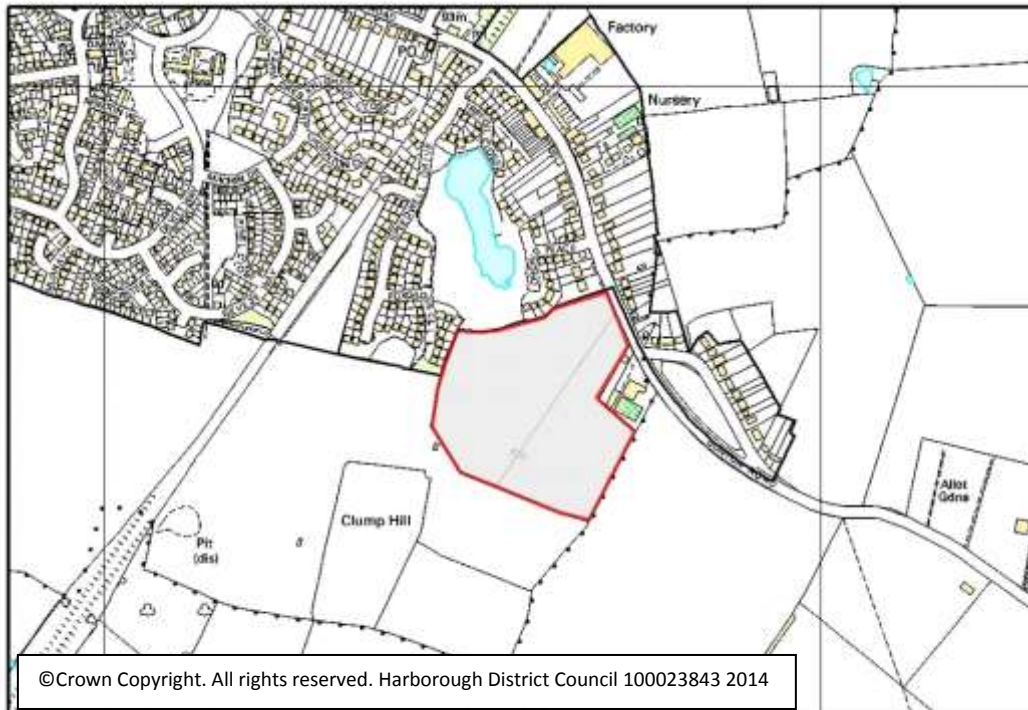
- Broughton Astley
- Lutterworth
- Market Harborough
- Scraptoft
- Thurnby and Bushby
- Edge of Oadby
- Adjacent PUA/Stoughton

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.

A/BA/HSG/01 – Land off Dunton Road, Broughton Astley



Site Description: The site is adjacent to the built up area of Broughton Astley on 2 sides and abuts agricultural fields to west and south. A public right of way forms the south-western boundary of the site (Footpath W105).

Suitability: This greenfield site adjoins the existing built form of Broughton Astley. The site is not identified as an allocation in the Neighbourhood Plan. The site is partially covered by a landfill consultation zone which would need to be investigated prior to development. The site lies within a Mineral Consultation Area. The site is considered **suitable** for residential development.

Availability: There are no ownership issues with the site and developers have recently expressed an interest in the land. The site is therefore considered as **available**.

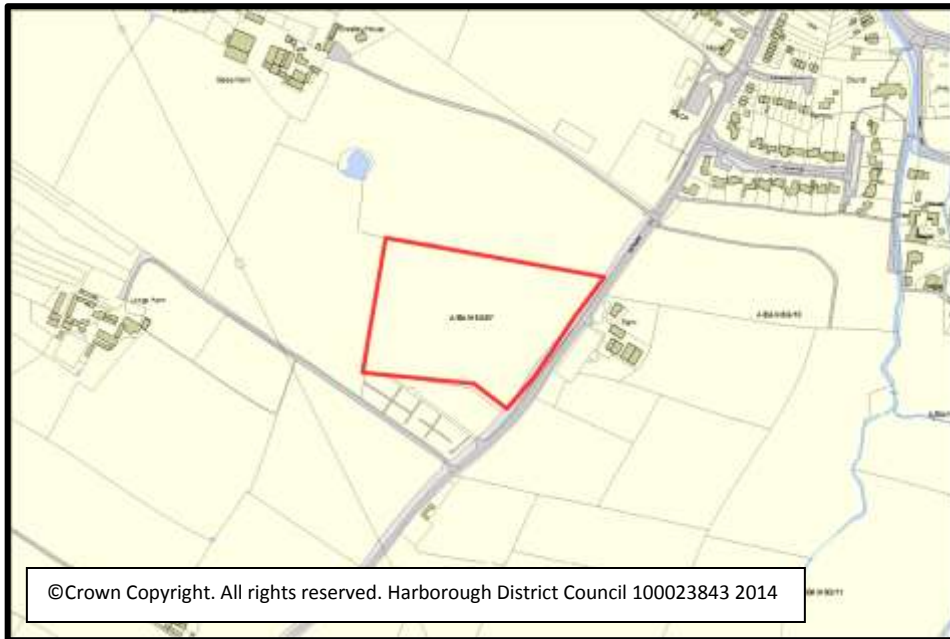
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	6.00
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	113 dwellings
Timeframe for Development	0 - 5 years

A/BA/HSG/07 – Land West of Mill Farm, Broughton Astley



Site Description: This greenfield site is adjacent to the submitted SHLAA site A/BA/MXD/05. The site has the potential to become developable if adjacent sites are developed to adjoin the site to the existing settlement.

Suitability: The site is adjacent to a Land Contamination consultation zone which will need to be investigated prior to development. The site is isolated from village unless adjoining site is developed. The site is not an allocation in the Neighbourhood Plan. The site is therefore considered **not currently suitable** for residential development.

Availability: There are no ownership issues and the owner intends to pursue development of the site. The site is therefore considered **available**.

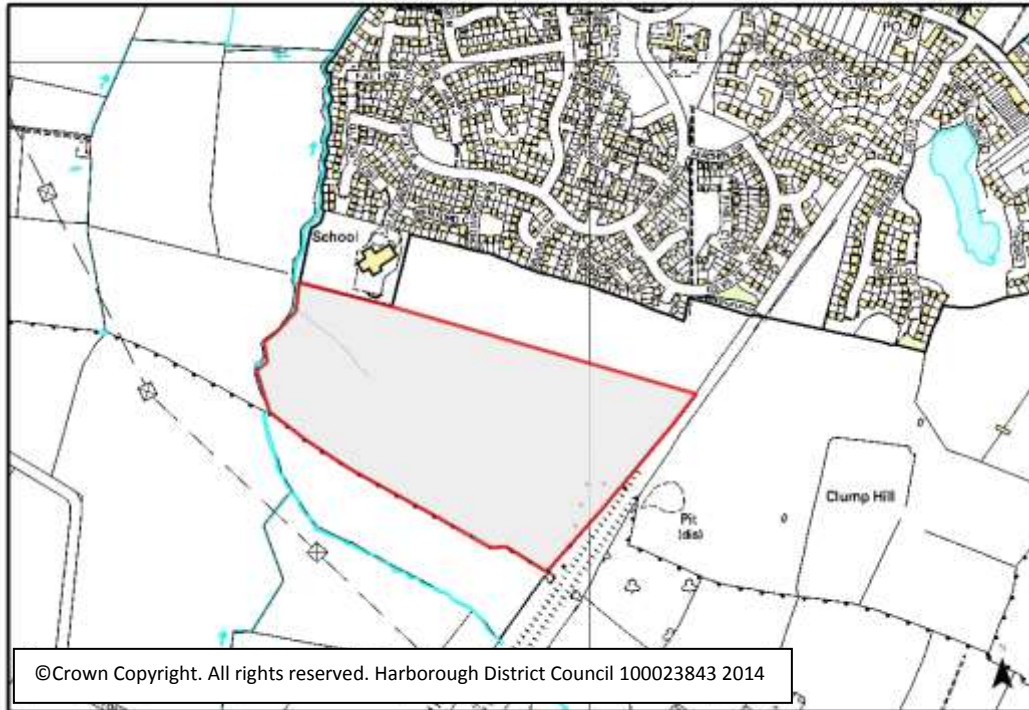
Achievability: The site will not adjoin the built up area of Broughton Astley unless site A/BA/MXD/05 becomes developed. In light of this and the physical constraints identified, the site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Development of adjacent sites and firm developer interest will be needed to re-classify the site as deliverable, as defined by NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	2.90
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	54 dwellings
Timeframe for Development	11 - 15 years

A/BA/HSG/08 - Land adjacent to land south of Crowfoot Way, Broughton Astley



Site Description: This greenfield site is adjacent to a site with planning permission (10/01579/OUT and 12/01633/REM). It is to the south of Broughton Astley, adjacent to a primary school and residential development site under construction. The dismantled railway line lies to the east of the site and the brook forms the western boundary.

Suitability: Site has no frontage to an adopted highway but access possible via neighbouring site which is under construction. The site is not an allocation in the Neighbourhood Plan. Part of the site lies within a Mineral Consultation Area. The site is considered **suitable** for residential development.

Availability: There are no ownership issues with the site and there is a clear intention to develop the land for housing evidenced by planning application reference 12/00494/OUT (refused and appeal dismissed). The site is therefore considered as **available**.

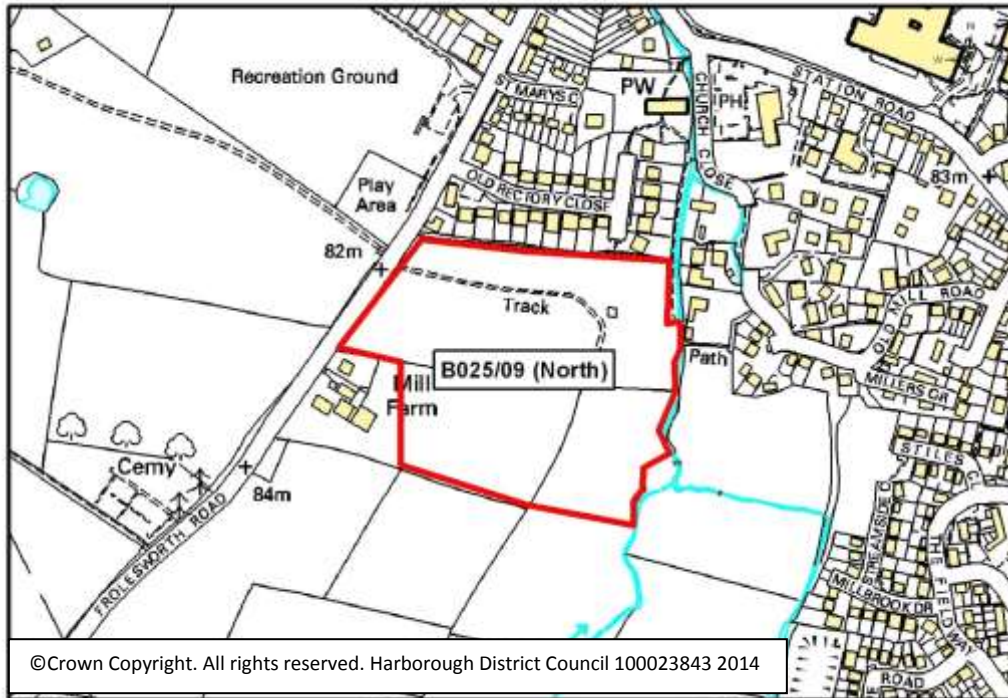
Achievability: No physical constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	11.44
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	193 dwellings
Timeframe for Development	0 -5 years

A/BA/HSG/10 – Agricultural land off Frolesworth Road (North), Broughton Astley



Site Description: This greenfield site is adjacent to the built up area of Broughton Astley and abuts agricultural fields to east and south.

Suitability: Whilst Flood zones 2 and 3 are present along the eastern boundary of the site, the developable area shown below has been reduced to exclude these areas. Therefore the site is considered **suitable** for residential development.

Availability: There are no ownership issues with the site and a developer has control of the land. There is a clear intention to develop the land for housing evidenced by planning application reference 13/00164/FUL (planning permission was not granted). The site is therefore considered as **available**.

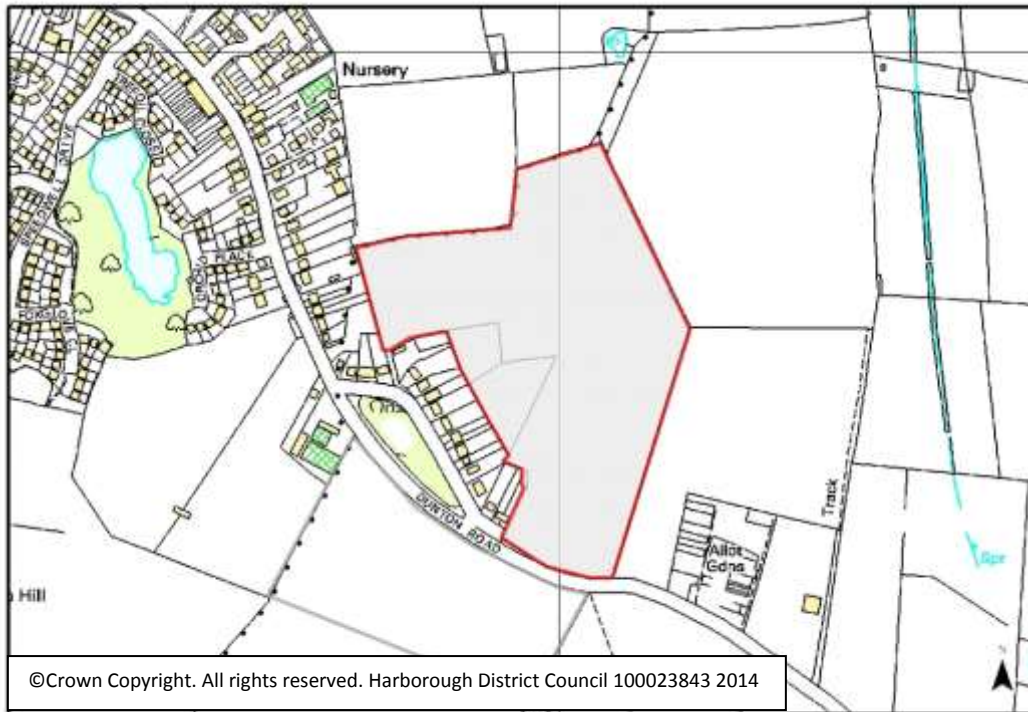
Achievability: No physical constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	5.41
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	101 dwellings
Timeframe for Development	0 - 5 years

A/BA/HSG/12 – Land north of Dunton Road (south), Broughton Astley



Site Description: The site is adjacent to the built up area of Broughton Astley to the west and abuts agricultural fields to the south and east. The site is also adjacent to submitted SHLAA site A/BA/HSG/13 (Developable in 6 – 10 years).

Suitability: This greenfield site adjoins the existing built form of Broughton Astley. There are no physical constraints to prevent the site from being developed. The site is therefore considered **suitable** for residential development.

Availability: There are no ownership issues with the site and developers have expressed an interest in the land. The site is therefore considered as **available**.

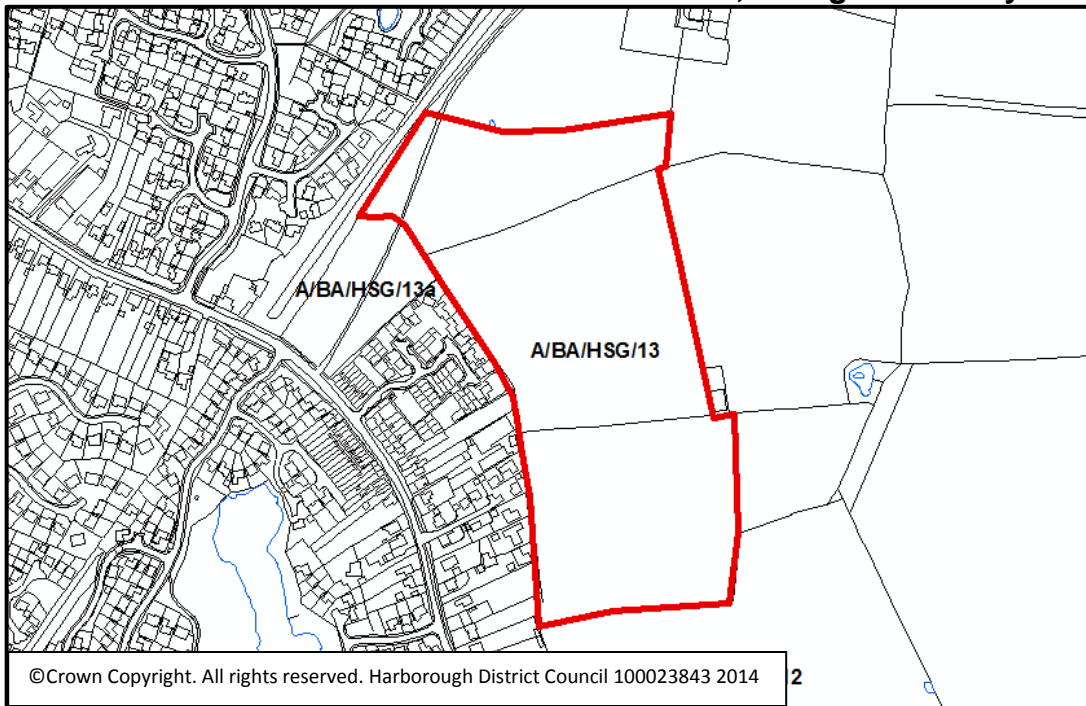
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	9.61
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	180 dwellings
Timeframe for Development	0 – 5, 6 -10 years

A/BA/HSG/13 – Land north of Dunton Road, Broughton Astley



Site Description: The site is adjacent to the built up area of Broughton Astley to the west and abuts agricultural fields to the north, east and south. The site is also adjacent to site A/BA/HSG/12 which has consent for 24 dwellings. The site lies within Dunton Bassett parish.

Suitability: This greenfield site adjoins the existing built form of Broughton Astley. The site is partially covered by a Land Contamination consultation zone. However, an existing Phase 1 Ground Survey (prepared in connection with A/BA/HSG/12) has demonstrated that the site is unlikely to have land contamination issues. The site is therefore considered **suitable** for residential development.

Availability: There are no ownership issues with the site and developers have a legal interest in the land. The site is therefore considered as **available**.

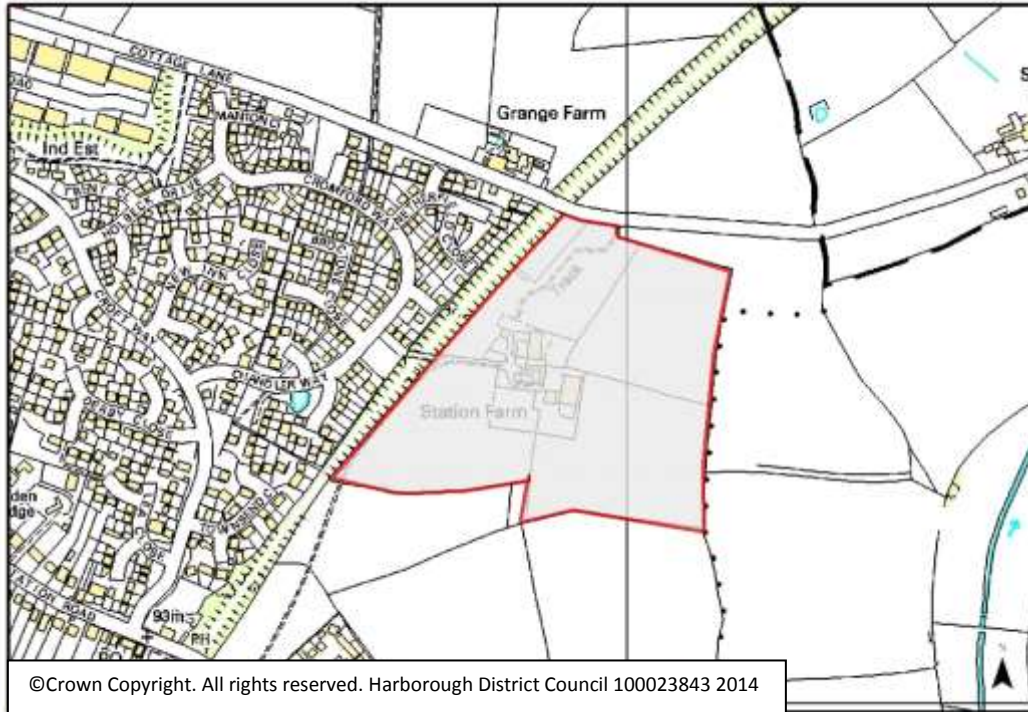
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. Site A/BA/HSG/12 off Dunton Road, adjacent to north west of this site, now has planning consent for 24 houses. The site is considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	10.25
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	192 dwellings
Timeframe for Development	0 – 5, 6 – 10 years

A/BA/HSG/14 – Land at Station Farm, Broughton Astley



Site Description: The site is adjacent to the built up area of Broughton Astley separated by the dismantled railway line to the northwest boundary. The eastern and southern boundaries abut agricultural fields. The site is also adjacent to submitted SHLAA site A/BA/HSG/13 and 13a (developable in 6 - 10 years and 0 – 5 years respectively).

Suitability: This greenfield site adjoins the existing built form of Broughton Astley. The site is partially covered by a Land Contamination consultation zone which may result in the site being subject to a prolonged site preparation period. Access to the site will not be appropriate from Cottage Lane, therefore the delivery of this site will depend upon access being provided in conjunction with any future developments on land parcels A/BA/HSG/12 or A/BA/HSG/13. The site is therefore considered **potentially suitable** for residential development.

Availability: According to our most recent information (2009) there are no ownership issues with the site. The site is therefore considered as **potentially available**.

Achievability: Given that there are access issues to be addressed and the presence of Land Contamination Consultation Zone this site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Development of neighbouring site(s) and firm developer interest would be needed to re-classify the site as deliverable, as defined in the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	9.57
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	179 dwellings
Timeframe for Development	11 – 15, 16+ years

A/BA/HSG/17 – Land at Elms Farm, Broughton Astley



Site Description: The site is situated opposite an existing residential area on Broughton Way.

Suitability: This greenfield site adjoins the existing built up area of Broughton Astley. The site is partially covered by Flood Zone 3b and the developable site area below has been amended to take this into account. The site would be relatively isolated as it is on the northern side of Broughton Way. The site is therefore considered **potentially suitable** for residential development.

Availability: The site has multiple owners and the Council has limited information in this regard. There is no evidence of developer interest to date. The site is therefore considered as **potentially available**.

Achievability: There are potential physical and economic implications of being situated close to Flood Zone 3b. 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:

Total Site Area Available for Development (hectares)	2.33
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	44 dwellings
Timeframe for Development	6 - 10 years

A/BA/HSG/18 – Land at 34 Sutton Lane, Broughton Astley



Site Description: The site is situated adjacent to the Sutton-In-The-Elms Care Home on Sutton Lane is separated from the built form of Broughton Astley by Broughton Way. Access to the site is from Broughton Way, not Sutton Lane. It is currently flanked by developed residential sites on 2 sides and by open countryside to the west and east.

Suitability: This greenfield site adjoins Broughton Astley although it is separated from the built up area by Broughton Way. The site is located within the Separation Area defined in the Broughton Astley Neighbourhood Plan. It is cut off from the main body of Broughton Astley by Broughton Way and adjacent to a Neighbourhood Plan employment allocation. The site is adjacent to a Land Contamination consultation zone which would need to be investigated before development of the site. The site is therefore considered **suitable** for residential development.

Availability: The site has multiple owners and the Council has limited information in this regard. There is no evidence of developer interest to date. The site is therefore considered as **potentially available**.

