



Harborough District Council  
Strategic Housing Land Availability Assessment  
2015 Update

**Site Assessment  
Companion Guide**

**Rural Centres**

May 2016

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### **Purpose this document**

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

- Billesdon
- Fleckney
- Great Glen
- Houghton on the Hill (potential Rural Centre as part of new Local Plan)
- Husbands Bosworth
- The Kibworths
- Ullesthorpe

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/BL/HSG/01 - Land off Rolleston Road, Billesdon



**Site Description:** Agricultural fields on the south eastern edge of Billesdon. Housing to the west, with agricultural fields to the north and east. Amenities in the area, with a primary school close by and further amenities available in the centre of the village.

**Suitability:** The site adjoins the existing built form of Billesdon. The site has been identified as having low landscape capacity in the Rural Centres Landscape Capacity Study 2014. There are no highways constraints and no further physical constraints have been identified. The site is considered **not suitable** for residential development.

**Availability:** The agent for the site indicated during the 2012 Assessment that the site could become available for development within the next five years. The site is in single ownership. The site is also allocated for residential development in the Billesdon Neighbourhood Plan. The site is therefore considered as **available**.

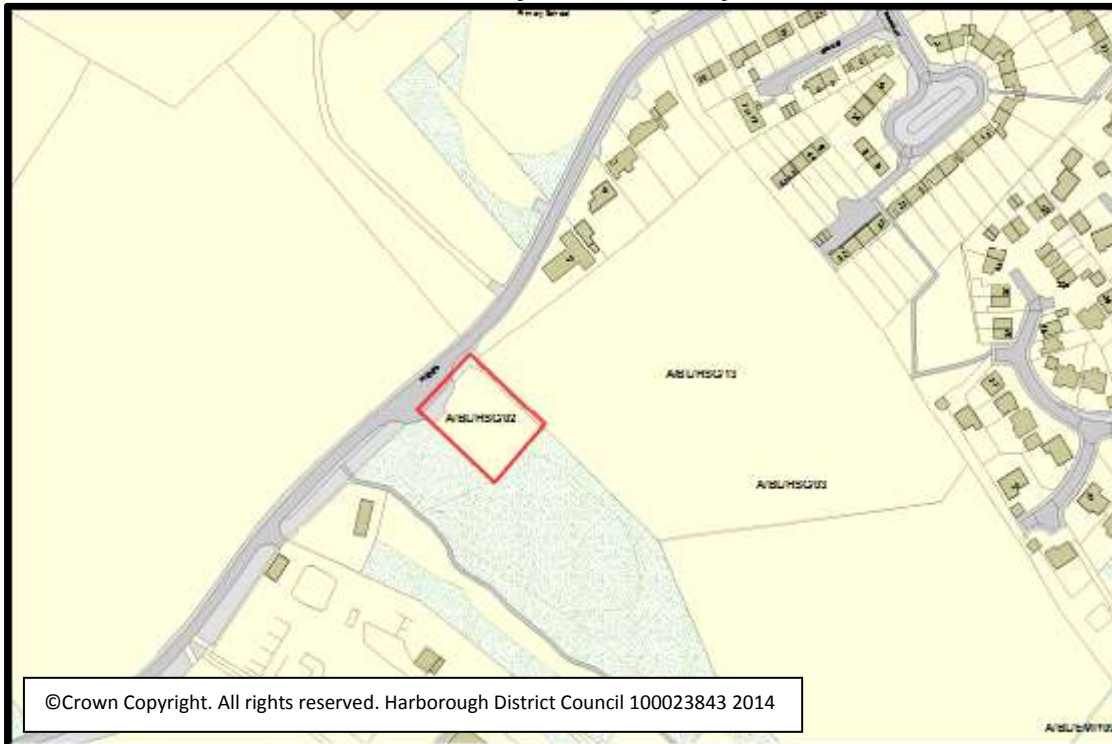
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development. The site is allocated for residential development in the Billesdon Neighbourhood Plan (designated in the Neighbourhood Plan prior to Landscape Capacity evidence being available).

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.49</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>12 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>

## A/BL/HSG/02 – Lorry Park, Gaulby Road, Billesdon



**Site Description:** Former lorry park on the western edge of Billesdon. The site is previously developed land, and although separated from the built up area of Billesdon, is adjacent to another SHLAA site. Amenities in the area, with a primary school close by and further amenities available in the centre of the village.

**Suitability:** The site adjoins another SHLAA site which adjoins the existing built form of Billesdon. The site is within a contaminated land use area, which would need to be investigated prior to development. No highways constraints identified. The site is considered **suitable** for residential development.

**Availability:** The agent for the site indicated during the 2013 Assessment that the site could become available for development within the next five years. The site is in single ownership. The site is also allocated as a reserve site for residential development in the Billesdon Neighbourhood Plan. The site is therefore considered as **available**.

**Achievability:** Contaminated land issue 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 **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development. The site has no identified constraints and is allocated as a reserve site for residential development in the Billesdon Neighbourhood Plan.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.22</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>7 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/BL/HSG/03 – Land at Gaulby Lane, Billesdon



**Site Description:** Greenfield site on the western edge of Billesdon. The site is adjacent to the Billesdon's built form. Amenities in the area, with a primary school close by and further amenities available in the centre of the village.

**Suitability:** The site adjoins the existing built up area of Billesdon. The site is adjacent to a contaminated land use area which would need to be investigated before development. The Highway Authority has stated that the existing speed limits would need to be moved and some improvements to Gaulby Road may be necessary. The site is not identified as an allocation in the Billesdon Neighbourhood Plan. The site is considered **suitable** for residential development.

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

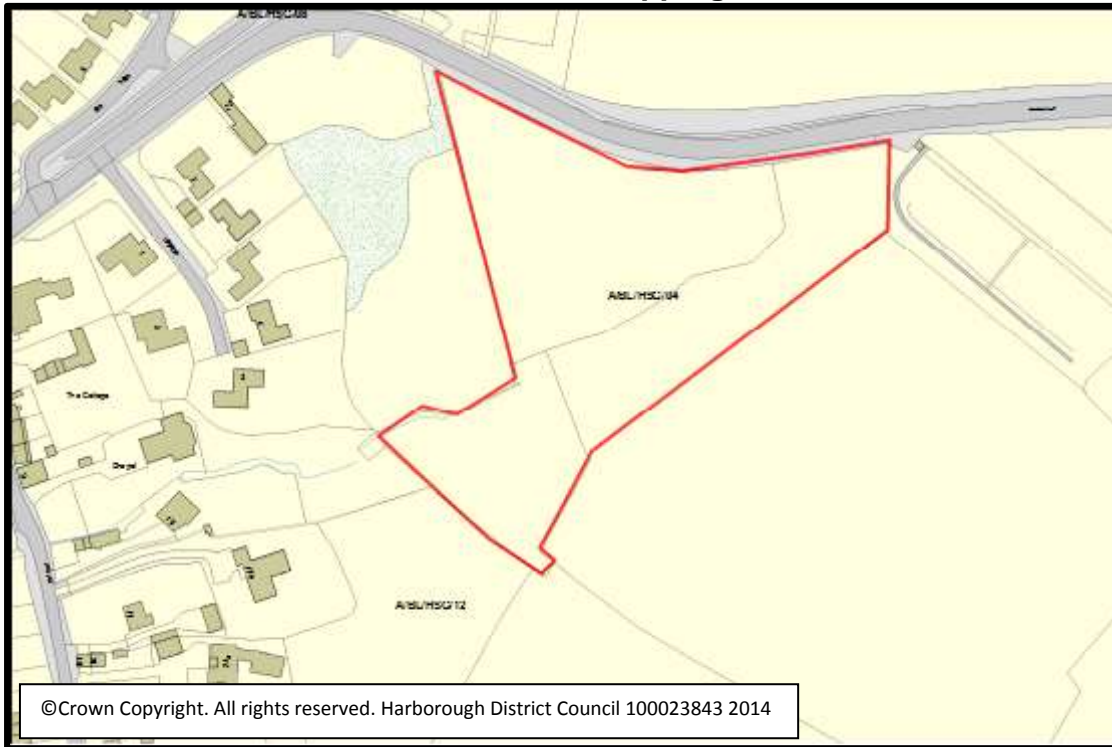
**Achievability:** Close proximity to a contaminated land issue will need to be investigated before development. Issues raised by the Highway Authority are likely to be mitigatable. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development. The site has no identified constraints.

### Site Capacity:

Total Site Area Available for Development (hectares)	2.43
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	46 dwellings
Timeframe for Development	0 - 5 years

## A/BL/HSG/04 – Land south of Uppingham Road, Billesdon



**Site Description:** Greenfield site on the eastern edge of Billesdon. The site is adjacent to another SHLAA site which is adjacent to Billesdon's built form. Amenities in the area, with a range of amenities available in the centre of the village.

**Suitability:** The site adjoins a SHLAA site, adjoining the existing built up area of Billesdon. The Highway Authority has commented that the 30mph speed limit will need to be extended and some improvements to Uppingham Road may also be necessary. The site is not an allocation in the Billesdon Neighbourhood Plan. The site is considered **suitable** for residential development.

**Availability:** The agent for the site indicated during the 2011 Assessment that the site could become available for development within the next five years. No up to date evidence of developer interest has been provided. The site is in single ownership. The site is therefore considered as **potentially available**.

**Achievability:** Issues raised by the Highway Authority are likely to be mitigatable. The site is considered **potentially achievable**.

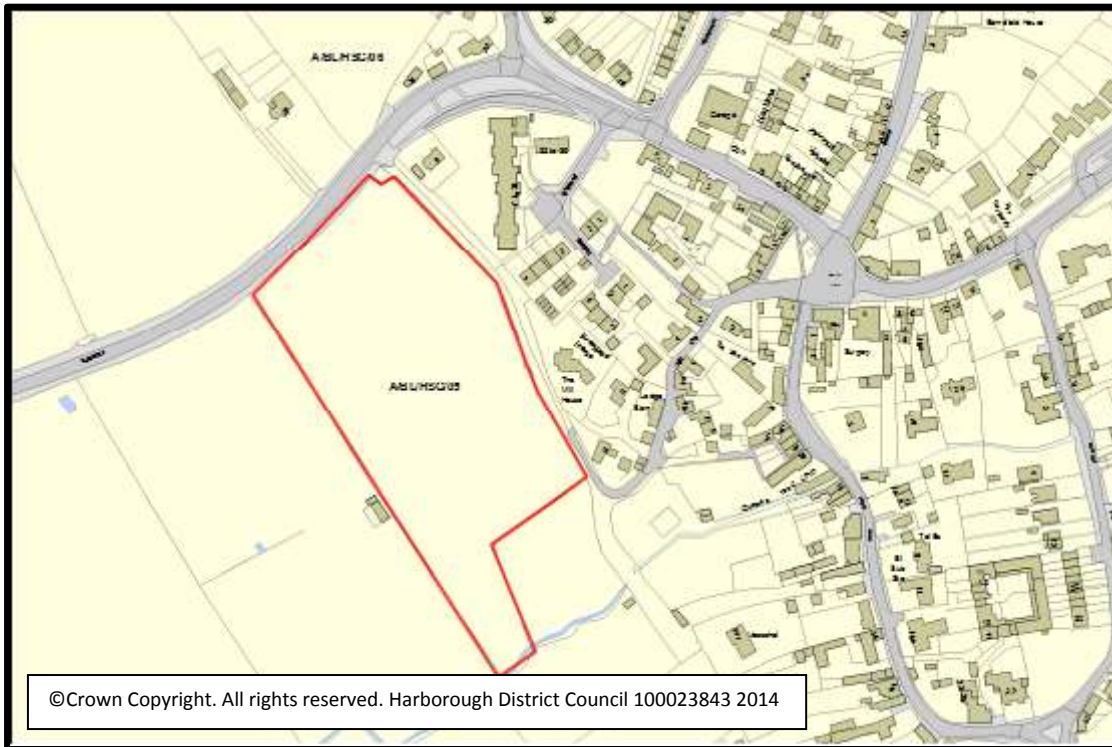
**Summary:** The above factors result in the site being **developable** for residential development. Up to date evidence in relation to the owners intentions and firm developer interest would be needed to reclassify the site as deliverable as defined by the NPPF.

### 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/BL/HSG/05 – Land south of Leicester Road, Billesdon



**Site Description:** Greenfield site on the western edge of Billesdon. The site is adjacent to the existing residential development in Billesdon. Amenities available in the area, with a range of amenities available in the centre of the village.

**Suitability:** The site adjoins the existing built form of Billesdon. The Highway Authority has commented that the existing 30mph limit will need to be extended and some improvements to Leicester Road may also be necessary. The site is not identified as an allocation in the Billesdon Neighbourhood Plan. The site is considered **suitable** for residential development.

**Availability:** The agent for the site indicated during the 2011 Assessment that the site could become available for development within the next five years. However, the site is in multiple ownership and there is no indication of current developer interest. The site is therefore considered as **potentially available**.