Achievability: There is a lack of up to date information with regard to the owners' intentions and developer interest. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. A change in the Area of Separation policy and 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)	1.40
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	35 dwellings
Timeframe for Development	6 -10 years

A/BA/HSG/19 – Land south of Dunton Road, Broughton Astley



Site Description: The site abuts a garden centre to its western boundary and is situated opposite open green space and residential dwellings on the southern stretch of Dunton Road. It is flanked by open countryside to its south and east.

Suitability: This greenfield site adjoins the southern extremity of Broughton Astley's built up area. The site is not allocated in the Broughton Astley Neighbourhood Plan. The section of Dunton Road which bounds the site is currently subject to national speed limit and is without pedestrian footways or street lighting. The site is therefore unlikely to be appropriate to the Highway Authority. The site is relatively isolated and would not be suitable for development unless adjoining SHLAA site (A/BA/HSG/01) was developed. Part of the site lies within a Mineral Consultation Area. The site is therefore considered **not currently suitable** for residential development.

Availability: Based on 2010 information the site has no ownership issues and has been declared as available for development. No up to date information has been submitted. The site is therefore considered **potentially available**.

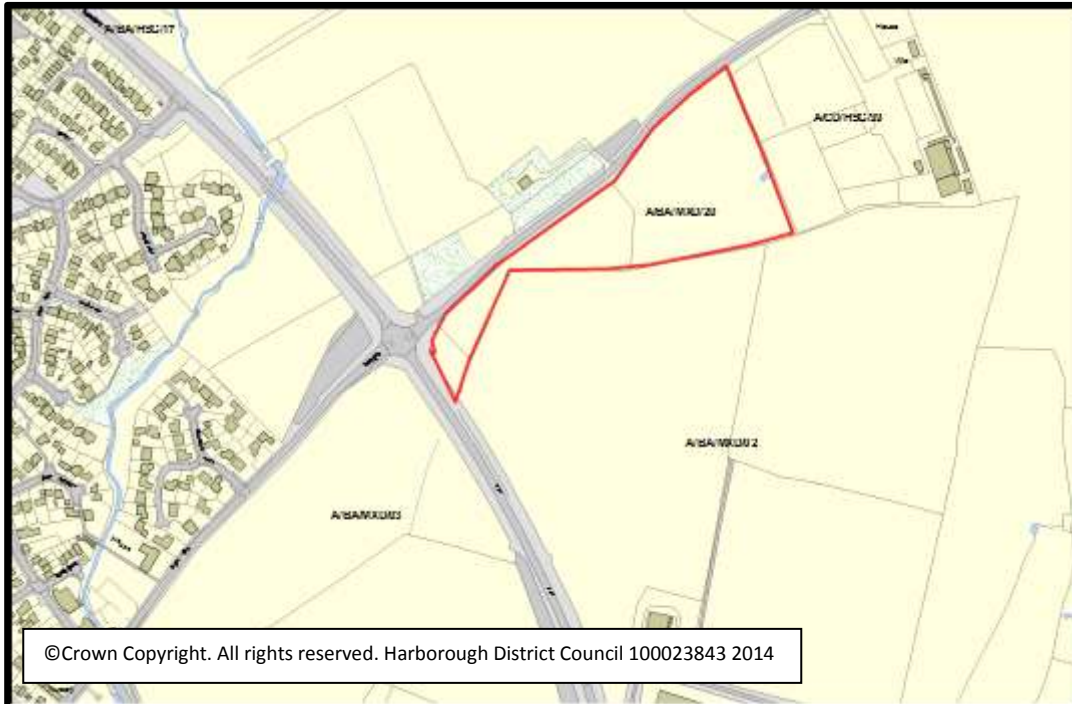
Achievability: There are potential physical and economic implications for any future development of the site to meet the required highway standards. Its development in isolation would be isolated from the village. The extent of developer interest in the site is not known. The site is therefore considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity around access issues, development of adjoining site to improve its connectivity with the village and 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)	4.71
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	88 dwellings
Timeframe for Development	16+ years

A/BA/MXD/20 – Land south of Cosby Rd, Broughton Astley



Description: The site lies just off Broughton Way, between the large mixed use site (which has planning permission) and Cosby Road on the eastern side of Broughton Astley. Other adjacent uses include a riding stable (A/CD/HSG/39) to the east and open countryside to north. Close to secondary school and employment area.

Suitability: This greenfield site adjoins the large mixed use site allocated in the Broughton Astley Neighbourhood Plan which has recently been given planning permission. The site itself is not identified as an allocation in the Neighbourhood Plan. The site's development in isolation would not be appropriate. Creating access to the site which meets Highway Authority standards will need due consideration. The site has the potential to link into the large mixed use site. The site is partially affected by a flood zone and as a result the 0.4ha of the site has been excluded from consideration and the developable site area amended. The site is therefore considered **potentially suitable** for residential development.

Availability: The availability of the site was last updated in 2013. The site has multiple owners of the same family and there has been recent developer interest in the site. The site is therefore considered as **potentially available**.

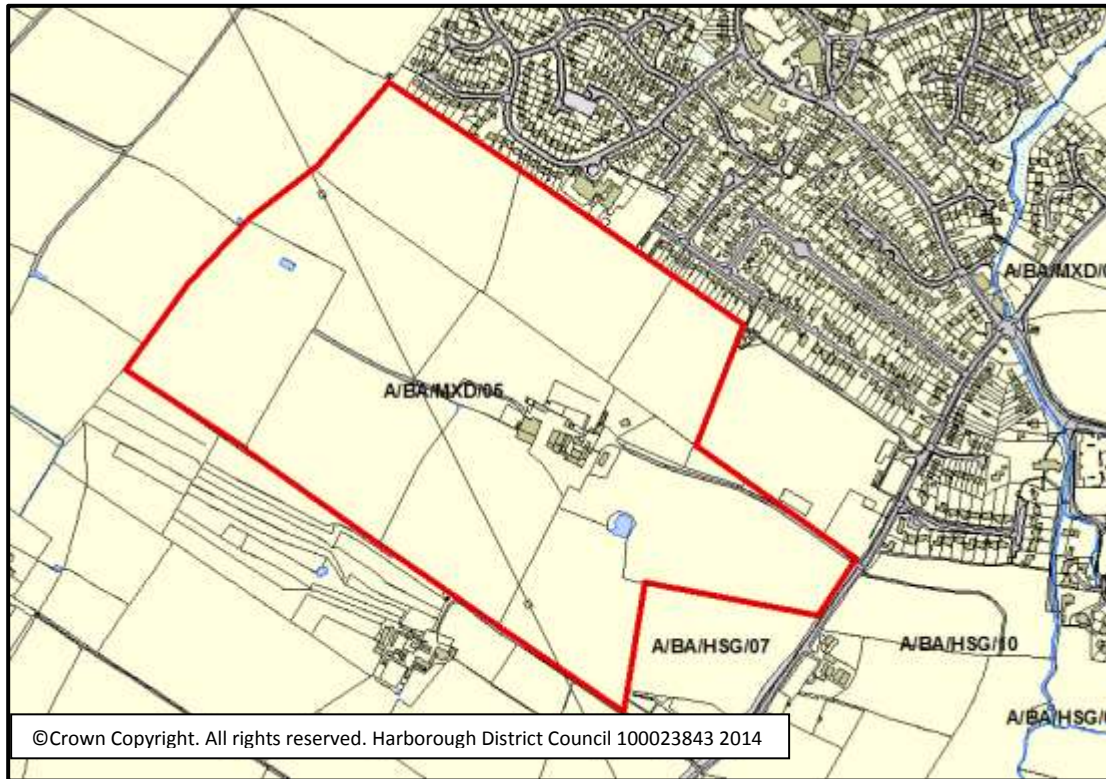
Achievability: The achievability of the site is dependent on the development of the adjacent planning consent to the south. There are potential physical and economic implications for any future development of the site to meet the required highway standards and effectively mitigate any identified flood risks. The site is therefore 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 in the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	2.6
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	49 dwellings
Timeframe for Development	11 – 15 years

A/BA/MXD/05 – Land at Glebe Farm, Broughton Astley



Site Description: The site is adjacent to an existing residential area to the north and is surrounded by agricultural uses to the west, south and east.

Suitability: This greenfield site adjoins the existing built form of Broughton Astley. The site is not identified as an allocation in the Broughton Astley Neighbourhood Plan. Creating access to the site which meets Highway Authority standards will need due consideration. The site is also affected by a consultation zone for contaminated land which would need to be investigated prior to development. Development of the full extent of the site may not be appropriate. The site is considered **potentially suitable** for residential development.

Availability: The site has no ownership issues and negotiations with a developer are ongoing (SHLAA 2015 Proforma). The site is therefore considered **available**.

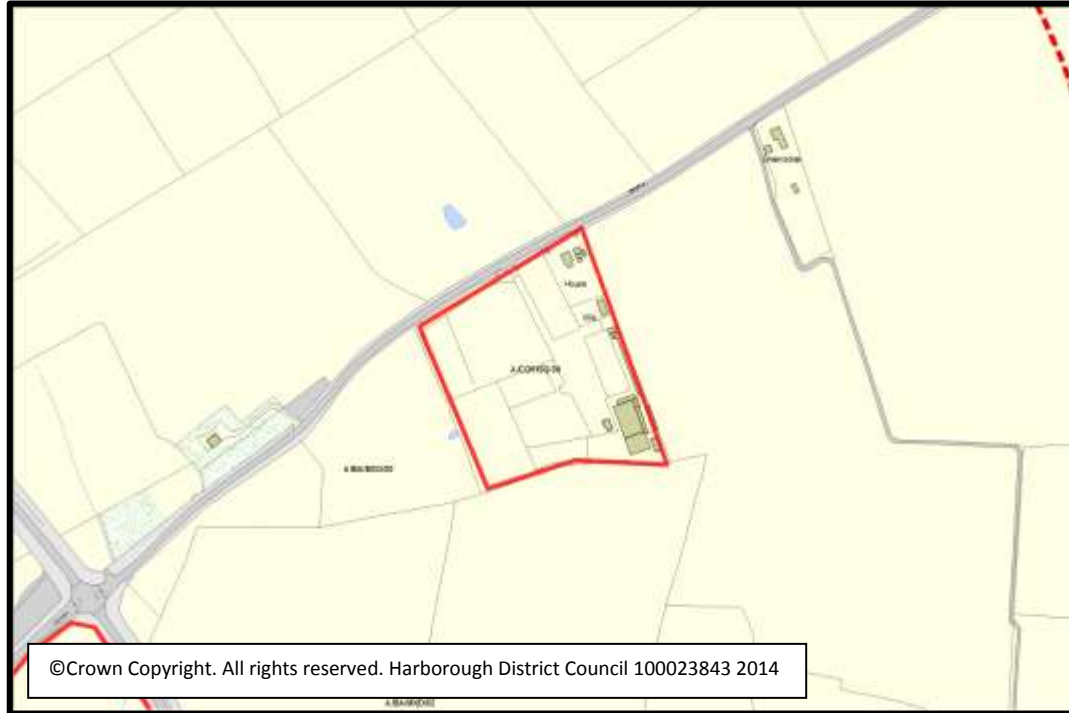
Achievability: Subject to highways mitigation measures and investigation of the contaminated land issue, no other constraints on viability have been identified at this stage. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding access, contaminated land and 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)	39
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	50
Estimated Capacity	585 dwellings
Timeframe for Development	6 – 10, 11 – 15, 16+ years

A/CD/HSG/39 – Land at Witham Villa Riding Centre, Broughton Astley



Site Description: The site is adjacent to the large mixed use site (which has planning permission) to the south and submitted SHLAA sites A/BA/MXD/20 to west. It is to the east of the main settlement.

Suitability: This greenfield site is not adjacent to the current built up area of Broughton Astley however it abuts submitted SHLAA sites A/BA/MXD/20 and large site to south which has planning permission for mixed uses. Creating access to the site which meets Highway Authority standards will need due consideration. The site is therefore considered **potentially suitable** for residential development.

Availability: The council is not in receipt of any ownership data for this site. The site is therefore considered as **potentially available**.

Achievability: Given its current isolation from the village, the achievability of the site is dependent on the development of the mixed use area to the south which has planning permission. Up to date evidence in relation to owner intentions and developer interest is also needed. Therefore, the site is considered **not currently achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	3.51
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	66 dwellings
Timeframe for Development	11 - 15 years

A/LT/HSG/03 – Field South of Gilmorton Road / West M1, Lutterworth



Site Description: Site is situated to the eastern edge of Lutterworth and lies between the M1/ former railway embankment and the built form of the settlement. It is currently in agricultural use, adjoining established residential and industrial areas to the west and further agricultural land to the south. A range of amenities and facilities are available close by in Lutterworth town centre.

Suitability: The site adjoins the existing settlement, is crossed by several rights of way and lies adjacent to contaminated land uses. Highway access is a constraint, and whilst achieving appropriate access acceptable to the Highway Authority is unlikely, mitigation may be possible. The owner's agent has indicated that access from Gilmorton Road to the site can be gained through adjoining land uses at the appropriate time. 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's agent in 2015 and indicates landowner willingness for the site to come forward for residential development. Suitable access may be dependent on adjacent tenancies. The site is therefore considered **potentially available**.

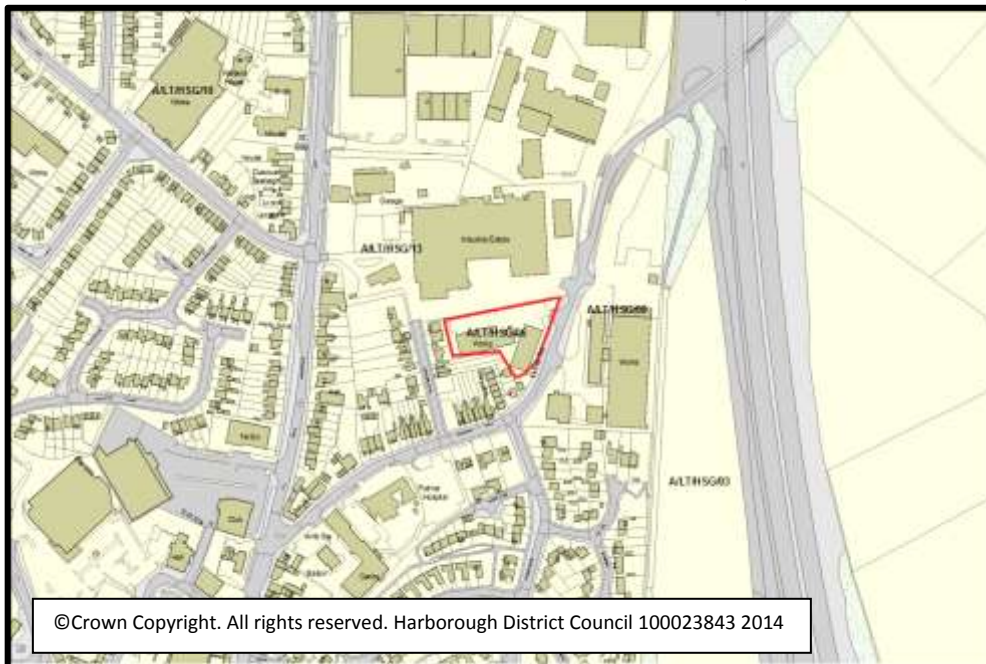
Achievability: Access to the site is dependent on agreement with adjoining land uses which could delay the sight coming forward. Also potentially costly highway mitigation measures may affect the sites viability for residential development. The site is therefore considered **potentially achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	4.61
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	86 dwellings
Timeframe for Development	6-10 years

A/LT/HSG/06 – Land west of Gilmorton Road, Lutterworth



Site Description: The site lies within the built form of the settlement and forms a small part of a wider employment / industrial area which lies to the east and north. It is currently in community centre / commercial use with residential properties bordering it to the west and south. A range of amenities and facilities are available close by in Lutterworth town centre.

Suitability: The site is within Lutterworth. The 30mph speed limit on Gilmorton Road would need to be extended to cover the full extent of the site to address highway constraints. The site lies within a Mineral Consultation Area. The site is considered **suitable** for residential development.

Availability: The landowner for the site has indicated that the site is in single ownership and could become available within the next five years. The extent of developer interest is not clear. The site is therefore considered **potentially available**.

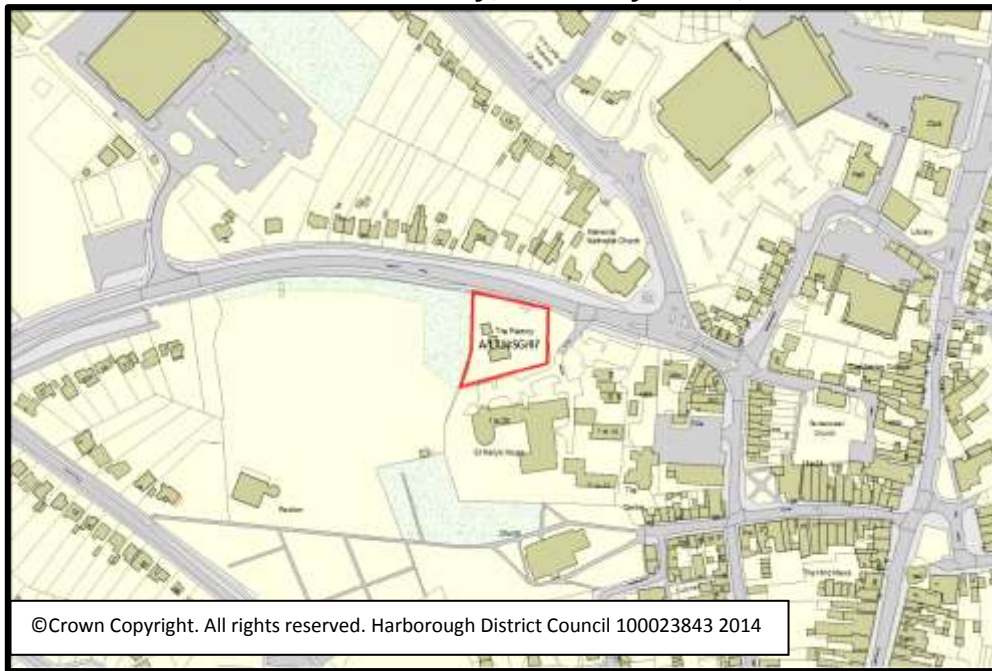
Achievability: No physical or economic constraint have been identified to make the site unviable for residential development. The extent of developer interest is not known. The site is considered **potentially achievable**.

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:

Total Site Area Available for Development (hectares)	1.55
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	38 dwellings
Timeframe for Development	6-10 years

A/LT/HSG/07 – The Rectory, Coventry Road, Lutterworth



Site Description: The site is situated between residential garden land and the A4303. Adjacent to existing residential uses, cricket ground and Rectory (Listed Building). Site is close to Lutterworth town centre where a range of facilities are available.

Suitability: The site lies within the built form of Lutterworth and is convenient for local services. The site 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 in 2011 and indicated that the site could be available in the next 5 years. No up to date information has been provided. The site is therefore considered to be **potentially available**.

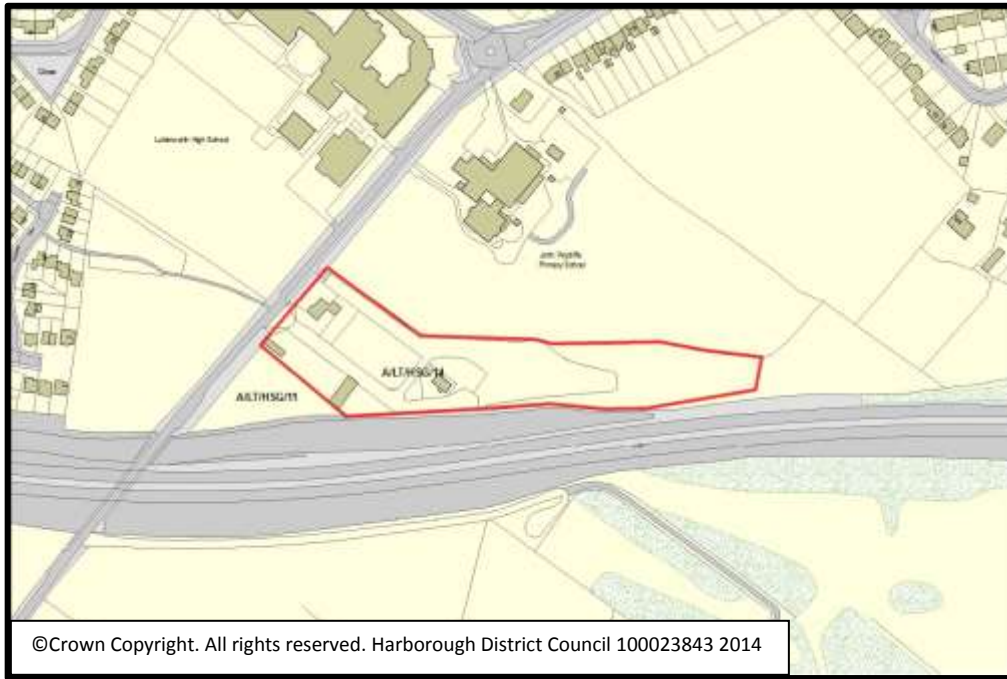
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. 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)	0.22
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	100
Estimated Capacity	7 dwellings
Timeframe for Development	6 - 10 years

A/LT/HSG/14 – James Bond Caravan Park, Lutterworth



Site Description: The site is a travelling show-people's yard/s. The site is developed across the top of the embankment running alongside the A4303. To the north of the site is the Wycliffe Primary School while to the west is a children's play area, residential site and Lutterworth high school. To the east are open fields which create a boundary between the A4303 and the Spring Close residential development.

Suitability: The site lies on the edge of the existing built form of Lutterworth, separated from existing development. The site lies within a Mineral Consultation Area. The site is not subject to highway access or any other constraints affecting its suitability. The site is therefore considered **suitable** for residential development.

Availability: The landowner indicated during the 2010 assessment that the site is in single ownership and could become available for development within the next 5 years. A 2013 outline planning application for up to 50 dwellings on this (and the adjacent A/LT/HSG/11) site in 2013 demonstrates availability. However, a subsequent appeal was dismissed on the grounds that the travelling showpeople's accommodation is needed at present. The site is therefore considered **not currently available**.

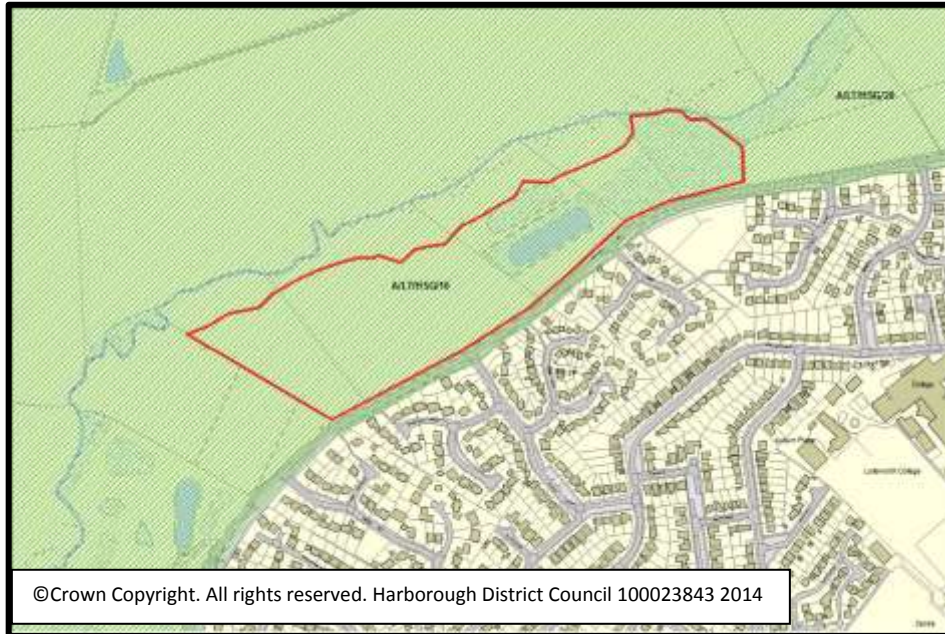
Achievability: No physical constraints have been identified to make the site unviable for residential development. However the site's current use as travelling showpeople's accommodation is needed at present. The site is therefore considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. The site, along with the adjacent site, currently meets the need for travelling showpeople's accommodation, as evidenced by the recent appeal decision. This situation will need to change in order for the site to be re-classified as deliverable, as defined by the NPPF

Site Capacity:

Total Site Area Available for Development (hectares)	1.36
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	34 dwellings
Timeframe for Development	16+ years

A/LT/HSG/16 – Land off Brookfield Way, Lutterworth



Site Description: The site is located to the western edge of Lutterworth. It is currently open grassland / agricultural use adjoining an existing residential area. To the north is a brook and to the south it is bordered by Brookfield Way, separating the site from the existing built form. A range of amenities and facilities are available close by in Lutterworth town centre.