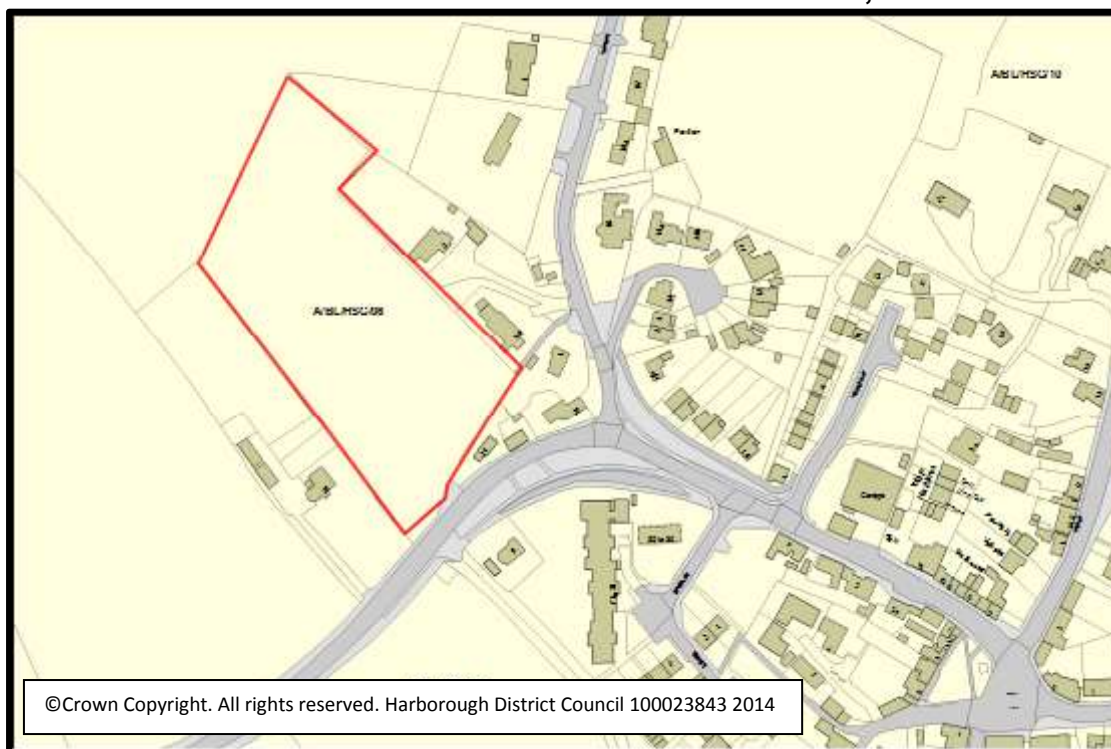
**Achievability:** Issues raised by the Highway Authority are likely to be mitigatable. No other economic or physical constraints have been identified. There is a lack of clarity around owner intentions and developer interest. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Up to date evidence regarding the owner's intentions and/or firm developer interest would be needed to reclassify the site as deliverable as defined by the NPPF.

### Site Capacity:

Total Site Area Available for Development (hectares)	2.50
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	47 dwellings
Timeframe for Development	6 - 10 years

## A/BL/HSG/06 – Land north of Leicester Road, Billesdon



**Site Description:** Greenfield site on the western edge of Billesdon. The site is adjacent to the existing built form of Billesdon. Amenities available in the area, with a range of amenities available in the centre of the village.

**Suitability:** The site adjoins existing development in Billesdon. The site has no physical constraints, and no identified highways constraints. The site is not identified as an allocation in the Billesdon neighbourhood Plan. The site is considered **suitable** for residential development.

**Availability:** The site is in single ownership. The agent for the site indicated during the 2011 Assessment that the site could become available for development within the next five years. No up to date evidence of the owner's intentions or developer interest has been provided. The site is therefore considered as **potentially available**.

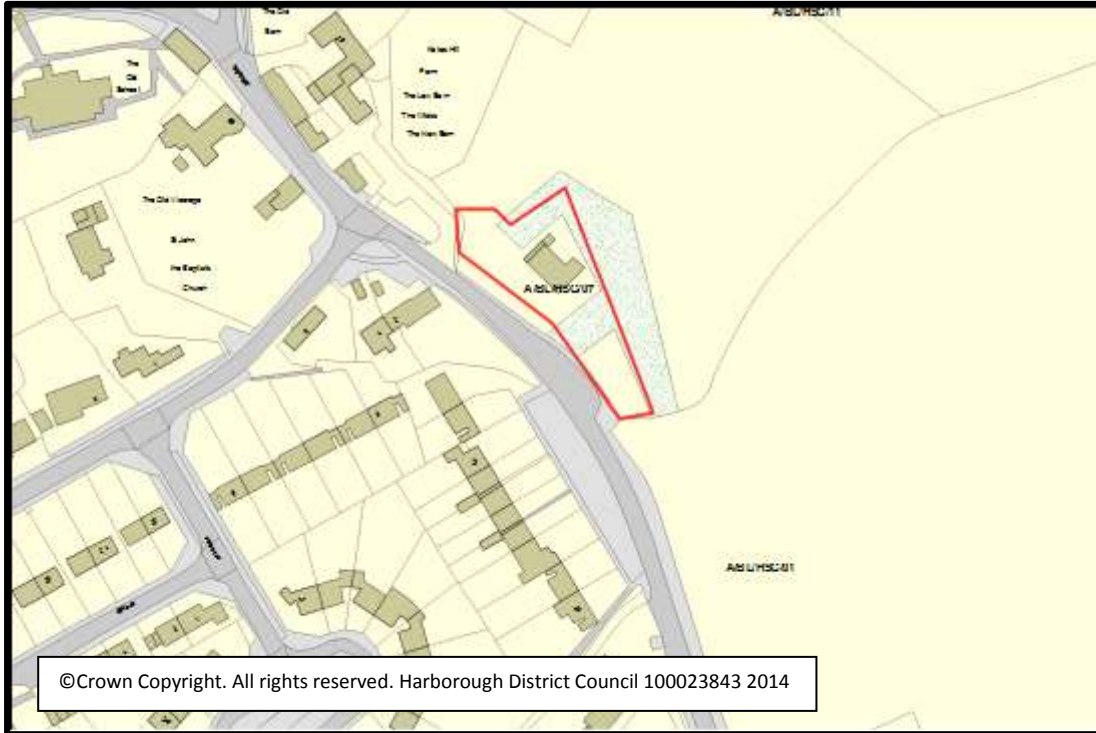
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. However, there is a lack of up to date information regarding the owner's intentions and/or developer interest. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. The site has no identified constraints. Up to date evidence regarding the owners intentions and/or firm developer interest would be needed to reclassify the site as deliverable as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.18</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>29 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

## A/BL/HSG/07 – Land north of Rolleston Road, Billesdon



**Site Description:** Greenfield site on the eastern edge of Billesdon. The site is adjacent to the limits to development for Billesdon. Amenities available in the area, with a range of amenities available in the centre of the village and primary school close by.

**Suitability:** The site adjoins the limits to development for Billesdon. The site has been identified as having low landscape capacity in the Rural Centres Landscape Capacity Study 2014. The site has no physical constraints, and no identified highways constraints have been identified. The site is considered **not suitable** for residential development.

**Availability:** The Agent for the site indicated during the 2011 Assessment that the site could become available for development within the next five years. The site is in single ownership, and also allocated for residential development in the Billesdon Neighbourhood Plan. The site is therefore considered as **available**.

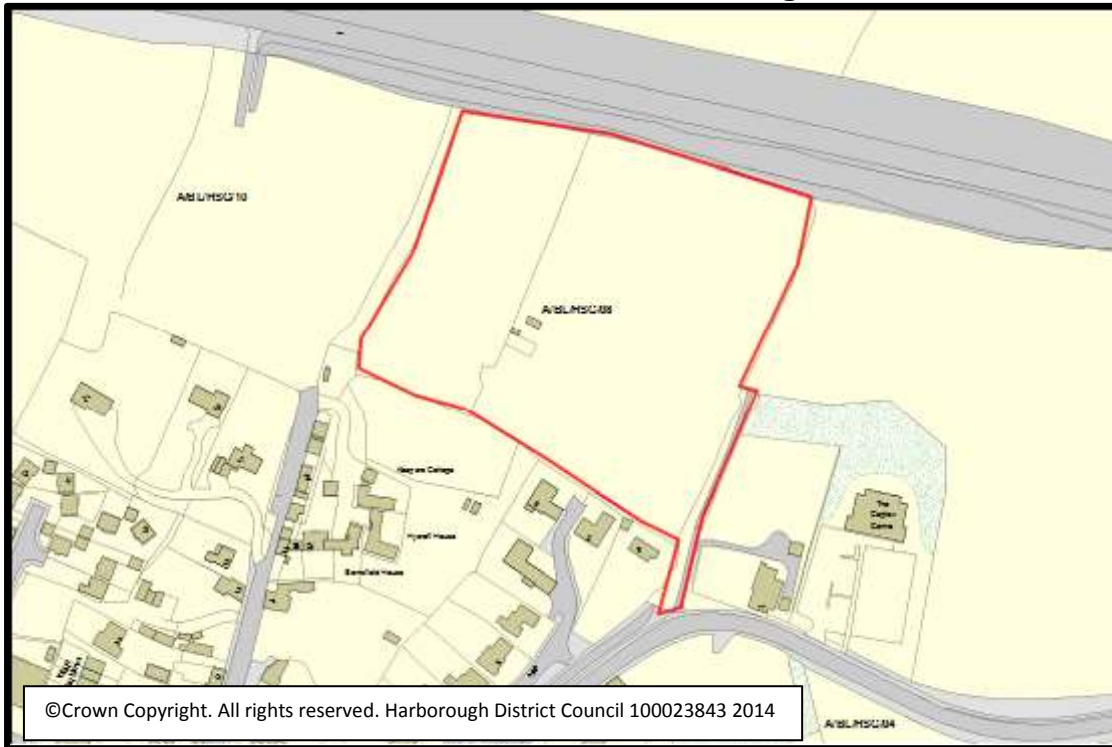
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The site is allocated for residential development in the Billesdon Neighbourhood Plan (designated in the Neighbourhood Plan prior to Landscape Capacity evidence being available). The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

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

## A/BL/HSG/08 – Land north of Billesdon / High Acres, Billesdon



**Site Description:** Greenfield site on the eastern edge of Billesdon. The site is adjacent to Billesdon's built form. Amenities available in the area, with a range of amenities available in the centre of the village.

**Suitability:** The site adjoins existing development in Billesdon. The site has no physical constraints, and no identified highways constraints. The site is considered **suitable** for residential development.

**Availability:** The agent for the site indicated during the 2011 Assessment that the site could become available for development within the next five years. The site is in single ownership, and also allocated for residential development in the Billesdon Neighbourhood Plan. The site is therefore considered as **available**.

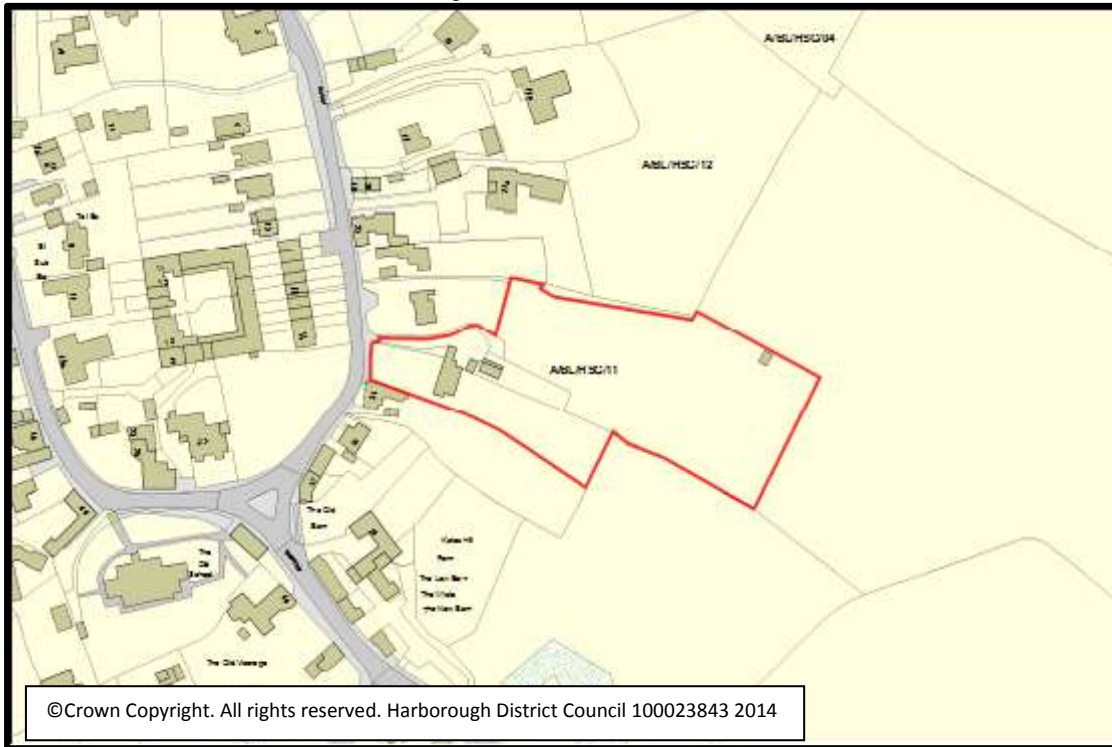
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development. The site has no identified constraints.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.40</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>45 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>

## A/BL/HSG/11 – Land adjacent to The Mount, Brook Lane, Billesdon



**Site Description:** Greenfield site on the eastern edge of Billesdon. The site is adjacent to Billesdon's existing built form. Amenities available in the area, with a range of amenities available in the centre of the village.