Suitability: The site adjoins the built form of Lutterworth. The site lies within a designated Separation Area which will be subject to review as part of the new Local Plan. Boundary of site excludes flood zone area. The site is not subject to highway access constraints affecting its suitability. The site is therefore considered **suitable**.

Availability: An agent for the site confirmed by letter, for a previous assessment, that the land is in multiple ownership and would be available for development within the next 5 years. No update has been received for the 2015 update. The site is therefore considered **potentially available**.

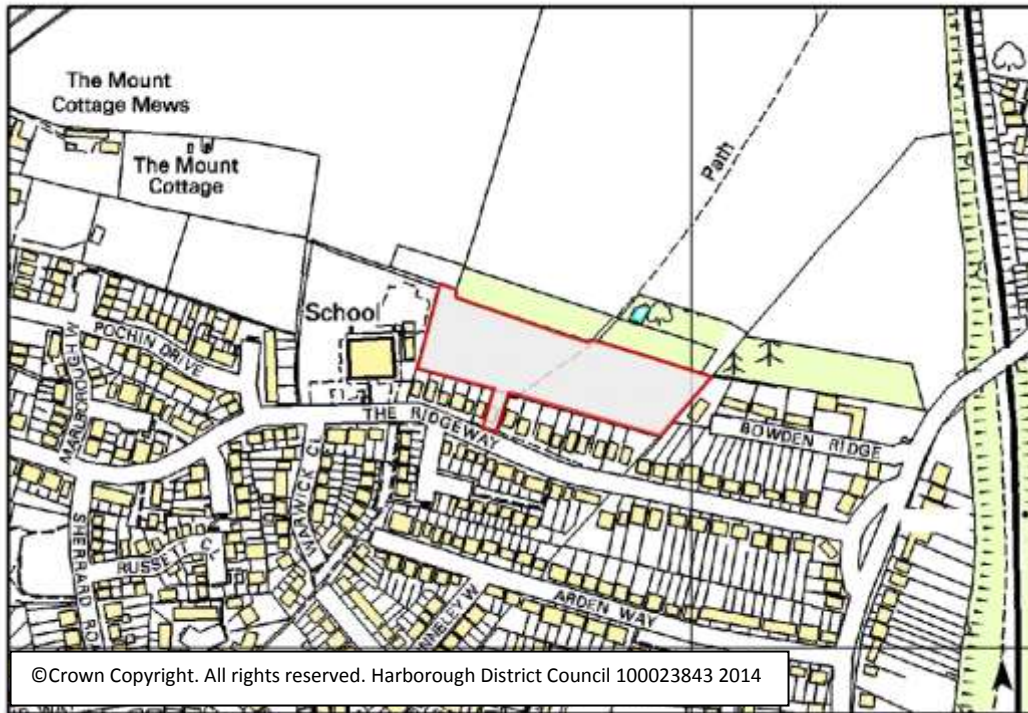
Achievability: The original site area has previously been reduced to exclude flood zone running along the northern edge of the site. Multiple ownership could impact on the achievability of the site. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Whilst the site is within the currently designated Area of Separation, the approach to Separation Area policy is under review as part of the new Local Plan process. Evidence in relation to owners' intentions and 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)	7.0
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	131 dwellings
Timeframe for Development	11 -15 years

A/MH/HSG/05 – Land at the Ridgeway, Market Harborough



Site Description: One residential dwelling and adjoining green fields to the north of Market Harborough.

Suitability: The site adjoins the built form of Market Harborough. It lies within the currently designated Area of Separation which will be subject to review as part of the new Local Plan. The site is therefore considered **suitable** for residential development.

Availability: The Agent stated that their land would be available for development within the next 5 years and that there is keen developer interest in the land. The site is therefore considered **available**.

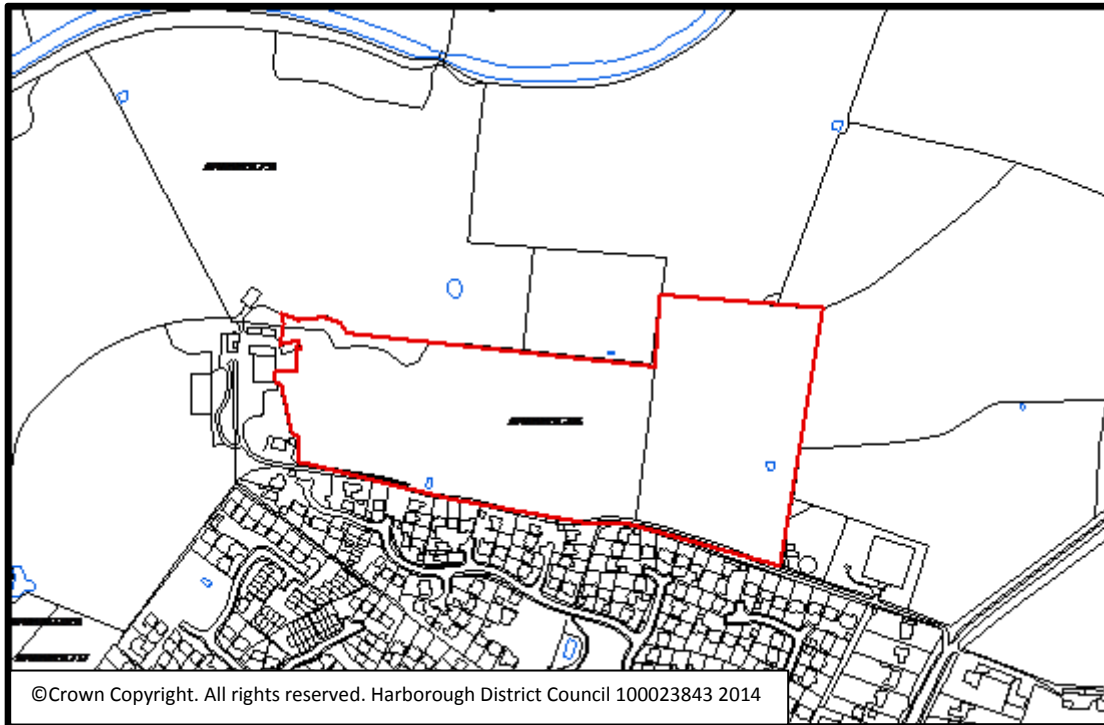
Achievability: Access to the site would require the demolition of an existing residential property which is in the same landowner. The site is therefore considered **achievable**.

Summary: The above factors result in the site being **deliverable** for residential development. Whilst the site is within the currently designated Area of Separation, the approach to Separation Area policy is under review as part of the new Local Plan process.

Site Capacity:

Total Site Area Available for Development (hectares)	1.48
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	37 dwellings
Timeframe for Development	0 - 5 years

A/MH/HSG/06 – Land at Burnmill Farm, Market Harborough



Site Description: Greenfield land adjoining the existing built area of Market Harborough. The land is accessed via rights of access on Kingston Way.

Suitability: The site adjoins the built form of Market Harborough. The Highway Authority has indicated that a maximum of c.90 dwellings could be delivered on the site (due to capacity limitations) of Burnmill Road, subject to the usual Development Control process. The site is therefore considered **suitable** for residential development providing the capacity is limited as indicated by the Highway Authority.

Availability: In 2014 the agent stated that the site is in single ownership, there is a good level of developer interest in the site and it could be available for development within the next 5 years. The site is therefore considered **available**.

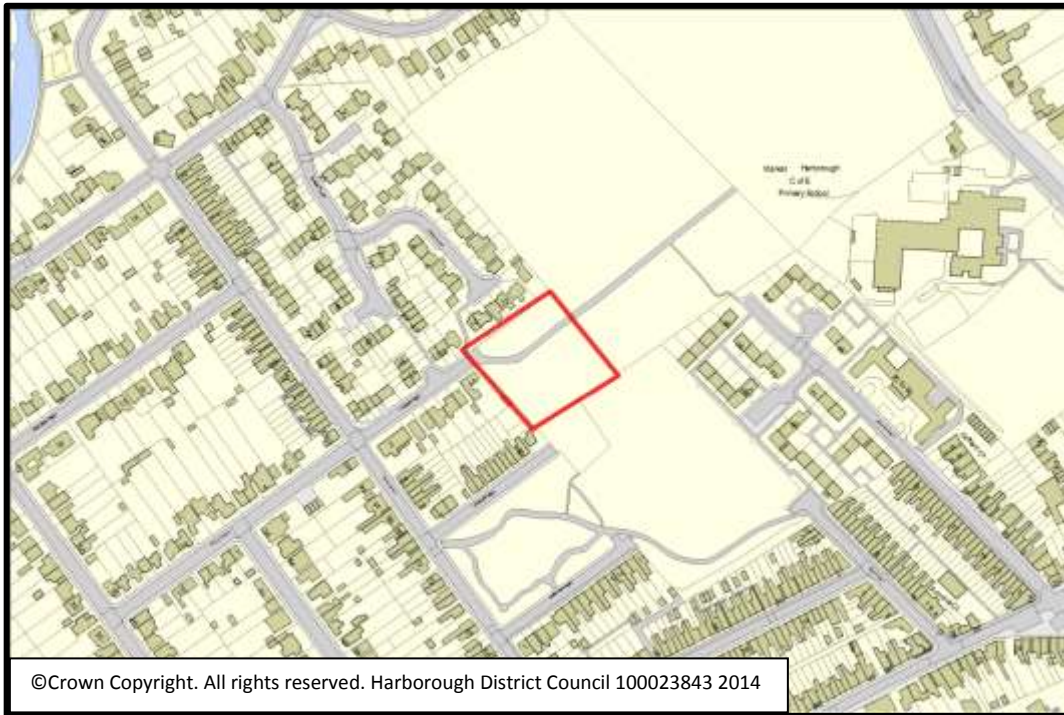
Achievability: Access to the site would have to meet Highway Authority standards which may present a viability issue given that county highways have already indicated a maximum of c.90 dwellings could be suitably delivered. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarification of viability of site in view of reduced capacity to 90 dwellings (density of site adjusted accordingly) be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	6.4
Density Applied (dwellings per hectare)	23 (adjusted to give capacity of 90)
Development Ratio Applied (%)	62.5
Estimated Capacity	90
Timeframe for Development	6-10 years

A/MH/HSG/07 - Stevens Street Allotments, Market Harbourh



Site Description: Amenity land and allotments close to the centre of Market Harbourh and adjacent to existing residential dwellings.

Suitability: The site lies within the built up area of Market Harbourh. The site is affected by a consultation zone for contaminated land which will need to be investigated prior to development. Current allotment use would need to be suitably relocated. The site is therefore considered **suitable** for residential development.

Availability: In 2013 the Agent stated that the land would be available for development within the next 3 years. The extent of developer interest is not clear as no update is available. The site is therefore considered **potentially available**.

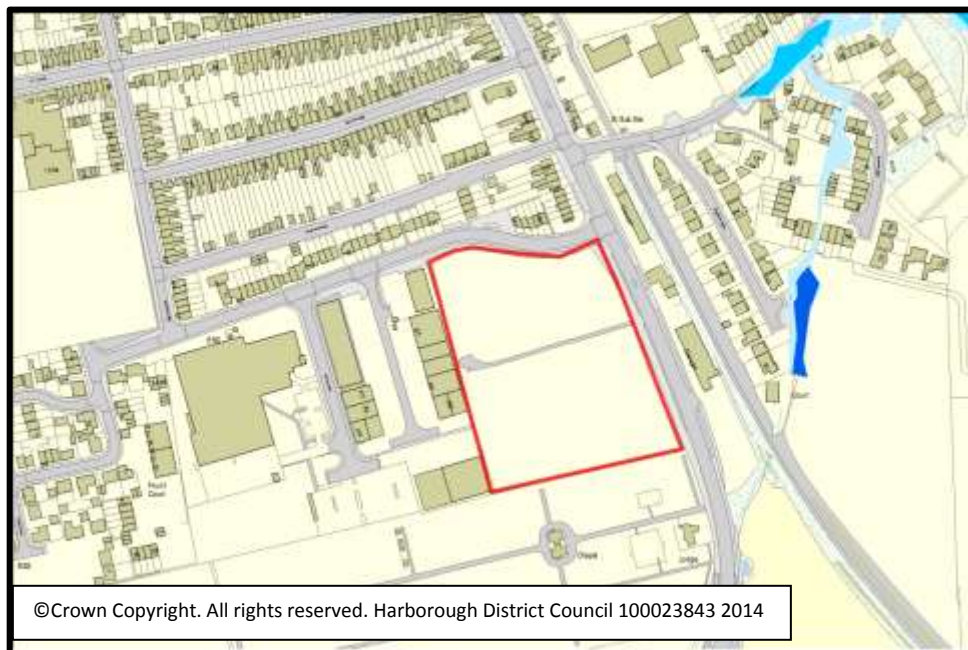
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. However the site's current use as allotments could prevent residential development unless adequate replacement provision is secured. Up to date information relating to landowner's 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. Adequate replacement provision for allotments and 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)	0.36
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	100
Estimated Capacity	11 dwellings
Timeframe for Development	6 - 10 years

A/MH/HSG/08 – Allotment Field, Northampton Rd, Market Harborough



Site Description: The site is currently used for allotment provision on the edge of Market Harborough. Commercial and community amenities are located within a reasonable distance.

Suitability: The site lies within the built up area of Market Harborough. The site is also affected by a consultation zone for contaminated land which would need to be investigated prior to development. Current allotment use would need to be suitably relocated. The site is therefore considered **suitable** for residential development.

Availability: The Agent completed a 2011 SHLAA Pro forma on behalf of the multiple landowners. It was stated that the land could be available for development within the next 3 years. The extent of developer interest is not clear. The site is therefore considered to be **potentially available**.

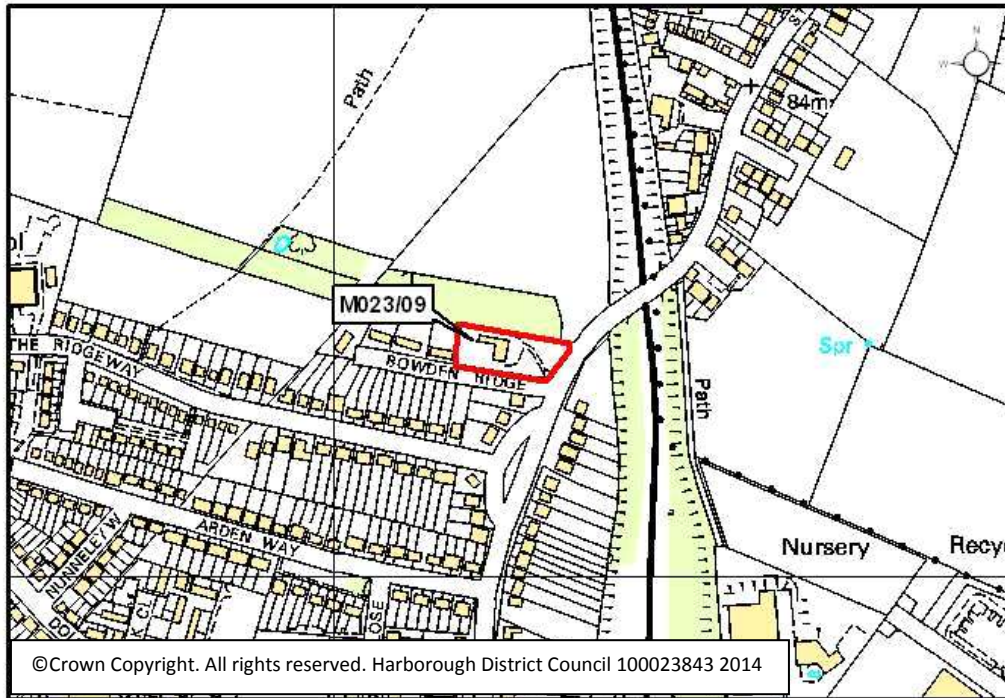
Achievability: No physical constraints have been identified to make the site unviable for residential development. However the site's current use as allotments could prevent residential development unless adequate replacement provision is secured. Up to date information relating to owner's intentions and developer interest is not available. The site is therefore considered **potentially achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	1.84
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	46 dwellings
Timeframe for Development	6 - 10 years

A/MH/HSG/14 – 101 Great Bowden Road, Market Harbourough



Site Description: Site close to railway bridge on Great Bowden Road. Surrounding area low density, rather large detached houses. Commercial and communities facilities are available locally if not in immediate vicinity. Rail line runs along the east of the site.

Suitability: This previously developed land lies within built up area of Market Harbourough. No suitability constraints have been identified. The site is therefore considered **suitable** for residential development.

Availability: The landowner confirmed by letter that their land would be available for development within 6-10 years. The letter was sent as part of the 2009 Assessment. No further information has been received for the 2015 Update. The site is therefore considered **potentially available**.

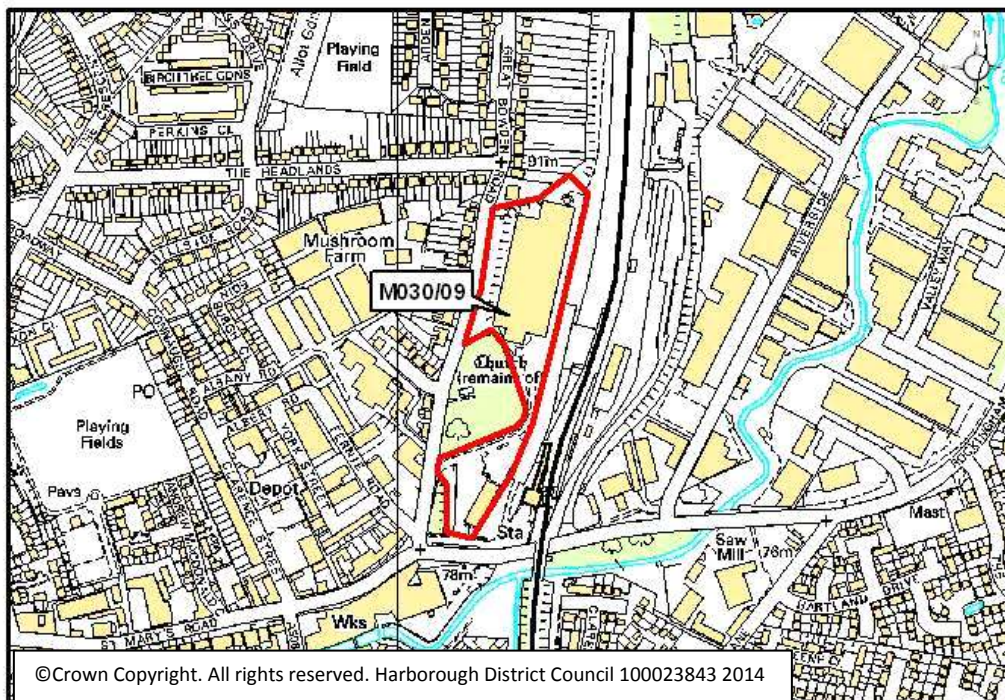
Achievability: No physical constraints have been identified to make the site unviable for residential development. However the site's current residential use could prevent residential development. The site is therefore considered **potentially achievable**.

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 NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	0.31
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	100
Estimated Capacity	9 dwellings
Timeframe for Development	6-10 years

A/MH/HSG/15 - Land off Great Bowden Road, Market Harborough



Site Description: Site consists of a food distribution warehouse and a bus/coach repair garage and MOT centre. St Mary in Arden Church (Scheduled Monument) and church yard lies between the northern and southern parts of the site. Access to the site is good and all amenities are available locally. The site is surrounded by existing residential development and the station/railway line to the East.

Suitability: This previously developed site lies within the built up area of Market Harborough close to facilities and adjacent to the train station. It is currently in employment use. The site is affected by a consultation zone for contaminated land which would need to be investigated prior to development. The site is therefore considered **suitable** for residential development.

Availability: The Agent indicated during the 2009 Assessment that the site could become available for development within the next five years. No further information was received for the 2015 Update. The site is therefore considered as **potentially available**.

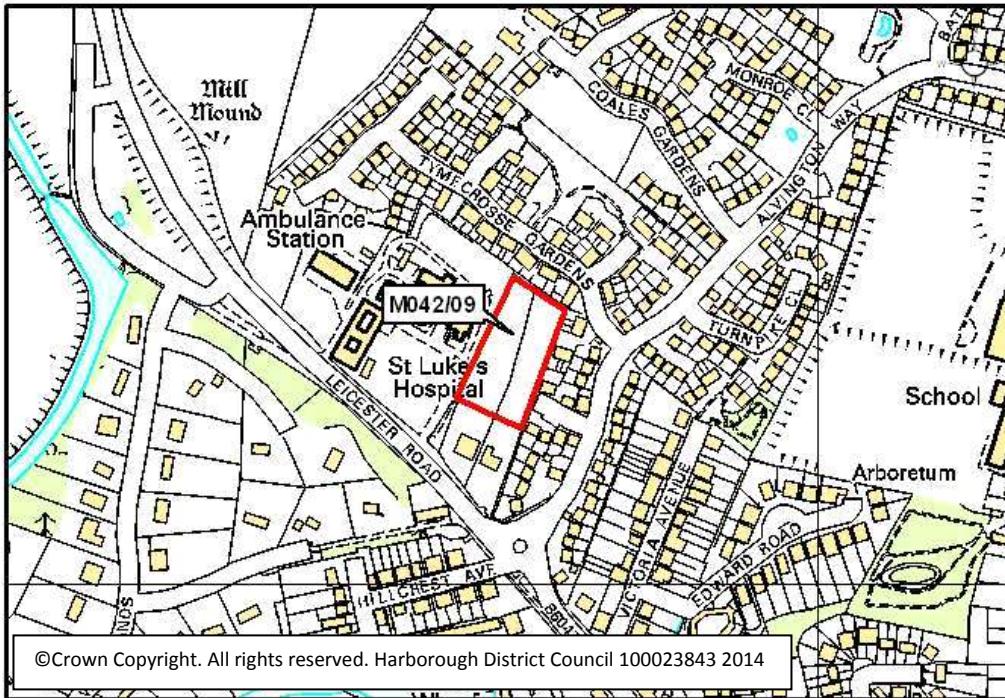
Achievability: Potential contaminated land issues would need investigating. No other physical constraints have been identified to make the site unviable for residential development. The site is therefore considered **potentially achievable**.

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 NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	2.54
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	48 dwellings
Timeframe for Development	6-10 years

A/MH/HSG/17 - Land off Kestian Close, Market Harborough



Site Description: Site lies behind two large properties on the edge of an existing residential development. Good access and good transport links in vicinity although currently there is no direct access. Access possible via Kestian Close. Commercial and community facilities available.

Suitability: The site lies within the built up area of Market Harborough. The site is affected by a consultation zone for contaminated land and would need to be investigated prior to development. The site is considered **suitable** for residential development.

Availability: In 2009 the Agent behalf of the landowner indicated by email that the site is available for development within the next 5 years. No further information has been received for the 2015 Update. The site is therefore considered **potentially available**.