**Suitability:** The site adjoins existing development in Billesdon. The site has no physical constraints; however the Highway Authority has indicated that the site does have highways constraints, with no suitable access available. The site is not identified as an allocation in the Billesdon Neighbourhood Plan. The site is considered **not currently suitable** for residential development.

**Availability:** The agent has not indicated when the site could become available for development. The site is in single ownership. The site is therefore considered as **not currently available**.

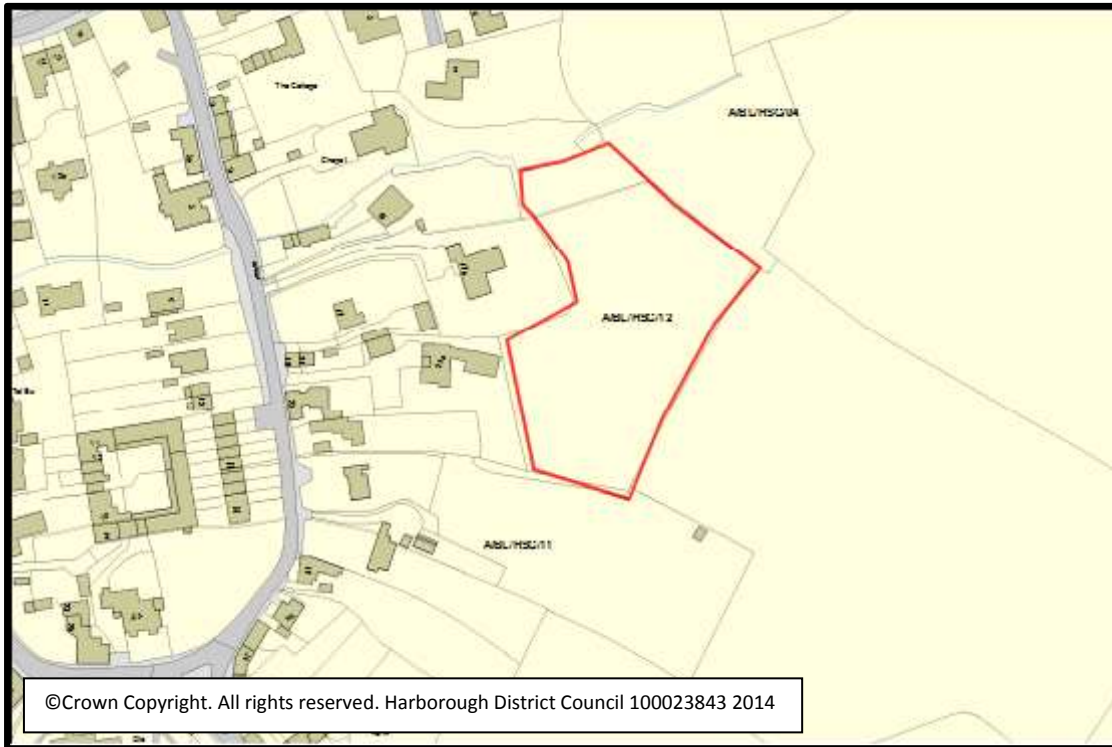
**Achievability:** Identified highways constraints may impact on the viability of the site unviable for residential development. The site is considered **not currently achievable**.

**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:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.76</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>19 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

## A/BL/HSG/12 – Paddock to rear of 21A Brook Lane, Billesdon



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

**Suitability:** The site adjoins the existing residential development in Billesdon. The Highway Authority has commented that the site has no frontage to an adopted highway and there is no apparent route to provide access. The landowner has suggested the site can be accessed via site A/BL/HSG/04, however there is no agreement to this effect at the current time. The site therefore cannot be considered in isolation. The site is not identified as an allocation in the Billesdon Neighbourhood Plan. The site is considered **not currently suitable** for residential development.

**Availability:** The agent has indicated that the site could become available for development within the next 5 years in the SHLAA 2013 call for sites. The site is in single ownership. No indication of developer interest is put forward. The site is therefore considered as **potentially available**.

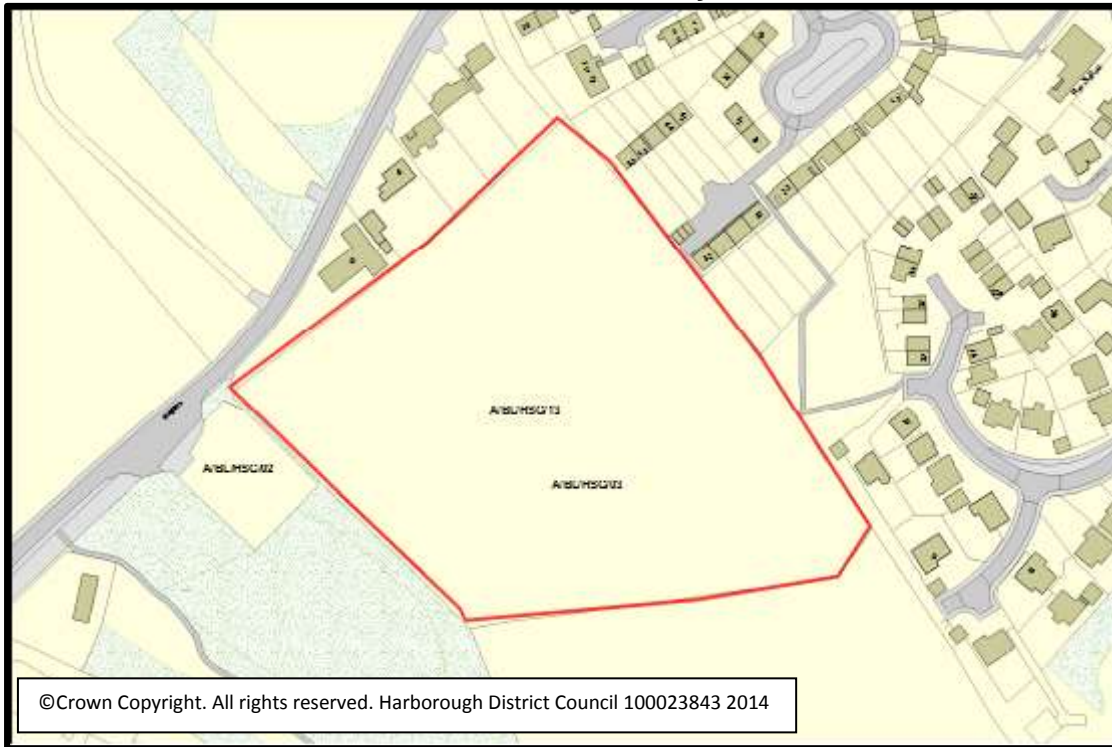
**Achievability:** The Highway Authority has concerns in respect of achieving a suitable access to an adopted highway from the site. Further clarity is needed before development of the site can be considered achievable. The site is considered **not currently achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.00</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>25 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