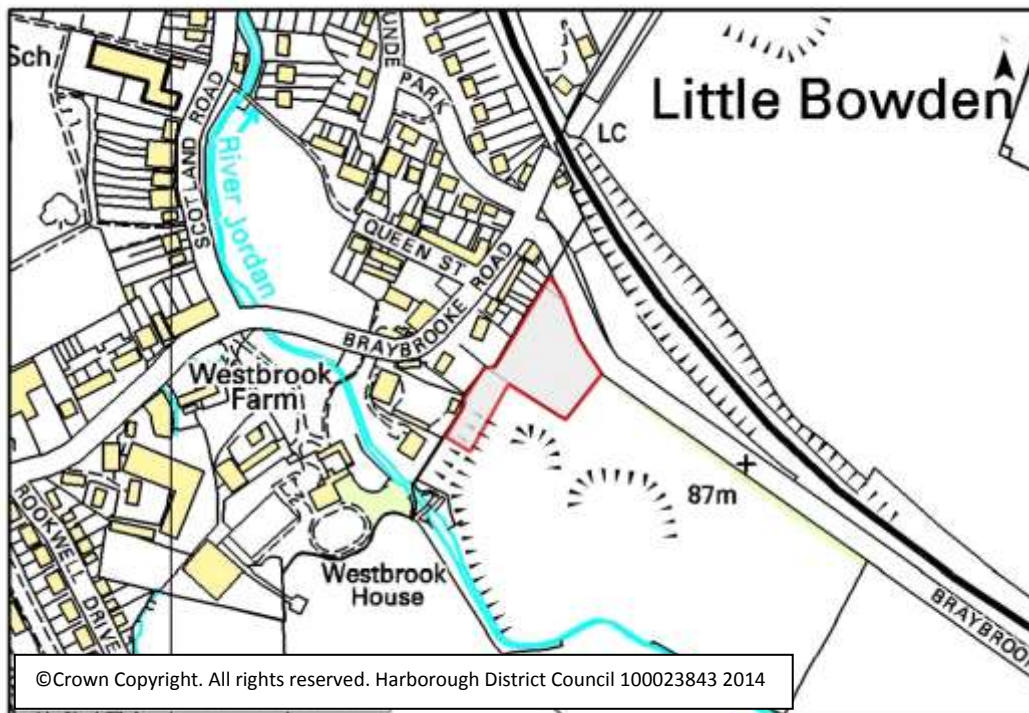
Achievability: No physical constraints have been identified to make the site unviable for residential development. However, evidence in relation to owner's intentions and developer interest is out of date. The site is therefore considered **potentially achievable**.

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:

Total Site Area Available for Development (hectares)	0.45
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	11 dwellings
Timeframe for Development	6-10 years

A/MH/HSG/20 - Land south of Braybrooke Road, Market Harborough



Site Description: Site is next to recent residential development on the south east corner of Market Harborough. Access could be provided through the existing residential development via Braybrooke Road.

Suitability: The site adjoins the built up area of Market Harborough. The site is affected by consultation zones for contaminated land and landfill which would need to be investigated prior to development. Site is close to flood zones 2 and 3 at south west corner. The site is therefore considered **suitable** for residential development.

Availability: In 2011 the landowner stated via letter that the site is available for development. No further information has been received for the 2015 Update. The site is therefore considered **potentially available** for residential development.

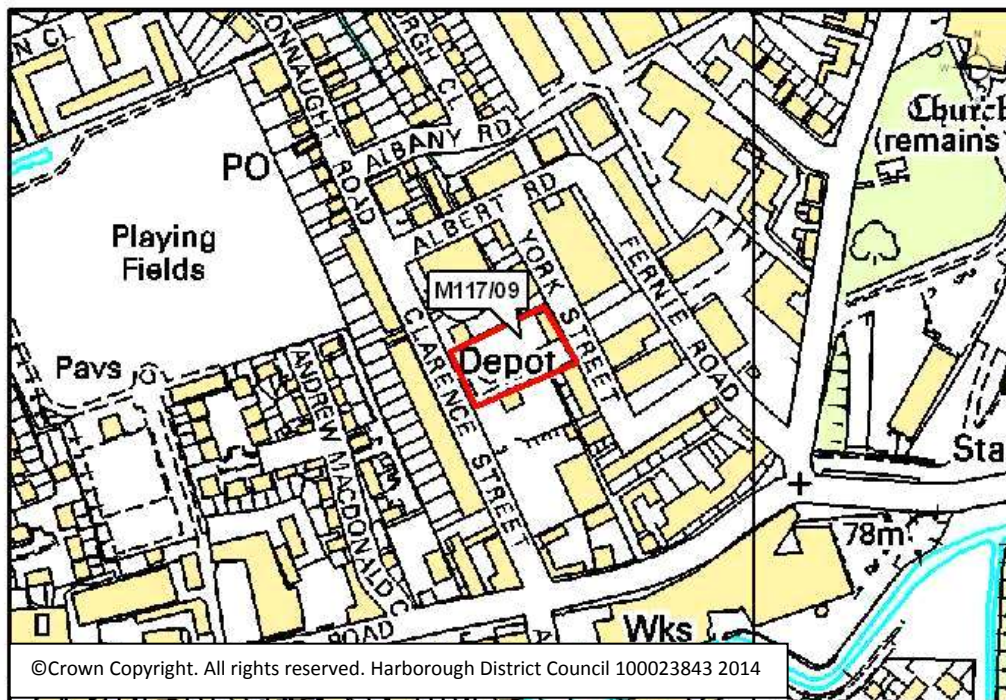
Achievability: Other than the need to investigate potential contaminated land issue and proximity of flood zone, no physical constraints have been identified to make the site unviable for residential development. No up to date evidence in relation to landowner's intentions or developer interest has been provided. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. A firm commitment from the landowner and a developer would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	0.47
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	12 dwellings
Timeframe for Development	6-10 years

AMH/HSG/22 - Towrite Depot, Clarence Street, Market Harbourough



Site Description: Clarence Street off St Marys Road. Commercial site in a residential area. Good access from both Clarence Street and York Street. Flat site. Near Harbourough town centre. Good access to commercial and community facilities.

Suitability: The site lies within the form of Market Harbourough. The site is affected by a consultation zone for contaminated land which would need to be investigated prior to development. The site is therefore considered **suitable** for residential development.

Availability: The landowner confirmed by letter, that their land would be available for development within the next 5 years. The letter was sent as part of the 2009 Assessment. No further information has been received for the 2015 Update. The site is therefore considered **potentially available**.

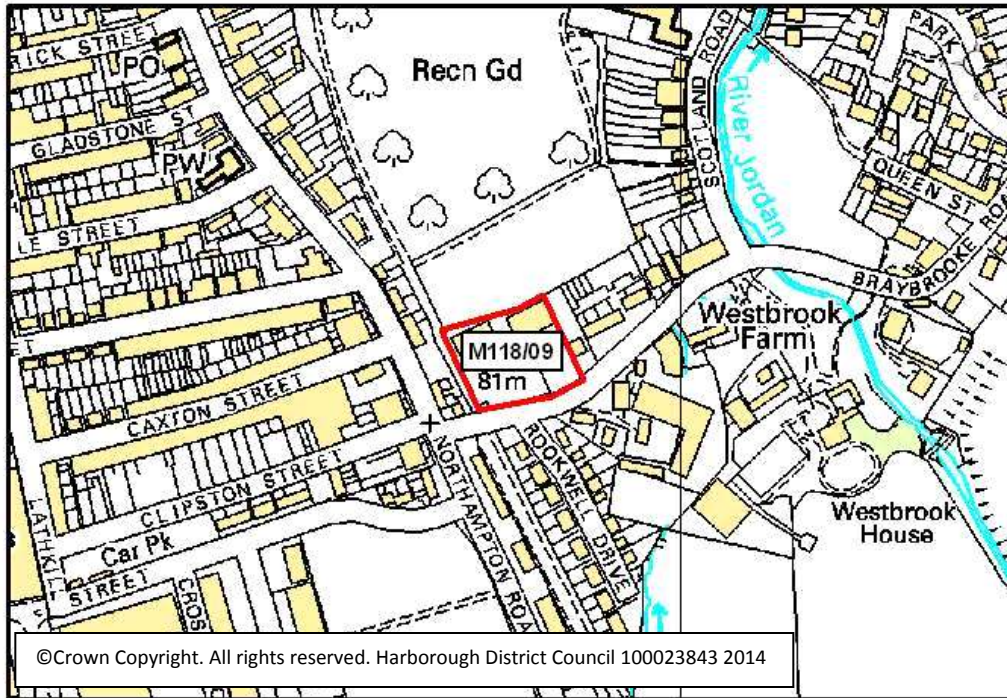
Achievability: No physical constraints have been identified to make the site unviable for residential development. Up to date information relating to landowner's intentions or developer interest is not available. The site is therefore considered **potentially achievable**.

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:

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

A/MH/HSG/23 – Buildbase Site, Scotland Road, Market Harborough



Site Description: Commercial site in a largely residential area. Site consists of a number of large structures and an open piece of land used for storage and car parking. Borders Brampton Valley Way to west, allotments and park to the north. Access off Braybrooke Road. Commercial and community amenities available locally in Market Harborough and Little Bowden.

Suitability: The site lies within the built up area of Market Harborough. The site is affected by a consultation zone for contaminated land which would need to be investigated prior to development. The site is considered **suitable** for residential development.

Availability: The landowner confirmed by letter that their land could become available for development. The letter was sent as part of the 2009 Assessment. No further information has been received for the 2015 Update. The site is therefore considered **potentially available**.

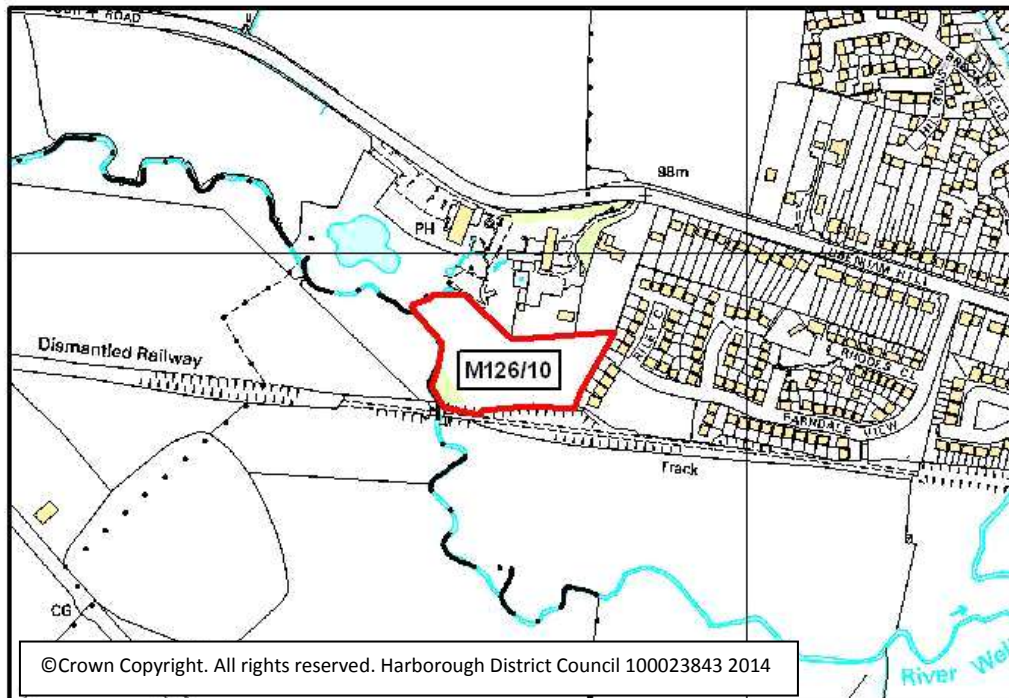
Achievability: No physical constraints have been identified to make the site unviable for residential development. Up to date information relating to landowner’s intentions and developer interest is not available. The site is therefore considered **potentially achievable**.

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:

Total Site Area Available for Development (hectares)	0.47
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	12 dwellings
Timeframe for Development	6 -10 years

A/MH/HSG/24 - Land rear of 115 Lubenham Hill, Market Harborough



Site Description: The site is currently agricultural land on the edge of Market Harborough. Existing residential development exists to the east and north. The river borders the site to the west and the dismantled railway is to the south.

Suitability: The site adjoins the built up area of Market Harborough. The site is affected by a consultation zone for contaminated land which would need to be investigated prior to development. The site is also affected by Flood Zones 2, 3a and 3b and the developable site area has been reduced accordingly. The site lies within a Mineral Consultation Area. The site is therefore considered **potentially suitable** for residential development.

Availability: Although not acting on behalf of landowner, potential developer has indicated via 2015 SHLAA Pro forma, that the land could be available for development within the next 5 years. The site is therefore considered to be **available**.

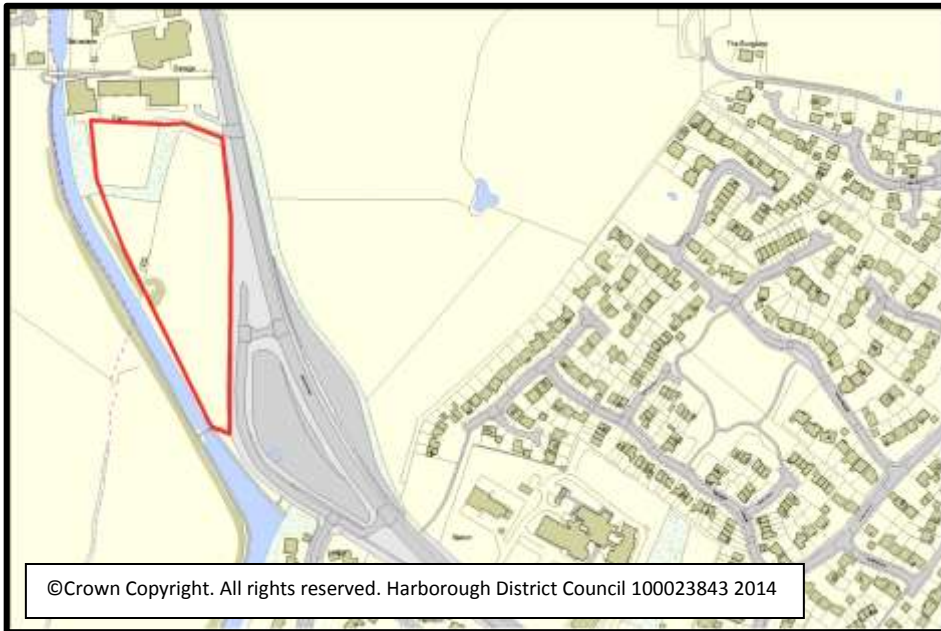
Achievability: The identified constraints (flooding and land contamination consultation zone) could impact on the viability of site. The site is therefore considered **potentially achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	1.29
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	32 dwellings
Timeframe for Development	6-10 years

A/MH/HSG/32 – Hillcrest Farm, Market Harborough



Site Description: The site is currently paddock land on the northern edge of the town. Bordered to the west by the canal and the SDA sites, to the east by agricultural land and by existing residential development to the south. There is some more sporadic development to the north of the site.

Suitability: The site is beyond built up area of Market Harborough at present. However, it is to the east of MH SDA and will be better related to the built up area once the SDA is developed. It is relatively isolated from the built up area at present but its suitability will improve as the SDA is delivered. The Highway Authority has commented that speeds along Leicester Road at this point are an issue at this point. Access would need to take into account SDA access arrangements. The site is affected by a consultation zone for contaminated land which will need to be investigated prior to development. This site is therefore considered **potentially suitable** for residential development.

Availability: The landowner stated via a 2009 SHLAA Pro forma, that the land could be available for development within the next 6 to 10 years. No further information has been received for this Update. The site is therefore considered to be **potentially available**.

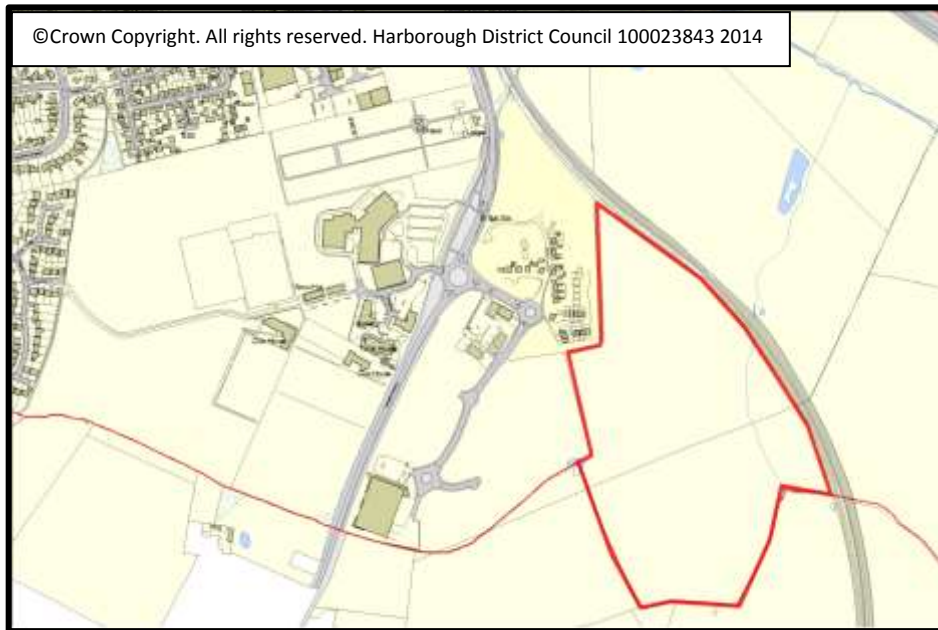
Achievability: Suitability of the site is dependent on the delivery of the SDA. Achieving a suitable access given the proximity of the SDA access could impact on the achievability of the site in isolation. No up to date information regarding landowner's intentions or developer interest is available. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Evidence that an acceptable access to the site is achievable, and does not impact on the access to the strategic development 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)	1.34
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	33 dwellings
Timeframe for Development	11 -15 years

A/MH/HSG/34 – Land east of Blackberry Grange, Northampton Rd, Market Harborough



Site Description: The site is located to the south of Market Harborough, near to the Leisure Centre, and other local amenities. It adjoins allocated land MH/5 its western edge (residential development currently under construction and some employment uses completed). The Brampton Valley Way (dismantled railway) borders the site to east with open countryside beyond and to the south.

Suitability: The site is adjacent to the built up area of Market Harborough. The site is affected by a consultation zone for contaminated land which will need to be investigated prior to development. Flood zones 2 & 3 cover approx. 1.6 ha. As a result the developable site area has been reduced to take account of this. The site is therefore considered **potentially suitable** for residential development.

Availability: The Agent stated via a 2011 SHLAA Pro forma, that the land could be available for development within the next 5 years, and that Persimmon Homes have expressed an interest in the land. There are multiple owners. The site is therefore considered **potentially available**.

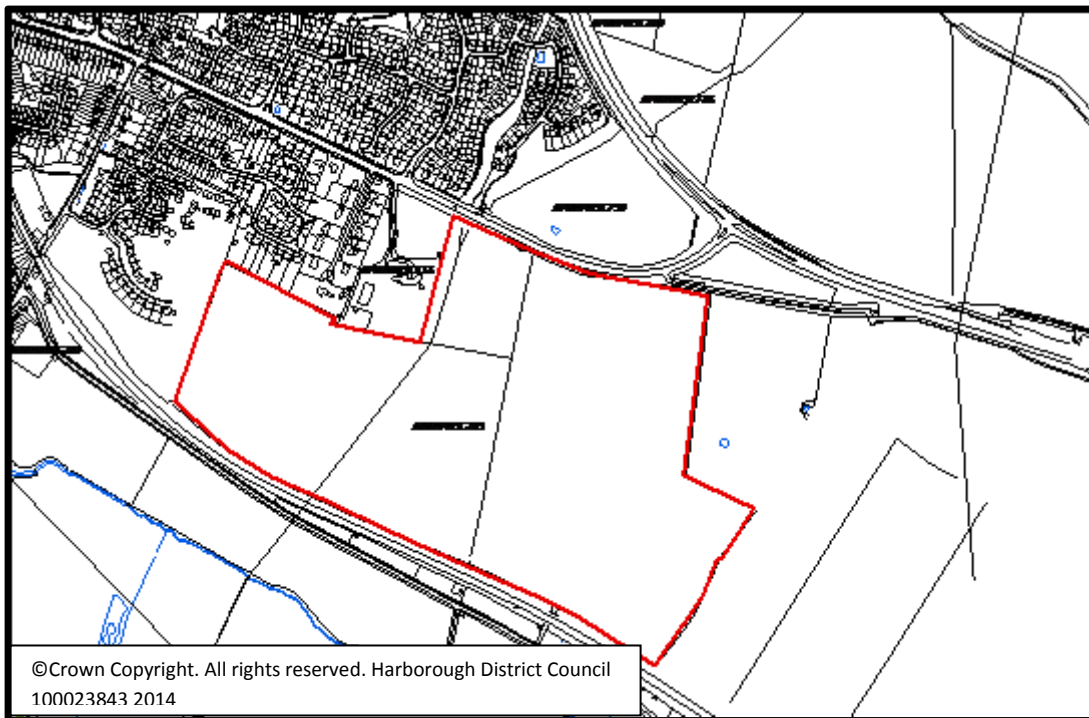
Achievability: Two physical constraints have been identified which could delay the delivery of the site and impact on its capacity. The site is therefore considered **potentially achievable**.

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:

Total Site Area Available for Development (hectares)	11.4
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	214 dwellings
Timeframe for Development	6-10, 11 - 15 years

A/MH/HSG/35 – Land at Overstone Park, Market Harborough



Site Description: The site is adjacent to Market Harborough and is located to the south eastern edge, adjacent to residential development currently under construction by Redrow Homes (off Glebe Rd). The site is bounded by the railway line to the south and open countryside to the east. It extends to Kettering Road to the north.

Suitability: The site is adjacent to the built up area of Market Harborough. Although the site is adjacent to a consultation zone for contaminated land, this is unlikely to affect the development of A/MH/HSG/35 given that the infill land relating to the consultation zone has been developed for housing. The Highway Authority has indicated that an agreement is in place that, should development of the site go ahead, a roundabout will be funded to aid traffic flow at the Kettering Rd/A6 junction. The site is therefore considered **suitable** for residential development.

Availability: The Agent stated via the 2015 SHLAA proforma that the land has a single owner and could be available for development within the next 5 years. An application for the development of up to 600 dwellings and associated development has been submitted and is currently being considered. The site is therefore considered **available**.

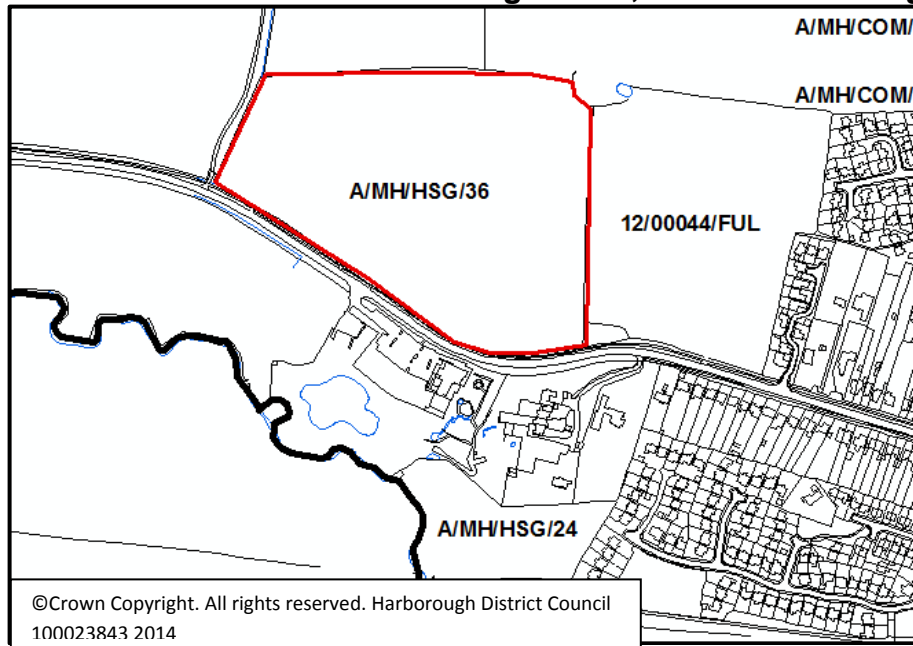
Achievability: The identified physical constraints could delay development but are unlikely to make development unviable due to the site's scale. The site is therefore considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	35.7
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	50
Estimated Capacity	536 dwellings
Timeframe for Development	0-5, 6-10

A/MH/HSG/36 – Land off Harbourough Road, Market Harbourough



Site Description: The site is to the west of Market Harbourough. It is adjacent to the ‘Land north of Lubenham Hill’ which is a current commitment and forms part of the MH Strategic Development Area. Its southern border is formed by the A4304 and it lies within Lubenham Parish. Agricultural land lies to the north and west. Once developed the Market Harbourough Strategic Development Area will lie to the east and north east of the site.

Suitability: Although not currently adjoining the built up area of Market Harbourough, the site is adjacent to a current commitment. The Highway Authority has indicated that measures to reduce speeds along this section of the A4304 would be needed in mitigation. However, the development of the Strategic Development Area could further impact on highways issues. The site is located within a proposed Area of Separation in the Submission Version of the Lubenham Neighbourhood Plan. Given its current separation from the edge of the town, its suitability is dependent on the development of the adjoining commitment. The site is therefore considered **not currently suitable** for residential development.

Availability: The landowner submitted the site and indicated that it could be available within the next 5 years. There is no up to date information relating to the owner’s intentions or the level developer interest in the site. The site is therefore considered **potentially available**.

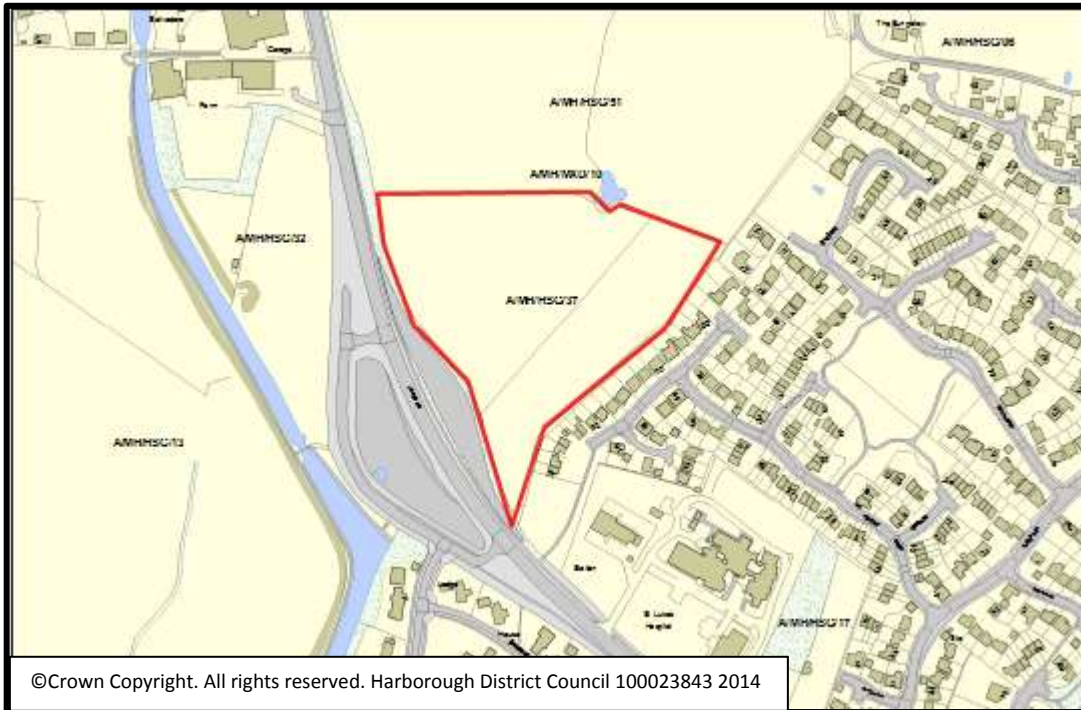
Achievability: Given its current isolation from the town, the site is only achievable if the adjoining site is developed. The development of the Strategic Development Area could also impact on the acceptability of the site in highways terms and this could impact on its viability. Further evidence in relation to landowner intentions/developer interest is also needed. The site is therefore considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. The development of the adjoining site, clarity regarding highway mitigation measures and 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)	8.45
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	158 dwellings
Timeframe for Development	16+years

A/MH/HSG/37 – Land at Mill Mound, Market Harbourough



Site Description: This greenfield site is adjacent to Market Harbourough, situated on Leicester Road, on close to St. Luke’s Hospital. This triangular site is bounded by open countryside to the north (SHLAA site A/MH/HSG/51), Leicester Road to the west and the existing build up area of Market Harbourough to the east and south.

Suitability: The site is adjacent to the built up part of Market Harbourough. The Highway Authority has indicated that speeds on the Leicester Road at the point of access may be an issue. Mitigation measures will be required as will the need to take into account the access to the SDA which is in the vicinity. No other constraints have been identified at this stage. The site is therefore considered **potentially suitable** for residential development.

Availability: The agent on behalf of the landowner stated via the 2009 SHLAA Pro forma, that the land has multiple owners and could be available for development within the next 6-10 years. The extent of developer interest is not known. The site is therefore considered **potentially available**.

Achievability: Provision of suitable access could impact on the economic and physical viability of the site particularly in view of the proximity of the access to the SDA. No up to date information regarding the landowner’s intentions or developer interest is available. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Evidence that an acceptable access to the site is achievable, and does not impact on the access to the strategic development area would be needed along 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)	3.29
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	62 dwellings
Timeframe for Development	11 – 15 years

A/MH/HSG/46 – Ex-garage site at Naseby Sq, Market Harborough



Site Description: The site is located within an existing built up residential area of Market Harborough, with good access and within easy reach of local amenities.

Suitability: This previously developed land is within the built up area of Market Harborough. The site is constrained by narrow access which the highway authority indicates can not cater for a significant increase in vehicle movements. This could limit the capacity of the site. The site is therefore considered **suitable** for residential development.

Availability: The landowner stated via the 2013 SHLAA Pro forma, that the land has a single owner and could be available for development within the next 3 years. A developer has already expressed an interest in developing the land. The site is therefore considered **available**.

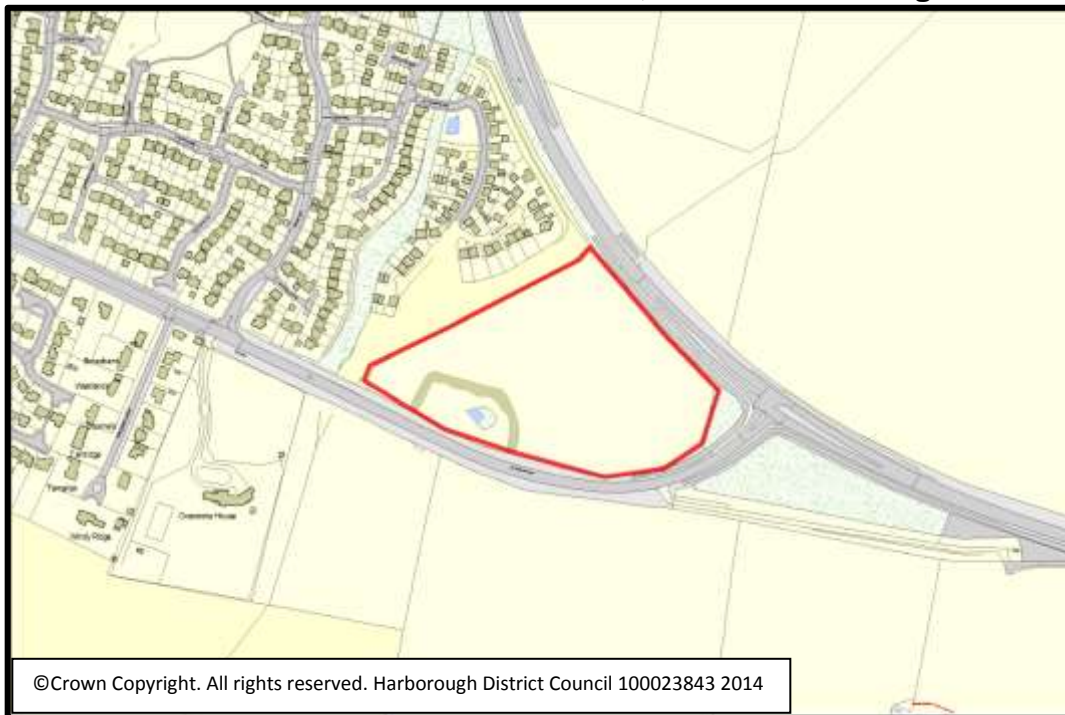
Achievability: Site access limitations could impact on the capacity of the site and therefore the viability of the site. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding the capacity of the access and a firm commitment from the landowner and/or a developer would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	0.46
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	11 dwellings
Timeframe for Development	6 - 10 years

A/MH/HSG/50 – Land at Clack Hill, Market Harborough



Site Description: Agricultural land to the east of Market Harborough. Adjacent to existing residential development to the west / north west. The bypass runs along the north eastern edge of the site and Kettering Road to the south, with open countryside beyond.

Suitability: The Highway Authority is concerned regarding access as Kettering Rd is currently subject to national speed limit. However, the situation may change should Overstone Park be given planning permission. The site is also affected by a consultation zone for contaminated land which would need to be investigated before development. The site is therefore considered **potentially suitable** for residential development.

Availability: The Agent completed a 2010 SHLAA Pro forma on behalf of the landowners. It was stated that the land could be available for development within the next 3 years. No update has been received for the 2015 Update The site is therefore considered to be **not currently available**.

Achievability: The identified access constraint is likely to impact on the physical and economic viability of the site for residential development. No up to date information regarding landowner's intentions or developer interest is available. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding access and 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)	4.0
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	75 dwellings
Timeframe for Development	11-15 years

A/MH/HSG/51 – Land north of Market Harborough



Site Description: The site is agricultural land on the northern edge of the town. Bordered to the north by the canal, to the south by a farm and existing residential areas and by open countryside to the east. Leicester Road forms the western boundary of the site.

Suitability: Although the site abuts the northern edge of Market Harborough, it extends into open countryside in a sensitive location adjacent to the canal. The development of the SDA will be to the west of the site across Leicester Road, potentially reducing its current relative isolation from the town. The local highway authority is concerned about the ability to provide adequate access to the site due to the difference in levels, speeds along Leicester Rd, proximity of the proposed point of access to existing accesses along Leicester Rd and the highway incidence rate. Access to the SDA would also need to be taken into account. This site is therefore considered **potentially suitable** for residential development.

Availability: The Agent stated via a 2015 SHLAA Pro forma, that the land could be available for development within the next 5 years. The site is already in the ownership of a developer and therefore considered to be **available**.

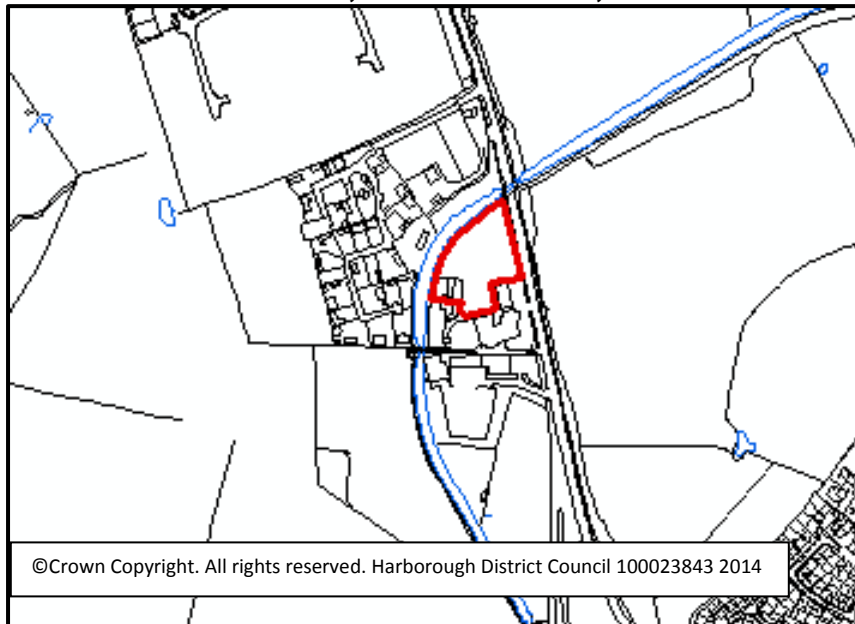
Achievability: Achieving an acceptable access may impact on the economic and physical viability of the site for residential development. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Development of the SDA would reduce its current isolation from the town and further evidence in relation to the provision of suitable access to the site would be needed to re-classify the site as deliverable

Site Capacity:

Total Site Area Available for Development (hectares)	22.3
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	418 dwellings
Timeframe for Development	11 - 15 years

A/MH/HSG/53 – Avondale, Leicester Road, Market Harborough



Site Description: The site lies to the north of Market Harborough and is currently paddock land. It is adjacent to the canal with Leicester Road forming the eastern boundary. Greenacres Park lies across the canal to the west and beyond that the approved SDA. To the south lies a car showroom and 2 dwellings

Suitability: Although to the north of the current built up area the site forms part of a small area of development off the Leicester Road. It is close to the planned Market Harborough SDA the development of which is likely to reduce its isolation from the main town. The Highway Authority has indicated that Leicester Road is subject to the national speed limit at present. Any development will need to take into account the proposed access to the SDA and its potential implications. This site is therefore considered **potentially suitable** for residential development.

Availability: The latest availability information was provided in 2013 and indicated that the site is in single ownership and that there had been some developer interest. The likely timescale for development was not given. The site is considered to be **potentially available**.

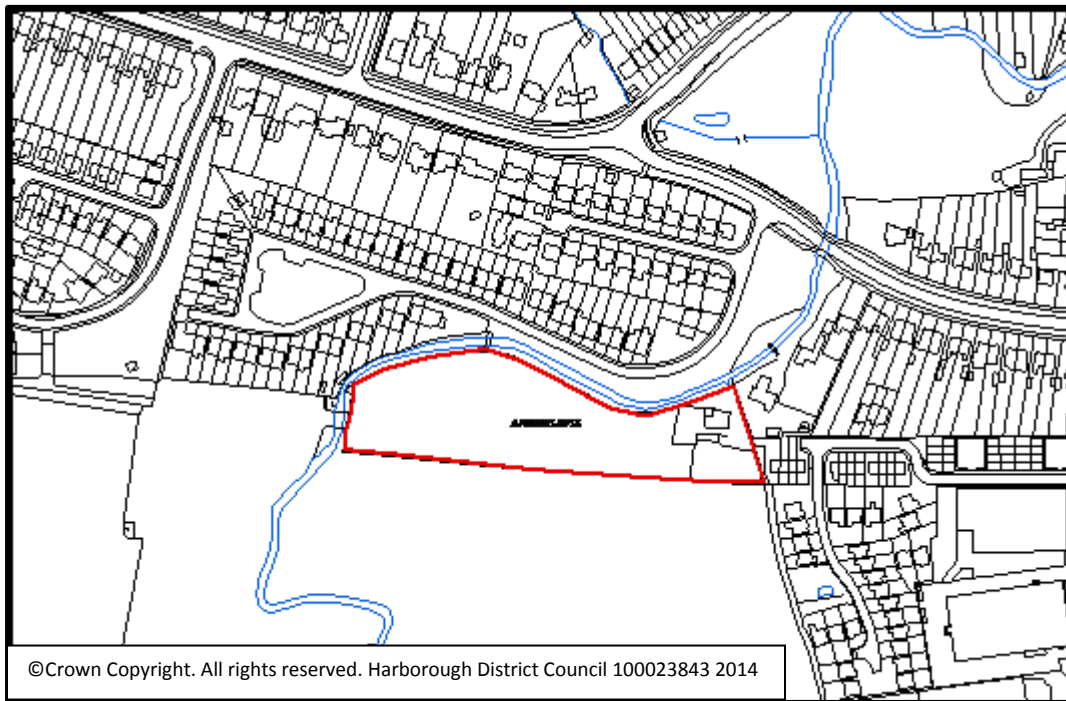
Achievability: It is likely that achieving an acceptable access may impact on the economic and physical viability of the site for residential development should it be taken forward in isolation. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Development of the SDA would reduce its current isolation from the town and further evidence in relation to the provision of suitable access to the site would be needed to re-classify the site as deliverable

Site Capacity:

Total Site Area Available for Development (hectares)	0.83
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	21 dwellings
Timeframe for Development	11 - 15 years

A/MH/HSG/56 – Land off Rugby Close, Market Harborough



Site Description: The site is agricultural land adjacent to the River Welland. The southern part of the site is part of the disused railway line. It lies adjacent to existing residential development to the east and further her residential development is to the north beyond the river.

Suitability: The site lies within Market Harborough. A small part of the western edge of the site lies within flood zones 2 and 3 and developable area has been reduced accordingly. The southern part of the site lies within a contaminated land consultation area due to the former railway line which would need to be investigated prior to development. The site lies within a Mineral Consultation Area. This site is therefore considered **suitable** for residential development.

Availability: The Agent stated, via a 2015 SHLAA Pro forma, that there has been developer interest in the site but no further details are available. There is no indication of when the site could be delivered. The site is therefore considered **potentially available**.

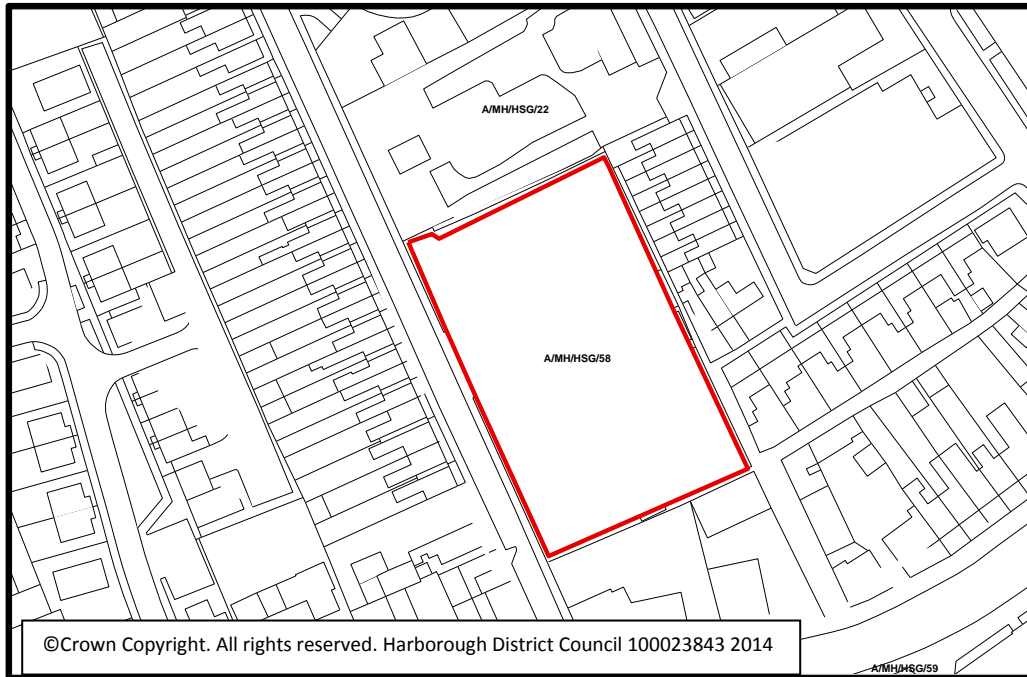
Achievability: Contaminated land and flooding issues could impact on the viability and delivery of the site for residential development. There is no indication of how and when the site could be developed. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity on how flood risk may impact on delivery of the site along with firm developer interest would be needed to re-classify the site as deliverable, as defined in the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	1.19
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	29 dwellings
Timeframe for Development	6 -10 years

A/MH/HSG/58 – Former Travis Perkins Site, Clarence Street, Market Harborough



Site Description: This site lies close to the town centre and was formerly used as a builders' merchant. There is residential development to the west and east of the site with commercial uses along St Marys Road to the south. The site is currently in use as a car park for which a retrospective planning application was approved.

Suitability: The site is within Market Harborough and its development would be brownfield infill development adjacent to existing housing and close to services and facilities. The site lies within a consultation zone for contaminated land which would need to be investigated prior to development. The site is considered **suitable** for residential development.

Availability: Updated information for 2015 indicated that the site is owned by a developer and could be developed within the next 5 years. The site is therefore considered to be **available**.

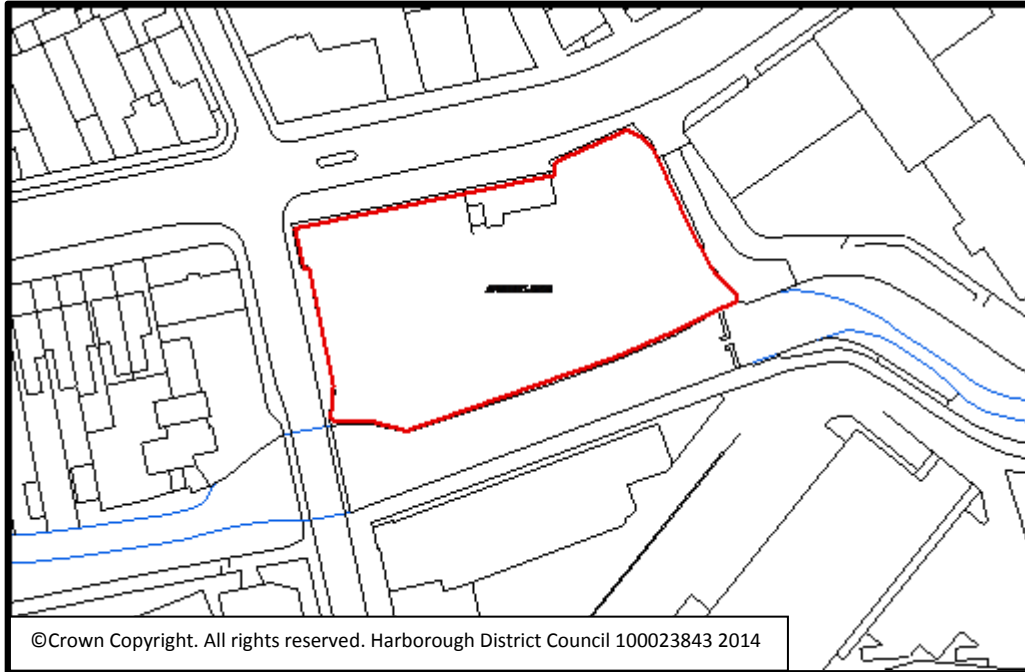
Achievability: Other than the potential land contamination issue, no other physical or economic constraints have been identified which could delay the delivery of the site. The site is therefore considered **achievable**.

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

Site Capacity:

Total Site Area Available for Development (hectares)	0.38
Density Applied (dwellings per hectare)	40
Development Ratio Applied (%)	82.5
Estimated Capacity	15 dwellings
Timeframe for Development	0 - 5 years

A/MH/HSG/59 – Former Harboro’ Rubber Site, Market Harborough



Site Description: This site formed part of the former Harboro’ Rubber site, much of which has now been redeveloped for apartments. It lies close to the railway station to the east and the town centre, with its services and facilities are adjacent to the west.

Suitability: The site is in a sustainable location within Market Harborough, with shops, services, facilities and the train station all in close proximity. Development on the site would represent brownfield development. Due to its former use the site is within a Contaminated Land consultation zone. The site is considered **suitable** for residential development.

Availability: Updated site information for 2015 indicated that the site is owned by a developer and could be available for development within the next 5 years. The site is therefore considered to be **available**.