## A/BL/HSG/13 – Land at Gaulby Lane, Billesdon



**Site Description:** Greenfield site on the western edge of Billesdon. The site is adjacent to the existing residential development in Billesdon. Amenities in the area, with a primary school close by and further amenities available in the centre of the village.

**Suitability:** The site adjoins the built form of Billesdon. The site is adjacent to a contaminated land use area which would need to be investigated prior to development. The Highway Authority has commented that the existing 30mph speed limit will need to be moved and that some improvements to Gaulby Road may be necessary. . The site is not identified as an allocation in the Billesdon Neighbourhood Plan. The site is considered **suitable** for residential development.

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

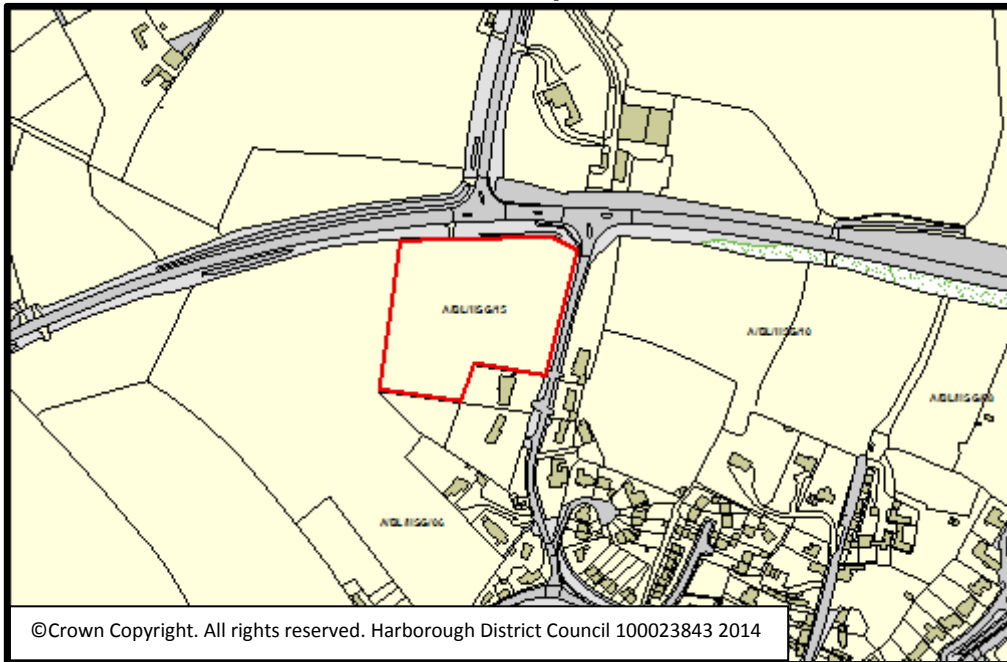
**Achievability:** Close proximity to a contaminated land issue will need to be investigated before development. Identified highways constraints are likely to be mitigatable. The site is considered **achievable**.

**Summary:** The above factors result in the site being **deliverable** for residential development. The site has no identified constraints.

### Site Capacity:

Total Site Area Available for Development (hectares)	1.80
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	45 dwellings
Timeframe for Development	0 - 5 years

## ABL/HSG/15 – Land at Coplow Lane, Billesdon



**Site Description:** Greenfield site on the northern edge of Billesdon adjacent existing low density residential development and A47. The site lies opposite the cricket ground and further agricultural land lies to the west.

**Suitability:** The site adjoins the built form of Billesdon, a Rural Centre. The Highway Authority has commented that the lack of footway provision on Coplow Lane to the village centre could impact on the site's potential for development. The site is not identified as an allocation in the Billesdon Neighbourhood Plan. The site is considered **potentially suitable** for residential development.

**Availability:** The agent for the site indicated via a 2015 SHLAA pro forma that the site is in single ownership and there has been developer interest. The site could become available for development within the next five years. The site is therefore considered as **available**.

**Achievability:** Identified highways constraints may impact on the achievability of the site for residential development. No other physical or economic issues have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

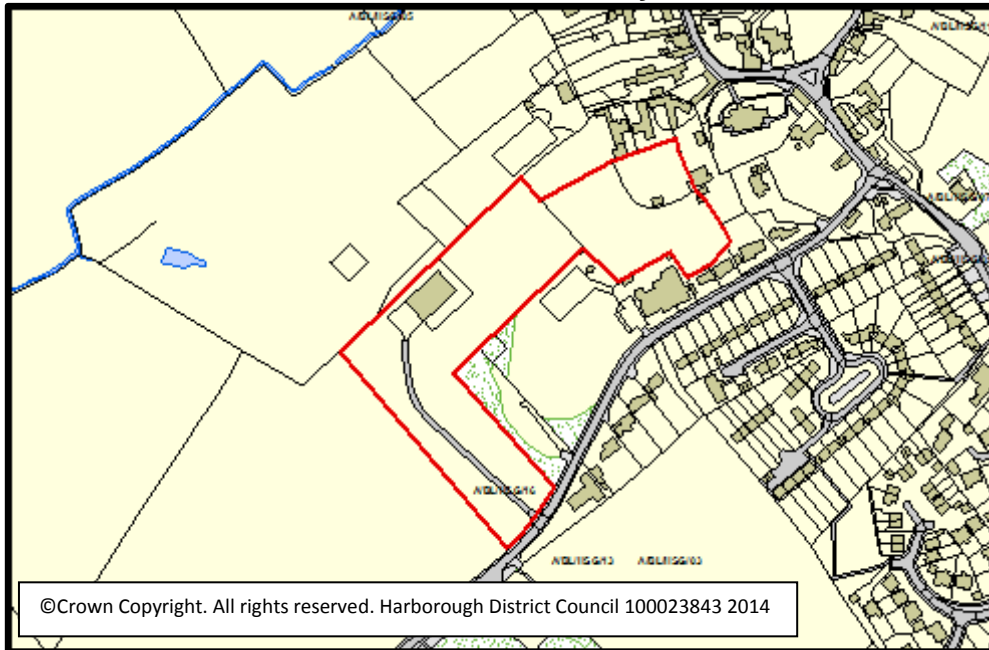
**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding identified highways issues would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.44</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>36 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>



## A/BL/HSG/16 – Land north of Gaulby Road, Billesdon



**Site Description:** Greenfield site on the western edge of Billesdon. The site is adjacent to the existing residential development in Billesdon and extends around the northern edge of the primary school (and playing field) to Gaulby Road.