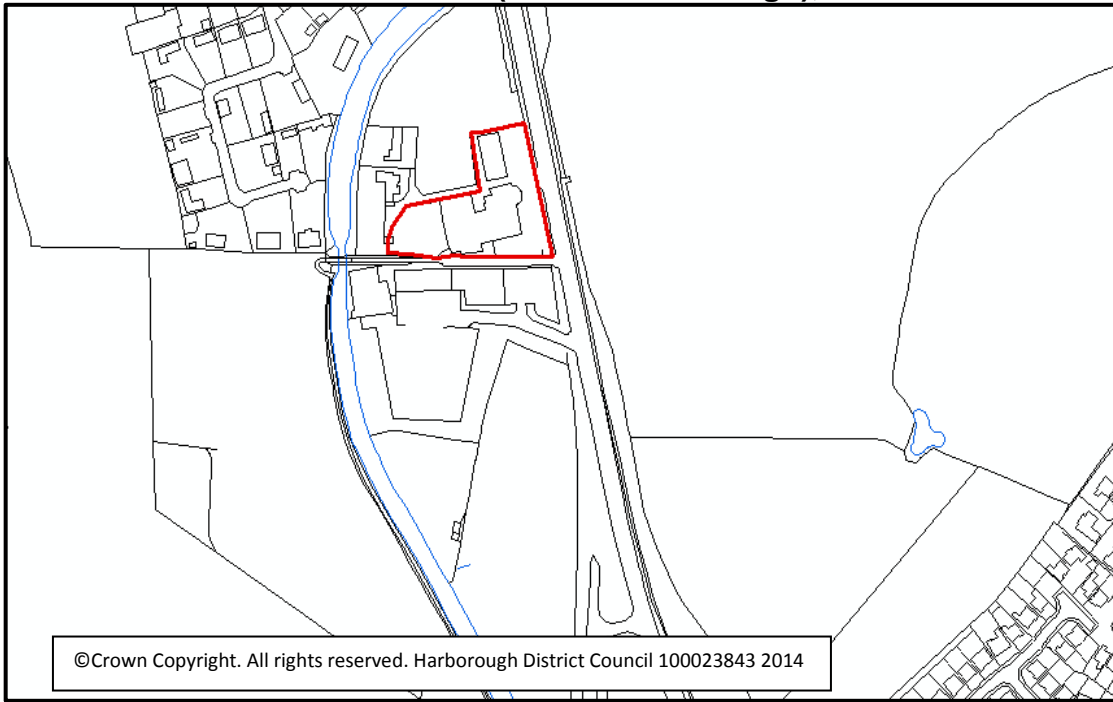
Achievability: Other than the potential land contamination issue, no other physical or economic constraints have been identified which could delay the delivery of the site. The derelict listed building on the site could be affecting its viability. As the site has been derelict for a number of years a cautious approach to its achievability has been taken. The site is therefore 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 in the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	0.31
Density Applied (dwellings per hectare)	40
Development Ratio Applied (%)	100
Estimated Capacity	12 dwellings
Timeframe for Development	6 – 10 years

A/MH/HSG/60 – Forest Gate (Market Harborough), Leicester Road



Site Description: The site lies adjacent to Leicester Road to the north of Market Harborough and has access onto the A6047. It is currently in use as a car sales showroom and is adjacent to a small number of residential properties close to the canal. The canal and Greenacres Park lie to the west of the site. The approved Market Harborough Strategic Development Area will be developed beyond the canal to the west of the site.

Suitability: The site is not currently adjoining Market Harborough but has a close association with the town. With the development of the Market Harborough Strategic Development Area it will have closer connectivity to the built up area. Much of the land surrounding the site has also been put forward for assessment through the SHLAA. The site is a Contaminated Land Consultation Area which would need to be investigated. Access to the site would need to consider the close proximity of the planned access arrangements to the SDA. The site is considered **potentially suitable** for residential development.

Availability: In 2015 the landowner owner of the site indicated that the site could become available for development within the next 5 years but that this is dependent on the progress of the SDA. The existing use would need to relocate. The site is therefore considered to be **potentially available**.

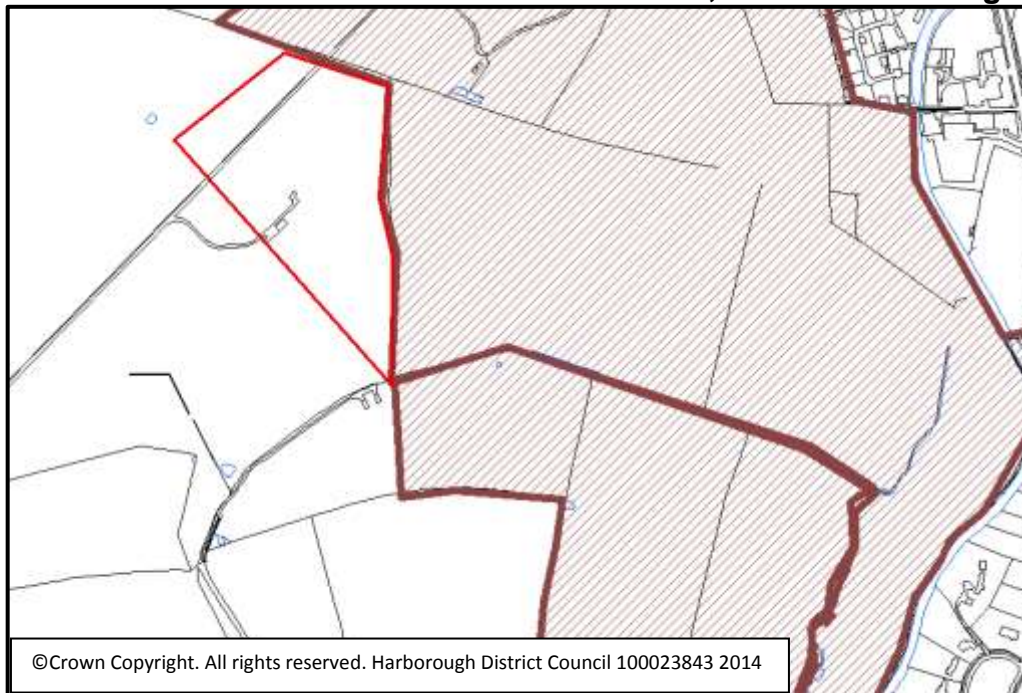
Achievability: Relocation of the existing use and demolition costs could affect the viability of the site. Suitable access arrangements and contaminated land issues could also have economic impacts. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Progress on the delivery of the adjacent SDA, clarity in respect of access arrangements and contaminated land issues, along with firm developer interest – would be needed to re-classify the site as deliverable, as defined in the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	1.86
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	46 dwellings
Timeframe for Development	11 - 15 years

A/MH/HSG/61 – Land to West of Airfield Farm, Market Harborough



Site Description: The site lies in open countryside and abuts the Airfield Farm component of the Strategic Development Area. The land is currently in agricultural use and further agricultural land lies to the west and south. It lies within Lubenham Parish.

Suitability: Although the site is not adjacent to Market Harborough, the site would form a potential extension to the Strategic Development Area. The site is within a proposed Area of Separation as proposed in the Submission Version of the Lubenham Neighbourhood Plan. Part of site is within HSE Gas Pipeline Consultation Area. Access is proposed through the approved Airfield Farm development and the Highway Authority has concerns over the intensification in use of the access. Further evidence is needed. The site is considered **potentially suitable** for residential development.

Availability: The availability of the site was provided in 2016 by the planning consultant on behalf of the site promoter/developer. The site is in full control of the promoter and developer who intend to develop the site and integrate it as part of the Airfield Farm Scheme. It is envisaged that the site would be developed in 11 – 15 years. The site is therefore considered to be **available**.

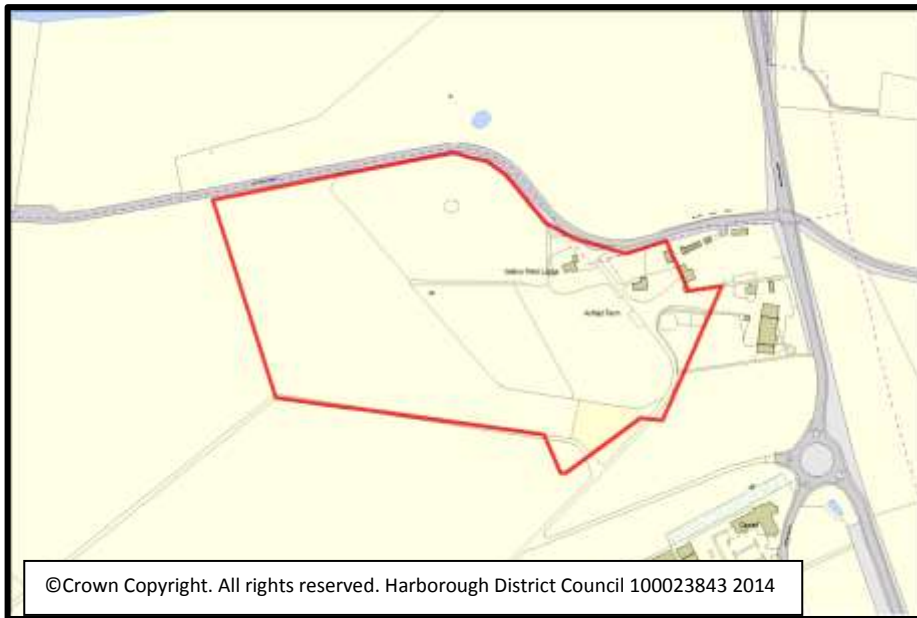
Achievability: The site is only achievable as part of the SDA and therefore is dependent on development taking place at Airfield Farm. Further discussion with the Highway Authority to resolve potential access issues would be needed. Therefore, given its reliance on delivery of the SDA, the site is considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. Significant progress in the development of the Airfield SDA and clarity regarding access arrangements would be needed to re-classify the site as deliverable as defined in the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	8.17
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	153 dwellings
Timeframe for Development	11 – 15 years

A/MH/MXD/48 – Land at Airfield Farm, Market Harborough



Site Description: Primarily agricultural land bounded by Gallow Field Road to the north, the site forms part of the broad area identified as the Market Harborough Strategic Development Area. The Master Plan for the SDA outlines this land for employment use. The site is adjacent to the 'Land at Airfield Farm' site which is now a commitment (11/00112/OUT) for up to 924 dwellings and associated infrastructure. Land to the west has planning permission for use as an agricultural showground. There is employment land to the east (LCC Highways Depot) and south (Airfield Business Park). The site is approximately 1.5 miles from Market Harborough town centre, although some services and facilities are closer. Additional infrastructure and services will be provided within easy walking distance.

Suitability: The site is relatively isolated from the existing built up area of Market Harborough at present. However, the delivery of the SDA will mean that the site will become adjacent to the built up area as housing and infrastructure is delivered. The site is affected by a consultation zone for contaminated land but this is unlikely to delay delivery. Given the site's identification for employment use in the SDA Master it is considered that it is **not currently suitable** for residential development.

Availability: In 2015 the landowner confirmed that the land could be available for development within the next 5 years. The site is therefore considered to be **available**.

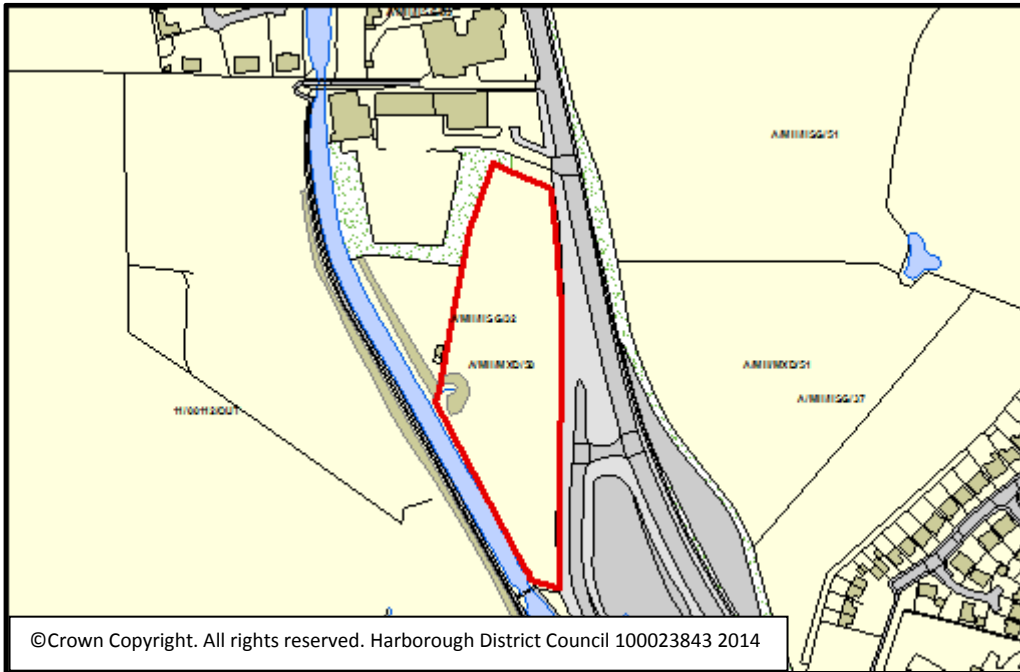
Achievability: The site is supported in broad terms by the Core Strategy. No physical constraints have been identified to make the site unviable for residential development. However, the SDA Master Plan highlights this land as being most suited to delivering a Key Employment Area for the District as part of the delivery of the Harborough SDA, therefore not suited to housing unless future market dynamics call for a shift in land use prioritisation. The site is therefore considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. However this is dependent on the site not being required for employment as part of the SDA.

Site Capacity:

Total Site Area Available for Development (hectares)	13.4
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	251 dwellings
Timeframe for Development	16+ years

A/MH/MXD/50 – Land west of Leicester Road, Market Harborough



Site Description: The site, currently in use as an agricultural paddock, lies between the canal and Leicester Road to the north of Market Harborough. It lies adjacent to the recently permitted Market Harborough strategic development area (Airfield Farm site) which will provide a range of local facilities in the future.

Suitability: Although the site will be close to the strategic development area, the Highway Authority has concerns relating to the provision of an acceptable access in this location. An access could impact on the SDA access. The site is considered **potentially suitable** for residential development.

Availability: The landowner completed a 2015 SHLAA Pro forma stating that there have been discussions with a number of developers over the years and indicating that the site could become available in the next 5 years. The site is therefore considered to be **potentially available**.

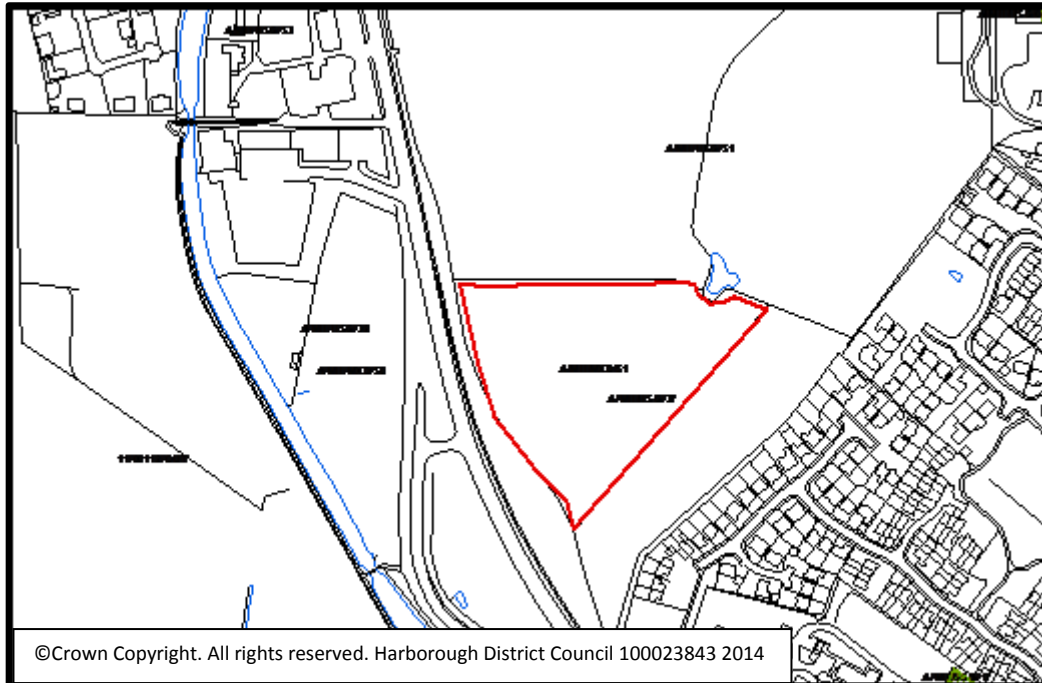
Achievability: The development of the strategic development area access could impact on the viability of this site and on the ability to provide an acceptable access to the site. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Evidence that an acceptable access to the site is achievable, and does not impact on the access to the strategic development area, along 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)	1.16
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	29 dwellings
Timeframe for Development	11 - 15 years

A/MH/MXD/51 – Land east of Leicester Road, Market Harborough



Site Description: This greenfield site is close to the northern edge of Market Harborough but does not adjoin built development. It is a smaller site within SHLAA site A/MH/HSG/37 which adjoins the town. It is situated to the east of Leicester Road, close to St. Luke's Hospital. This triangular site is bounded by open countryside to the north and south east.

Suitability: The Highway Authority is concerned regarding access onto Leicester Road where speeds in excess of the speed limit and the number of accidents are an issue. The site is considered **potentially suitable** for residential development.

Availability: The landowner completed a 2015 SHLAA Pro forma stating that there have been discussions with a number of developers over the years and indicating that the site could become available in the next 5 or 6 - 10 years. The site is therefore considered to be **potentially available**.

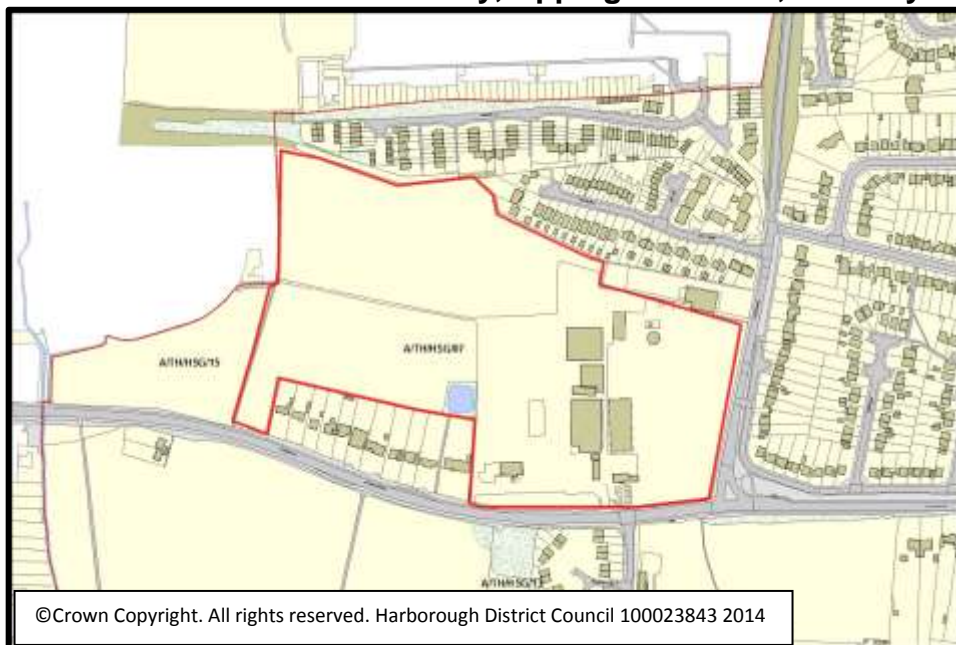
Achievability: The development of the strategic development area access could impact on the viability of this site and on the ability to provide an acceptable access to the site. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Evidence that an acceptable access to the site is achievable, and does not impact on the access to the strategic development area, along 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)	2
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	50 dwellings
Timeframe for Development	11 - 15 years

A/TH/HSG/07 - Coles Nursery, Uppingham Road, Thurnby



Site Description: The site is currently in use as a garden centre and nursery. It lies on the A47 and is surrounded by residential development primarily within Scraftoft, but it also adjoins Leicester City to the west.

Suitability: The site adjoins the built up area of Scraftoft and Leicester City, and therefore is within the PUA. The site currently lies within a designated Green Wedge. Green Wedge designations will be reviewed as part of the new Local Plan process. The Highway Authority has expressed concerns relating to any intensification of the current access due to the status and speed of the road. A reduced area for development could be more appropriate in view of its Green Wedge role and highway mitigation. The site is considered **potentially suitable** for residential development.

Availability: The Availability of the site was last updated by the agent 2011. However since then site has been the subject of a planning appeal (2012). Whilst the appeal was dismissed it demonstrated landowner and developer commitment to bringing the site forward at the time. However, no up to date information regarding the availability of the site has been provided. The site is therefore considered **potentially available**.

Achievability: The site is within a designated Green Wedge. The policy is due to be reviewed as part of work on the new Local Plan. Other than concerns regarding the intensification of the access expressed by the Highway Authority, no other physical or economic constraints have been identified to make the site unviable for residential development. Up to date information regarding landowner's intentions/developer interest is not available. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. A change to Green Wedge boundaries, which will be reviewed as part of the new Local Plan preparation process, up to date evidence of availability and clarity regarding suitable access would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	10
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	188 dwellings
Timeframe for Development	11 - 15 years

A/TH/HSG/09 - Land at Thurnby Playing Fields (off Grange Lane), Thurnby



Site Description: Unused paddock, south of playing field, situated within Thurnby. Residential properties to west and south. Reasonably convenient for local amenities and services. Close to A47 and access to Leicester City.

Suitability: The site is within the built up area of Thurnby (part of PUA) and convenient for local services. The site is not subject to highway access or any other constraints affecting its suitability. The site is currently recognised for its open space/sport/recreation function and replacement provision would need to be considered. The site is considered **suitable** for residential development.

Availability: The Availability of the site was last updated by the agent in 2013 acting on behalf of potential developer and indicates that the site could be available for development within the next 5 years. An application for 18 dwellings on the site was withdrawn in 2015. The site is therefore considered **available**.

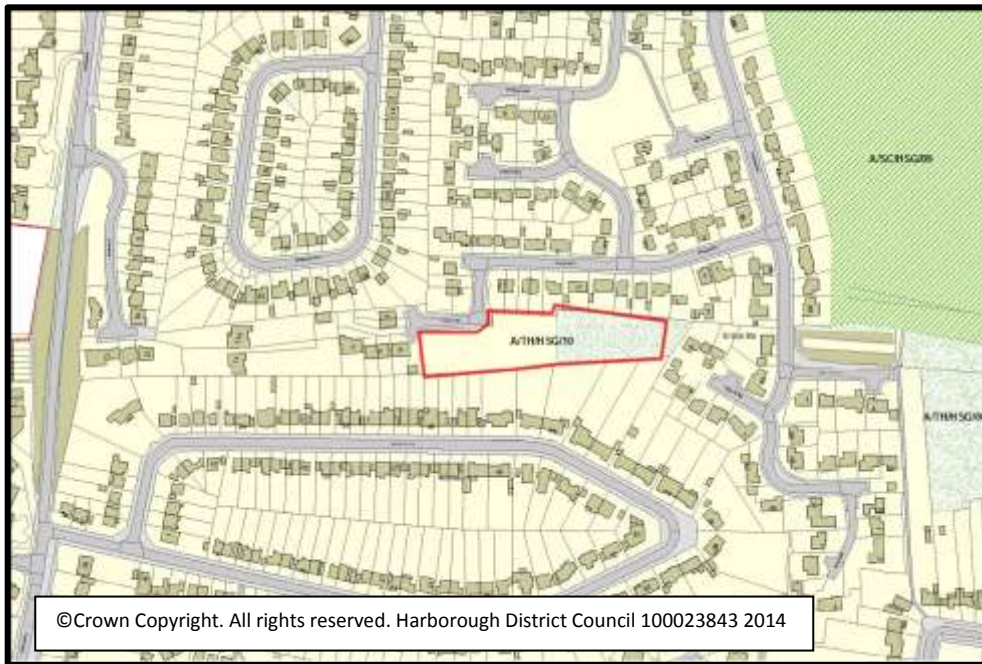
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. Site is currently recognised for its open space value and replacement provision may be required, impacting on the achievability of the site. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Securing replacement open space provision could impact on the achievability of the site as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	0.9
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	22 dwellings
Timeframe for Development	6 - 10 years

A/TH/HSG/10 – The Cuttings, Thurnby



Site Description: Vacant unused land (formerly dismantled railway line) located within an established residential area of Thurnby, with local amenities in relatively close proximity.

Suitability: The site lies within existing built form of Thurnby (part of PUA). Contaminated land and landfill consultation zones apply to site and 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 landowner 2012 and indicates that the site could become available in 6 – 10 years. Not clear whether there has been any developer interest. The site is therefore considered **potentially available**.

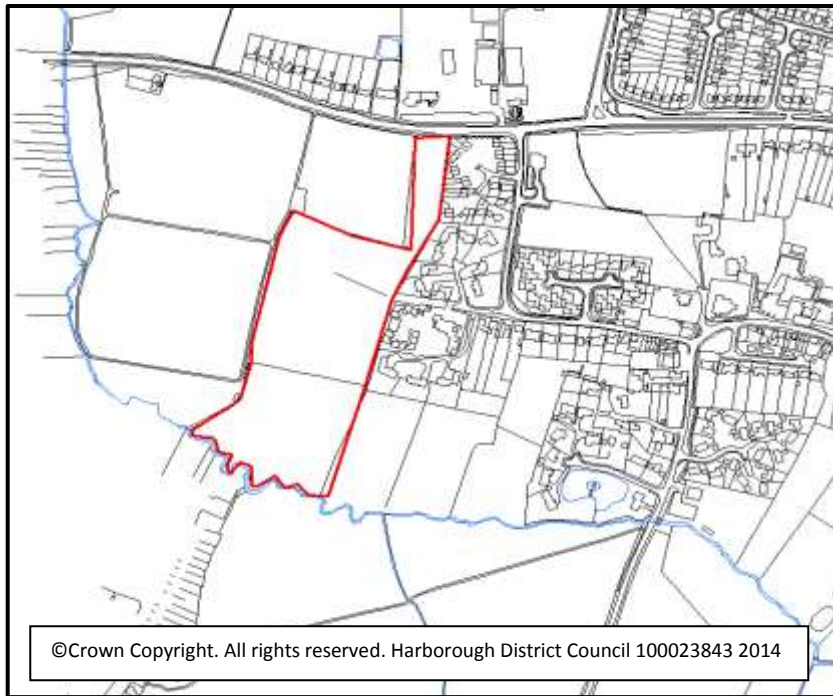
Achievability: Contaminated land and landfill issues need further investigation. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. 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)	0.37
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	100
Estimated Capacity	11 dwellings
Timeframe for Development	6-10 years

A/TH/HSG/13 – Land south of Uppingham Road, Thurnby



Site Description: The site is agricultural land on the edge of Thurnby lying to the south of the A47. Bushby Brook forms the southern border, residential development the eastern boundary and further agricultural land to the west.

Suitability: The site lies adjacent to the existing built form of Thurnby (part of PUA). It forms part of the Green Wedge designation. Green Wedge boundaries will be reviewed as part of the preparation of the new Local Plan. The southern part of the site is within flood zone 2 and 3 and the developable site area has been reduced accordingly. The Highway Authority has indicated that the intensification of the site access from the A47 could be an issue. The site is considered **potentially suitable** for residential development.

Availability: The Availability of the site was last updated by the landowner 2009 and indicates that the site could become available in 0 - 5 years. The site has multiple owners and it is not clear whether there has been any developer interest. The site is therefore considered **potentially available**.

Achievability: Flood risk and access arrangements 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. No up to date evidence in relation to landowner intentions or developer interest is available. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding flood risk, a change in Green Wedge boundaries which will be reviewed as part of the Local Plan process, and 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)	4.34
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	81 dwellings
Timeframe for Development	11- 15 years

A/TH/HSG/15 - Land at Wintersdale Road, Thurnby



Site Description: Agricultural paddock just off A47 at western extremity of Thurnby adjacent to Leicester City. It is adjacent to residential development to north and garden centre/nurseries to east.

Suitability: Site lies within Thurnby, part of the PUA. The site is currently within a designated Green Wedge. Green Wedges boundaries will be reviewed as part of the new Local Plan. A Transport Statement dated 26th May 2011 appears to show that suitable access can be achieved, however it is within the Leicester City boundary and therefore Leicester City will need to be consulted on any future planning applications. The site lies partially within in flood zone 3b and the developable site area has been reduced accordingly. The site is recognised as an open space, sport and recreation site and replacement provision may be required. 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 2014 and indicates that the site could be developed in next 5 years. The site has multiple owners. The site is therefore considered **available**.

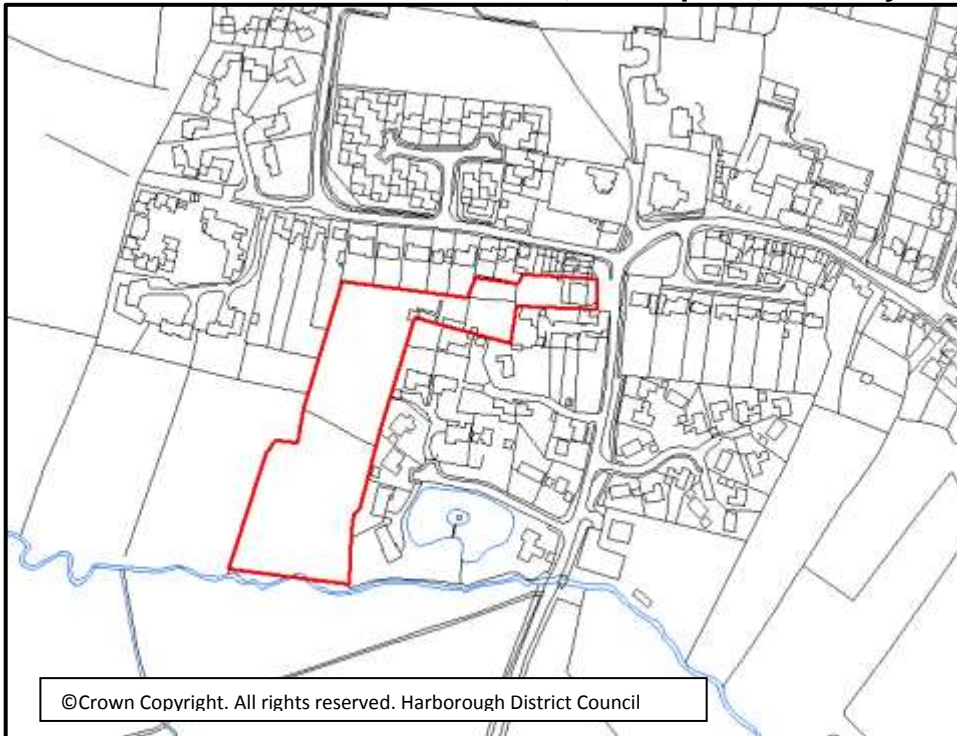
Achievability: Site is within designated Green Wedge. Green Wedge boundaries are due to be reviewed as part of work on the new Local Plan. Part of site is in flood zone 3b therefore developable area of site has been reduced which could affect the economic viability of the site. Access issues may also impact on the viability of the site for housing. Replacement open space provision would need to be considered. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. A change to Green Wedge boundaries (due to be reviewed as part of the new Local Plan preparation process), along with further clarity on access arrangements and impact on open space provision would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	0.69
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	17 dwellings
Timeframe for Development	6 -10 years

A/TH/HSG/19 - Land at Firs Farm, The Square, Thurnby



Site Description: The site comprises the agricultural fields to rear of properties on Grange Lane and Lakeside Court. It incorporates Firs Farm just off The Square. The site is adjacent to existing properties to the north and east with agricultural land and garden land to the west. The southern boundary is formed by the Bushby Brook.

Suitability: Site adjoins Thurnby, part of the Leicester PUA. The site is within a currently designated Green Wedge. Green Wedge boundaries will be reviewed as part of the new Local Plan. The Highway Authority has indicated that an appropriate access may be difficult to provide. Approximately 40% of the site is within 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 last updated in 2013 by the agent on behalf of the landowner and indicates that the site is in single ownership, there has been developer interest and it could be developed within the next 5 years. The site is therefore considered **available**.

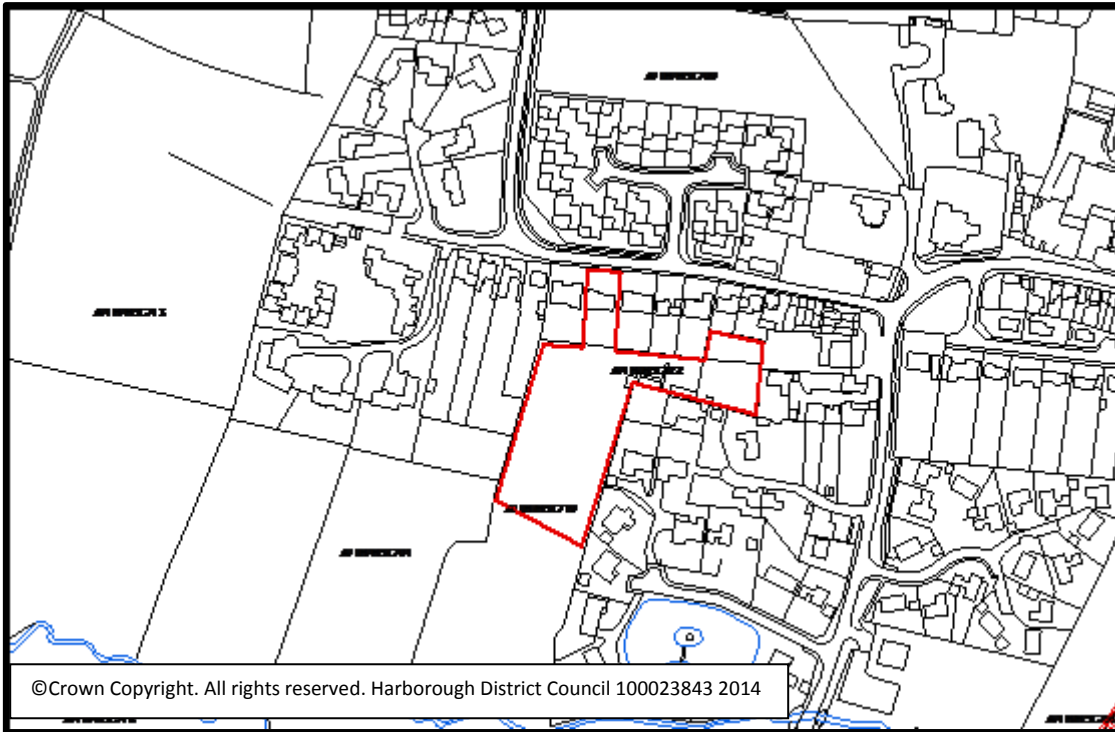
Achievability: The site is within designated Green Wedge. Green Wedge boundaries are due to be reviewed as part of the new local Plan preparation process. Flooding issues could impact on the viability of the site and providing a suitable access to the site would need to be investigated. No other physical 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 around access issues and a change in defined Green Wedge boundaries (a review of Green Wedge boundaries will take place as part of preparing the new Local Plan) would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	1.1
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	27 dwellings
Timeframe for Development	6 - 10 years

A/TH/HSG/22 - Land off Grange Lane (land at Firs Farm), Thurnby



Site Description: The site comprises the agricultural field to rear of Grange Lane and no. 57 Grange Lane. It lies adjacent to residential development in Thurnby to the north and east.

Suitability: Site adjoins Thurnby, part of the Leicester PUA. The site is within a currently designated Green Wedge. Green Wedge boundaries will be reviewed as part of the new Local Plan. 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 2015 and indicates that there has been developer interest. There is no indication of when the site could come forward for development. The site is therefore considered **potentially available**.

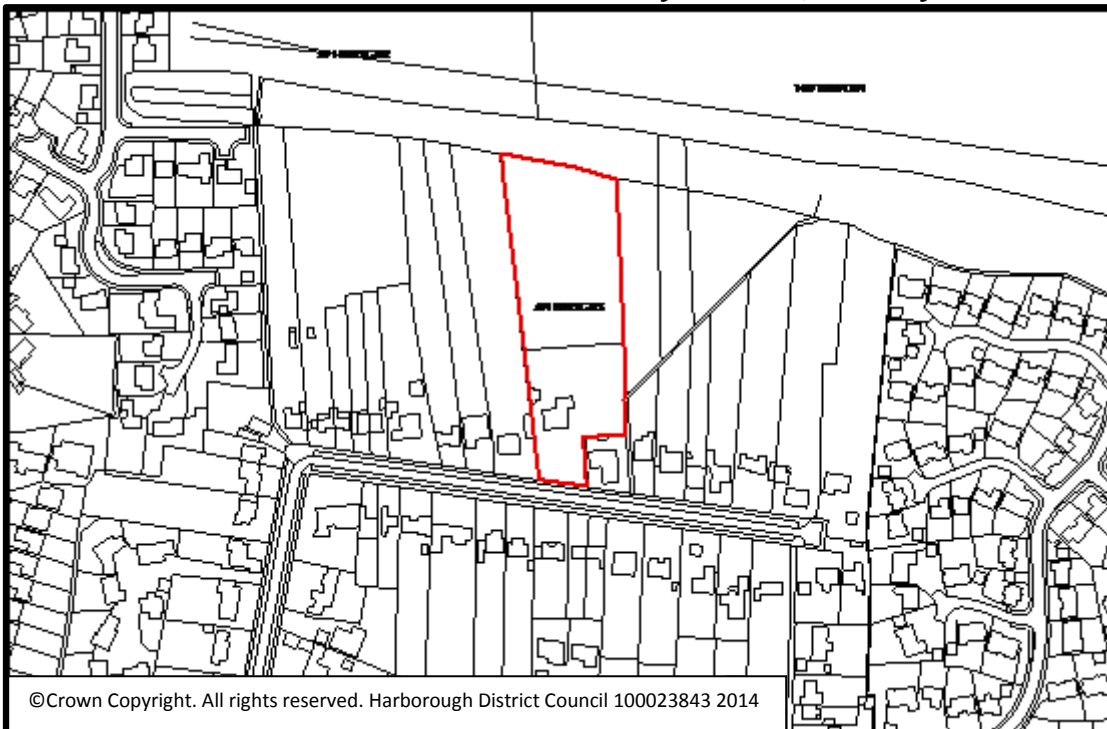
Achievability: The site is within designated Green Wedge. Green Wedge boundaries are due to be reviewed as part of the new local Plan preparation process. No physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Firm developer interest and a change in defined Green Wedge boundaries (a review of Green Wedge boundaries will take place as part of preparing the new Local Plan) would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

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

A/TH/HSG/23 – Land at 48 Dalby Avenue, Bushby



Site Description: This site incorporates no. 48 Dalby Avenue and garden land to the rear of the property. It forms part of a row of detached properties with large, elongated gardens all of which back onto the disused railway line.

Suitability: The site lies within Bushby, part of the Leicester PUA. The northern boundary of the site backs onto 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 in 2015 on behalf of the landowner and indicated that the site could be available within the next 5 years and is being marketed. The extent of developer interest is not known. The site is therefore considered **potentially available**.

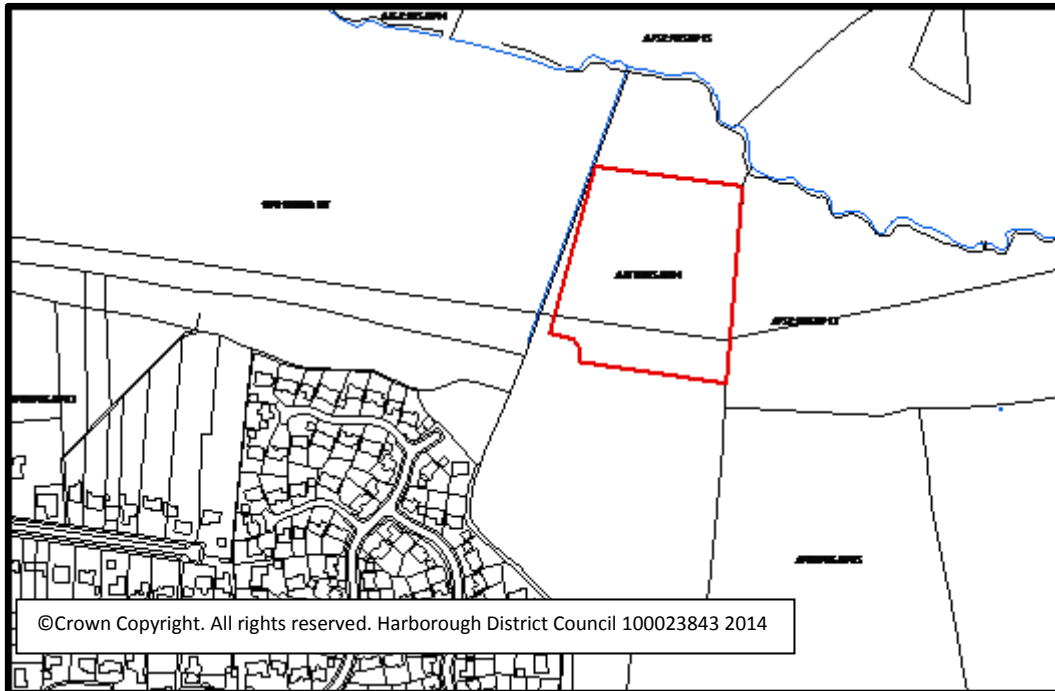
Achievability: The impact of the contaminated land issue needs to be investigated. No other physical or economic constraints have been identified to make the site unviable for residential development. No information relating to developer interest in the site is available. The site is therefore considered **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:

Total Site Area Available for Development (hectares)	0.82
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	20 dwellings
Timeframe for Development	6 – 10 years

A/TH/HSG/24 – Residual land north of Charity Farm, Bushby



Site Description: This site comprises agricultural land adjacent to the much larger site granted outline planning permission for housing and retail use (14/01088/OUT). At present it is entirely surrounded by agricultural land.

Suitability: The site is adjacent to a current housing commitment which adjoins Bushby, part of Leicester PUA. Site is adjacent to contaminated land consultation zone (disused railway line). Its suitability is therefore dependent on the development of the adjacent site. The Highway Authority is concerned that the capacity of the new road access to the committed site (which this site proposes to use) may be reaching capacity. The site lies within a Mineral Consultation Area. The site is therefore considered **potentially suitable** for residential development.

Availability: The site was submitted as part of the 2015 SHLAA update and the information provided indicates that there is firm developer interest in the site which could be delivered within 6 – 10 years. The site is therefore considered **available** for residential development.

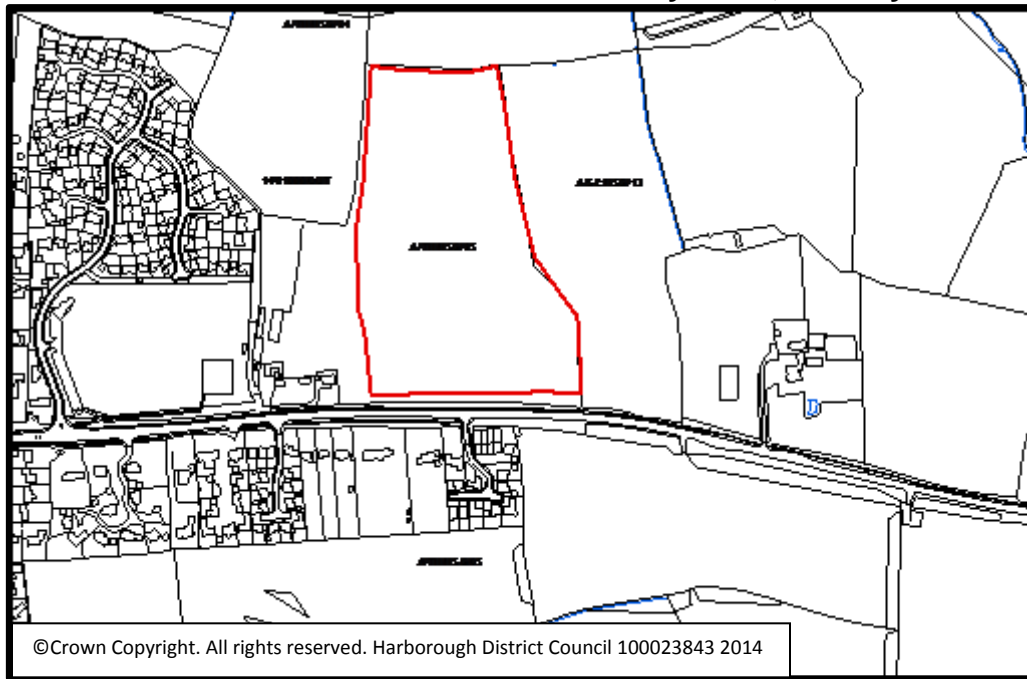
Achievability: The viability and delivery of the site is dependent on the development of the adjacent committed site and use of its access. Further clarity on contaminated land issues would be needed. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding the capacity of the proposed access, commencement of the adjacent housing development site and evidence in relation to 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)	1.7
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	42 dwellings
Timeframe for Development	6 – 10 years

A/TH/HSG/25 – Land East of Charity Farm, Bushby



Site Description: This site lies to the east of the site granted outline planning permission for housing and retail use (14/01088/OUT) which is adjacent to Bushby. It has frontage onto the A47 and is currently in agricultural use.

Suitability: The site is adjacent to a current housing commitment which adjoins Bushby, part of Leicester PUA. Its suitability is therefore dependent on the development of the adjacent site as it would be isolated if developed prior to this committed site. The Highway Authority would be concerned over a new access onto the A47. The use of the access proposed as part of the adjoining site would be preferable but there may be capacity issues. Site is adjacent to contaminated land consultation zone (disused railway line). The site lies within a Mineral Consultation Area. The site is therefore considered **potentially suitable** for residential development.

Availability: The site was submitted as part of the 2015 SHLAA update and the information provided indicates that there is firm developer interest in the site which could be delivered within 6 – 10 years. The site is therefore considered **available** for residential development.

Achievability: The viability and delivery of the site is dependent on the development of the adjacent committed site and provision of an acceptable access to satisfy the Highway Authority. This may impact on the viability of the site. Clarity on contaminated land issues would also be needed. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding suitable access arrangements to the site, commencement of the adjacent housing development site and evidence in relation to 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)	6
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	113 dwellings
Timeframe for Development	6 – 10 years

A/SC/HSG/01 - Land off Station Lane, Scraptoft



Site Description: Agricultural land adjacent to existing residential development along Station Lane, south of Scraptoft village centre. There is established residential development west and south and open agricultural land to east. The site is relatively close to existing services and facilities. Whilst only the southern half of the site (to the rear of existing development) has been put forward for residential development under this SHLAA, the map above shows the full extent of land under the control of the developer which may in part be needed for access provision.

Suitability: The site is adjacent to Scraptoft (part of the PUA) to the west and south. No landscape or access issues have been identified at this stage. The site lies within the Area of Separation as defined in the Scraptoft Neighbourhood Plan. The site is considered **suitable** for residential development.

Availability: The Availability of the site was last updated by the developer in 2015 and indicates that the site could be available for development in the next 5 years. The site was the subject of a planning application for 41 dwellings in 2011 (refused and subsequent appeal dismissed). The site is in the control of a developer. The site is therefore considered **available**.