**Suitability:** The site adjoins the built form of Billesdon, a Rural Centre. The Highway Authority has commented that the site would benefit from a pedestrian or cycle link to Church Street to improve its connection to the village centre. The site is considered **suitable** for residential development.

**Availability:** The agent for the site indicated via a 2015 SHLAA submission that discussions with a potential developer are underway and the site could become available for development within the next five years. The site is therefore considered as **available**.

**Achievability:** Other than the recommended pedestrian/cycle link to Church Street, no physical or economic issues have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.61</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>40 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/FK/HSG/04 – Land off Leicester Road, Fleckney



**Site Description:** The site is currently vacant and extends away to the north east of Fleckney. It has a narrow access on to Leicester Road, but is otherwise surrounded by agricultural / vacant land.

**Suitability:** The site has only a narrow connection with the built- up part of Fleckney through its access on Leicester Road. However, the south western part of the site it is adjacent to a site with planning permission for residential development. This development may improve its connectivity with the existing settlement. The site is not subject to highway access or any other constraints affecting its suitability. The site is considered **suitable** for residential development.

**Availability:** The site is understood to be in multiple ownership and no details have been supplied of the landowners' intentions regarding the site or details of any developer interest. The site is therefore considered as **potentially available**.

**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. However, there is a lack of evidence regarding owners' intentions and/or developer interest in the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Development of the site in conjunction with or subsequent to development of the adjoining site would provide a firmer connection for the south western part of the site with Fleckney. Firm developer interest would also be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.41</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>35 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/FK/HSG/06 - Land to the north of Kilby Road, Fleckney



**Site Description:** Currently used for grazing, the site is adjacent to Fleckney, with its eastern boundary adjacent to the rear of properties fronting Coleman Road. In addition to a narrow access from Coleman Road, the site also has a long boundary with Kilby Road to the south and agricultural land to the north and west.

**Suitability:** The site is adjacent to the built up area of Fleckney and relatively convenient for local services. There are no highway access or other physical constraints affecting the suitability of the site for residential development. The site is considered **suitable** for residential development.

**Availability:** The site is owned by 2 landowners and is being promoted by a housing developer who considers the site available for development within the next 5 years. There is a current application on the site for up to 150 dwellings. The site is therefore considered as **available**.

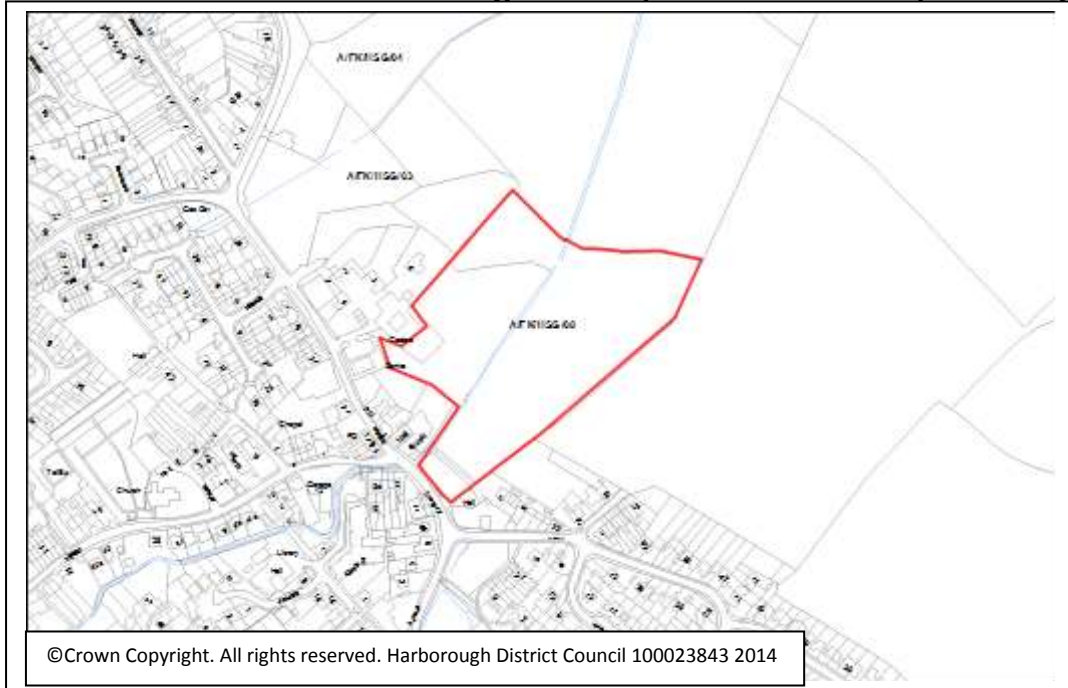
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>6.24</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity rate)</b>	<b>117 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/FK/HSG/08 - Land at High Street (North of Car Park) Fleckney



**Site Description:** The site frontage to the High Street is currently occupied by a car park, whilst the remainder of the site is agricultural and surrounded by agricultural land. It is well placed to access local services and amenities.

**Suitability:** Part of the site is within a flood zone and has therefore been excluded from further consideration. No other physical constraints affect the suitability of the site. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2010 and indicates that the site could become available in the next 5 years. There is no up to date evidence regarding the owner's intentions or developer interest. The presence of the existing car park suggests a possible delay in the site coming forward. The site is therefore considered as **potentially available**.

**Achievability:** Access to the site relies upon the use of the front of the site, currently used as a public car park. It is uncertain what impact this would have upon the achievability of the site. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Further clarity around the current car parking use and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

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

## A/FK/HSG/09 - Land off Kilby Road, Fleckney



**Site Description:** The site lies to the north west of Fleckney and is currently used for horse grazing. It adjoins residential properties to the east, but is otherwise surrounded by agricultural land, including sites A/FK/HSG/06 and A/FK/HSG/10.