Achievability: Site is within designated Separation Area. This policy would need to be amended for the site to be considered achievable. 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. A change in policy defining the Area of Separation would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	2.55
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	48 dwellings
Timeframe for Development	6 -10 years

A/SC/HSG/05 – Land off Scraptoft Rise, Scraptoft



Site Description: This site lies to the north of Scraptoft Lane and to the west of Scraptoft Rise. It is close to the Leicester City border and is adjacent to development to the north and south. The Edith Cole Memorial Park is to the east of the site. The paddocks are currently used for grazing.

Suitability: The site is adjacent to Scraptoft (part of the PUA). Green Wedge policy applies to the whole site as defined in the Scraptoft Neighbourhood Plan. The site is therefore considered **suitable** for residential development.

Availability: The landowner stated in the 2012 that the site could be available for development within the next 5 years. No up to date information for this site in isolation has been received although it forms part of the larger SHLAA site submission A/SC/MXD/16 which is available. The site is therefore considered **potentially available**.

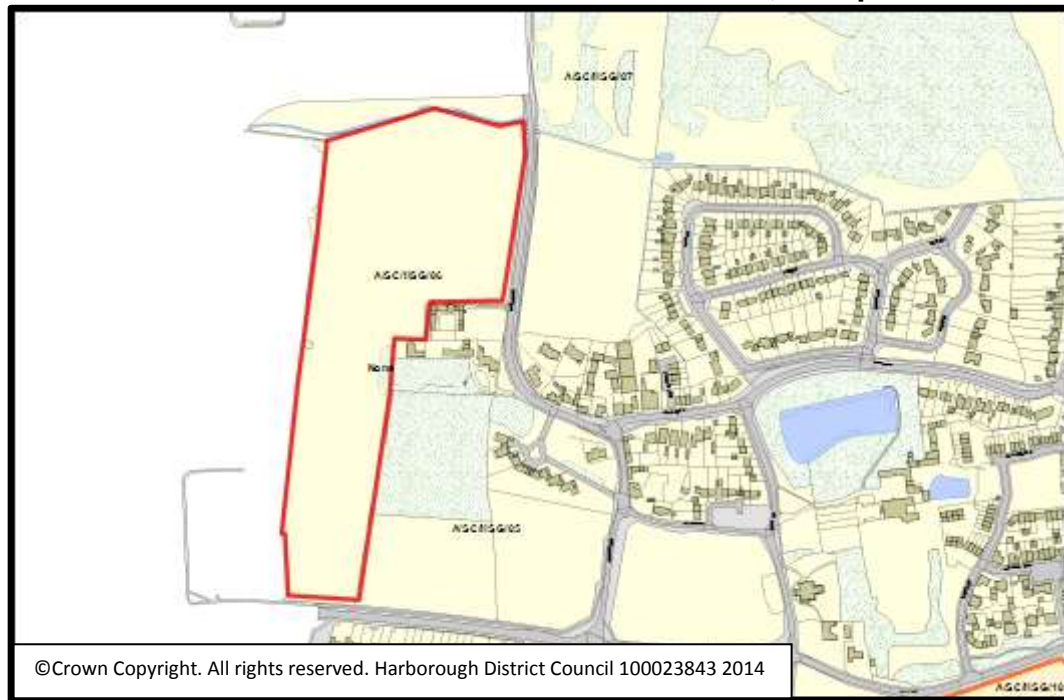
Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. However, the site is within a designated Green Wedge. Green wedge boundaries will be reviewed as part of the new Local Plan preparation process. Up to date information regarding the availability of the site in isolation is needed. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Firm developer interest in the site (in isolation) and a change in policy defining the Green Wedge would be needed as part of the new Local Plan for the site to be re-classified as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	2.40
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	45 dwellings
Timeframe for Development	6 - 10 years

A/SC/HSG/06 – Land at Nether Hall Farm, Scraptoft



Site Description: This site lies to the north of Scraptoft Lane and to the west of SHLAA site A/SC/HSG/05. It is adjacent to housing development in Leicester City to the west. The field is in agricultural use, as is land to the north and east.

Suitability: The site is adjacent to Scraptoft and Leicester City. Green Wedge policy applies to the whole site as defined in the Scraptoft Neighbourhood Plan. A small part of the northern part of the site lies within Flood Zone 2 and has been excluded from the developable area (0.23ha). The site is therefore considered **suitable** for residential development.

Availability: The landowner stated in the 2012 that the site could be available for development within the next 5 years. No up to date information for this site in isolation has been received although it forms part of the larger SHLAA site submission A/SC/MXD/16 which is available. The site is therefore considered **potentially available**.

Achievability: No physical or economic constraints have been identified to make the site unviable for residential development. However, the site is within a designated Green Wedge. Green wedge boundaries will be reviewed as part of the new Local Plan preparation process. Up to date information regarding the availability of the site in isolation is needed. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. A change in policy defining the Green Wedge and 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)	5.57
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	104 dwellings
Timeframe for Development	6 – 10 years

A/SC/HSG/07 - Land at Hamilton Lane, Scraftoft



Site Description: Site runs along the District boundary and is adjacent to established residential development within Leicester City to west. It currently forms part of the golf course which extends eastwards from the site. Agricultural land lies to north and south of the site.

Suitability: The site adjoins Leicester City and, at its south eastern edge, Scraftoft (part of the PUA). Green Wedge policy applies to the whole site as defined in the Scraftoft Neighbourhood Plan. The site lies within a Mineral Consultation Area. A small area of the site is within flood zones 2 and 3 and the developable site area has been reduced accordingly. The site is considered **suitable** for residential development.

Availability: The Availability of the site was last updated by the landowner 2012 and indicates that the site could be available for development in 11–15 years. No up to date information for this site in isolation has been received although it forms part of the larger SHLAA site submission A/SC/MXD/16 which is available. The site is therefore considered **potentially available**.

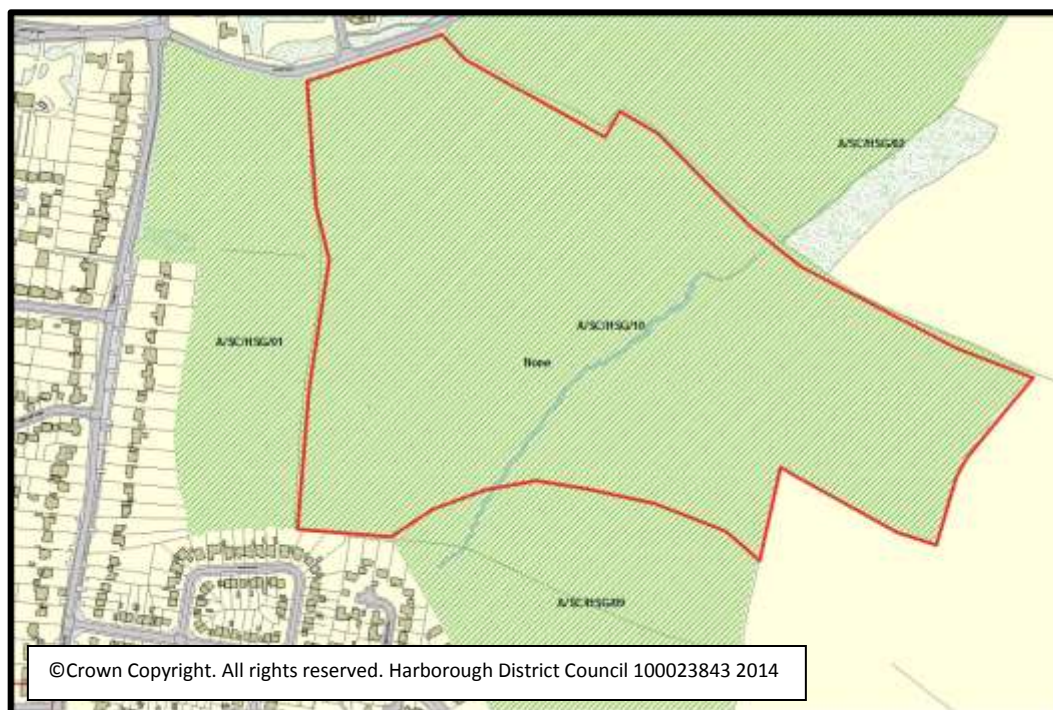
Achievability: The site is within designated Green Wedge. Green wedge boundaries will be reviewed as part of the new Local Plan preparation process. The Mineral Consultation Area will need further investigation as will flooding issues. No other physical or economic constraints have been identified to 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. A change in policy defining the Green Wedge, which due to be reviewed as part of the new Local Plan, clarity regarding mineral issues and 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)	6.6
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	124 dwellings
Timeframe for Development	6 -10 years

A/SC/HSG/10 - Land east of Pulford Drive and south of Covert Lane, Scraftoft



Site Description: Extensive agricultural land adjoining residential areas of Scraftoft to the north and south. Agricultural land lies to west and further agricultural land to the east extends well into open countryside.

Suitability: Site adjoins Scraftoft (part of PUA), although the connection is not substantial. The site extends into open countryside. Area of Separation policy, as defined in the Scraftoft Neighbourhood Plan, applies to the whole site. Part of the site lies within a Mineral Consultation Area. 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 developer 2013 and indicates that the site could become available in the next 5 years. The site is in the control of a developer. The site is therefore considered **available**.

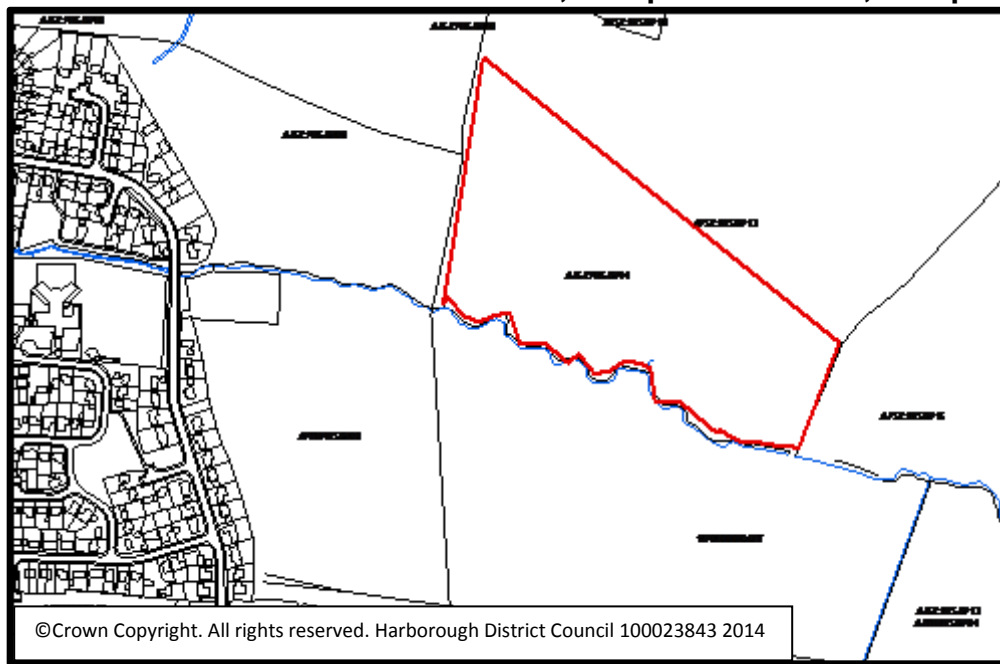
Achievability: The site is within a designated Area of Separation. Area of Separation policy will be reviewed as part of the new Local Plan preparation process. Mineral Consultation Area will need to be investigated. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. A change in policy defining the Area of Separation (due to be reviewed as part of the new Local Plan) and clarity regarding mineral 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)	19.5
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	366 dwellings
Timeframe for Development	6 - 10 years

A/SC/HSG/14 - Land at Charles' Field, Scraptoft Hill Farm, Scraptoft



Site Description: The site lies within Scraptoft parish, on the border of Thurnby and Bushby parish. The site is currently in agricultural use. It is adjacent to committed housing sites to the west (14/00669/OUT) and south (14/01088/OUT). Further agricultural land adjoins the site to the north and east. The southern boundary of the site is formed by Thurnby Brook.

Suitability: The site adjoins committed sites adjacent to the Scraptoft, Thurnby and Bushby, part of the PUA. However, delivery of the committed sites would be needed for the site to be considered suitable for housing development. Although the Highway Authority is concerned that the site is currently severed from the existing settlements making the site unsuitable at present in transportation terms, the landowner has indicated that vehicular access would be through the approved site, enabling access onto the A47 via the existing access or via a new junction should this be required. The site is considered **potentially suitable** for residential development.

Availability: The site was submitted on behalf of the landowner in 2015 and indicates that the site could become available in the next 5 years. The landowner has indicated that the site would become available following the implementation of the access road of the consented site (LPA Ref: 14/01088/OUT). The site is therefore considered **available**.

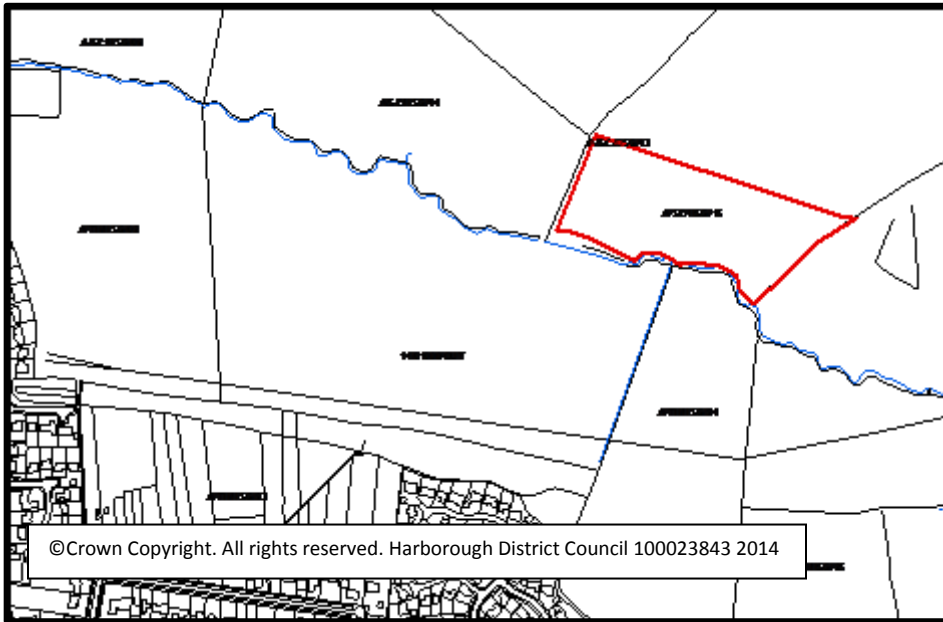
Achievability: Development on the site is dependent on the delivery of the committed site to the south. Access to the A47 would be through the committed site and there is no evidence that this is feasible. This may affect the viability of the site. The site is considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. Delivery of the site to the south and evidence that access through the adjoining site is feasible and has the capacity to handle further development is needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	6.09
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	114 dwellings
Timeframe for Development	11 – 15 years

A/SC/HSG/15 – The Hay Field, Scraptoft Hill Farm, Scraptoft



Site Description: The site lies within Scraptoft parish, on the border of Thurnby and Bushby parish. The site is currently in agricultural use. It is adjacent to SHLAA site A/SC/HSG/14 to the west and committed site (14/01088/OUT) to the south. Further agricultural land adjoins the site to the north and east. The southern boundary of the site is formed by Thurnby Brook.

Suitability: The site adjoins a committed site adjacent to Thurnby and Bushby, part of the PUA. However, delivery of the committed site would be needed for the site to be considered suitable for housing development. Although the Highway Authority is concerned that the site is currently severed from the existing settlements making the site unsuitable at present in transportation terms, the landowner has indicated that vehicular access would be through the approved site, enabling access onto the A47 via the existing access or via a new junction should this be required. Part of the site lies within a Mineral Consultation Area. The site is considered **potentially suitable** for residential development.

Availability: The site was submitted on behalf of the landowner in 2015 and indicates that the site is in single ownership and could become available in the next 5 years. The landowner has indicated that the site would become available following the implementation of the access road of the consented site (LPA Ref: 14/01088/OUT). The site is therefore considered **available**.

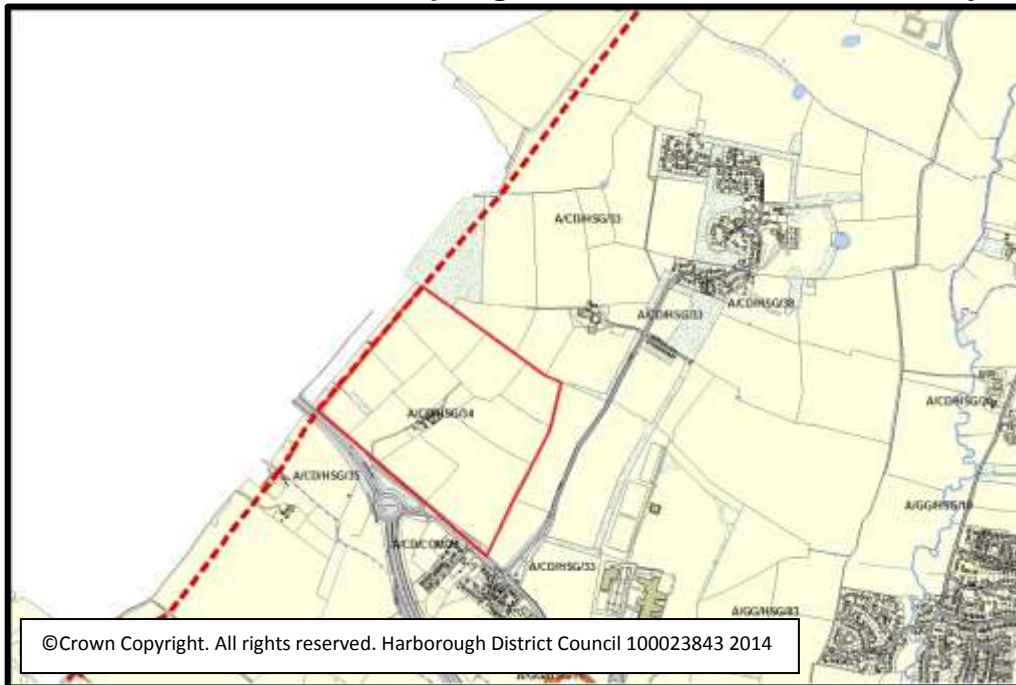
Achievability: Development on the site is dependent on the delivery of the committed site to the south. Access to the A47 would be through the committed site and there is no evidence that this is feasible. This may affect the viability of the site. The site is considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. Delivery of the site to the south and evidence that access through the adjoining site is feasible and has the capacity to handle further development is needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	2.15
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	40 dwellings
Timeframe for Development	11 - 15 years

A/CD/HSG/34 – Land at Springhill Farm, London Road, Oadby



Site Description: The site is agricultural grazing land. To the north west it is adjacent to residential development in Oadby. The A6 London Road forms the southern boundary whilst further agricultural land surrounds the site to the north and east. Residential development at Glen Rise is adjacent to the south eastern corner of the site.

Suitability: The site adjoins Oadby, part of the Leicester PUA. The Highway Authority has indicated that London Road is currently subject to national speed limit and therefore any increased use of the current access is unlikely to be acceptable. However, there may be scope for an appropriate access to be achieved in consultation with the HA. However, Transport Assessments modelling the impacts of the proposals on the wider road network would be needed before the Highway Authority could support development on the site. The site is considered **not currently suitable** for residential development.

Availability: The availability of the site was last updated by the developer acting on behalf of the landowner in 2013 and indicates that the site is in the control of a developer and could be developed within next 5 years. The site is therefore considered as **available**.

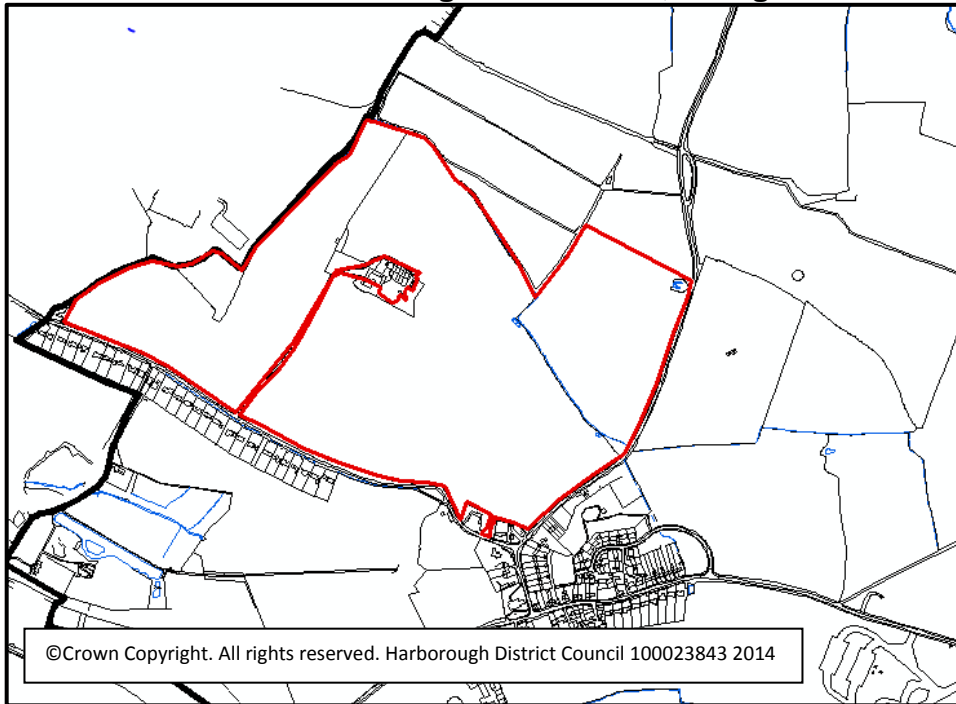
Achievability: Work to resolve the Highway Authority's concerns regarding the site's access and wider impacts could affect the viability of the site for residential development. No other constraints on viability have been identified. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding highway/access issues and impact on wider road network would be needed to re-classify the site as deliverable, as defined by the NPPF.

Site Capacity:

Total Site Area Available for Development (hectares)	33
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	619 dwellings
Timeframe for Development	16+ years

A/CD/HSG/69 – Stoughton Estate A, Stoughton



Site Description: The site extends from the edge of Evington, part of the Leicester PUA, to the village of Stoughton. It is currently in agricultural use. Judge Meadow Community College lies to the west of the site and the properties along Stoughton Lane form much of the southern boundary. Stoughton Lodge Farm and associated development lies within the area but is not included in the site boundary.

Suitability: The site adjoins Evington, part of the Leicester PUA. The Highway Authority has indicated that the site is unlikely to be acceptable. The sections of Stoughton Lane and Thurnby Lane which bound the site are currently subject to national speed limit and without pedestrian footways or street lighting. Stoughton Lane is also unlikely to be appropriate to deal with an increase in traffic. Distances from bus stops and other services may raise concerns in terms of transport sustainability. The site is located within the designated Green Wedge. Green Wedge policy will be reviewed as part of the new Local Plan. Half of the site lies within a mineral consultation area and a southern section lies within a HSE Gas Pipeline consultation area. The site is considered **potentially suitable** for residential development.

Availability: The availability of the site was last updated by the planning consultant acting on behalf of the landowners in 2015 and indicates that the site is in the control of a developer and could be developed within next 5 years. There is no indication of developer interest in the site. The site is therefore considered as **potentially available**.

Achievability: Work to resolve the Highway Authority's concerns regarding the site's access and wider impacts could affect the viability of the site for residential development. A change in Green Wedge policy would also be required. Mineral safeguarding and gas pipeline constraints would also need to be investigated. The level of developer interest is unclear. The site is considered **not currently achievable**.

Summary: The above factors result in the site being **developable** for residential development. Clarity regarding highway/access issues, a change to Green Wedge policy and 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)	55.67
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	50
Estimated Capacity	835 dwellings
Timeframe for Development	11 - 15 years