**Suitability:** The site is adjacent to the current built up area of Fleckney and relatively convenient for local services. There are no highway access or other physical constraints affecting the suitability of the site for residential development. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent on behalf of the landowner in 2011 and indicates that the site could become available in the next 5 years. There is a current application on the site for up to 150 dwellings. The site is therefore considered as **available**.

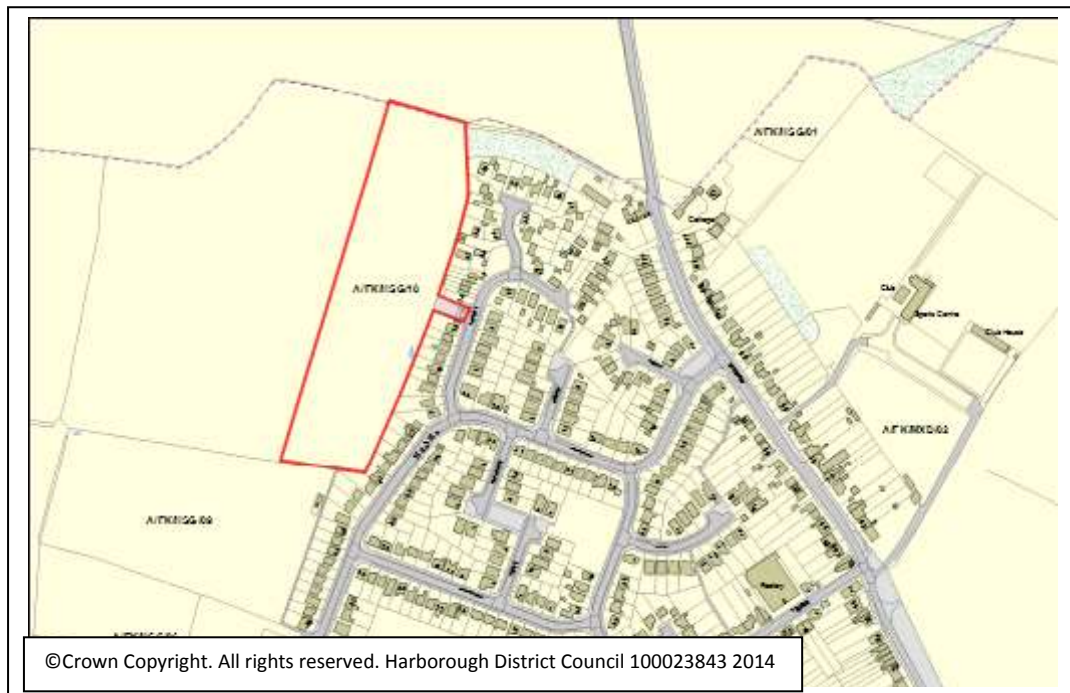
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>3.9</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>73 dwellings (49 dwellings excl area of overlap with A/FK/HSG/06)</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/FK/HSG/10 - Land off Long Grey, Fleckney



**Site Description:** The site lies to the north west of Fleckney and is currently agricultural. It adjoins residential properties to the east, but is otherwise surrounded by agricultural land.

**Suitability:** Much of the site lies within a HSE Gas Buffer zone, requiring further investigation, and could impact on the developable site area. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent 2011 and indicates that the site could be developed in next 5 years. No up to date evidence of landowner intentions and/or developer interest is available. The site is therefore considered as **potentially available**.

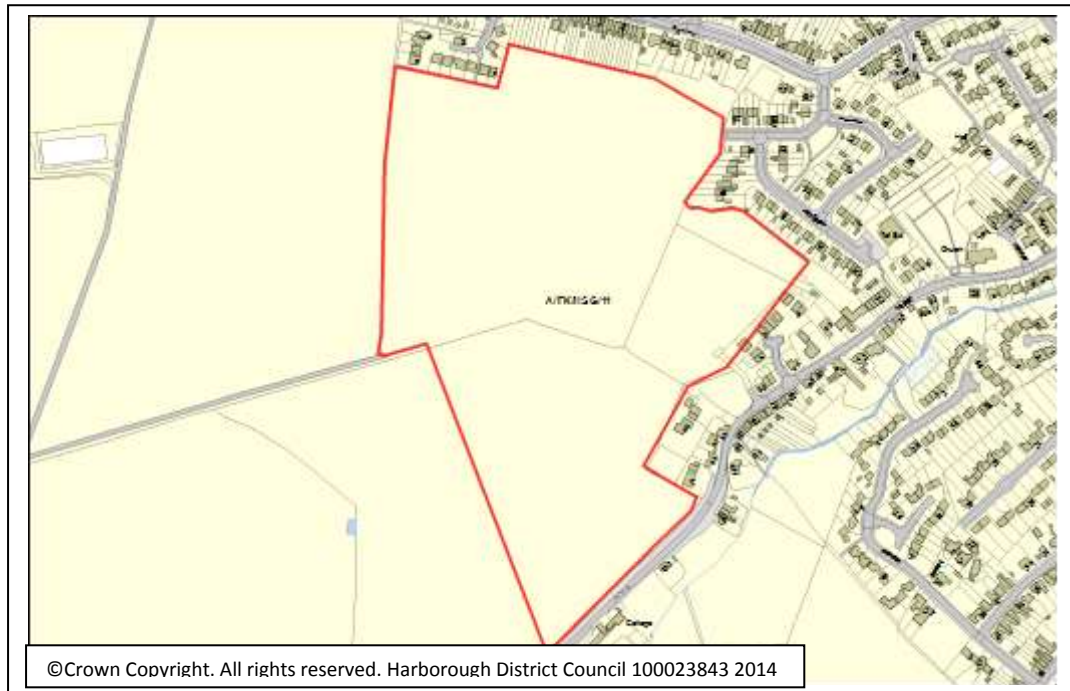
**Achievability:** Access to the site and the viability of any future development on the site may be affected by the Gas Buffer zone. No other physical or economic constraints have been identified. Up to date evidence of landowner intentions and/or developer interest is needed. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Further clarity on the impact of the Gas Buffer zone and form developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.1</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>39 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/FK/HSG/11- Land at Kilby Road (South), Fleckney



**Site Description:** This large site adjacent to the west of Fleckney is currently used for grazing, with residential properties to the north and east, agricultural land to the west and its southern boundary formed by Arnesby Road.

**Suitability:** The site is adjacent to Fleckney, a Rural Centre. The Highway Authority would require details of a suitable access on to Arnesby Road which is subject to national and 30mph speed limits. The site is considered **suitable** for residential development.

**Availability:** Little evidence has been submitted in respect of the availability of the site. No update received for 2015 update. The site is therefore considered as **potentially available**.

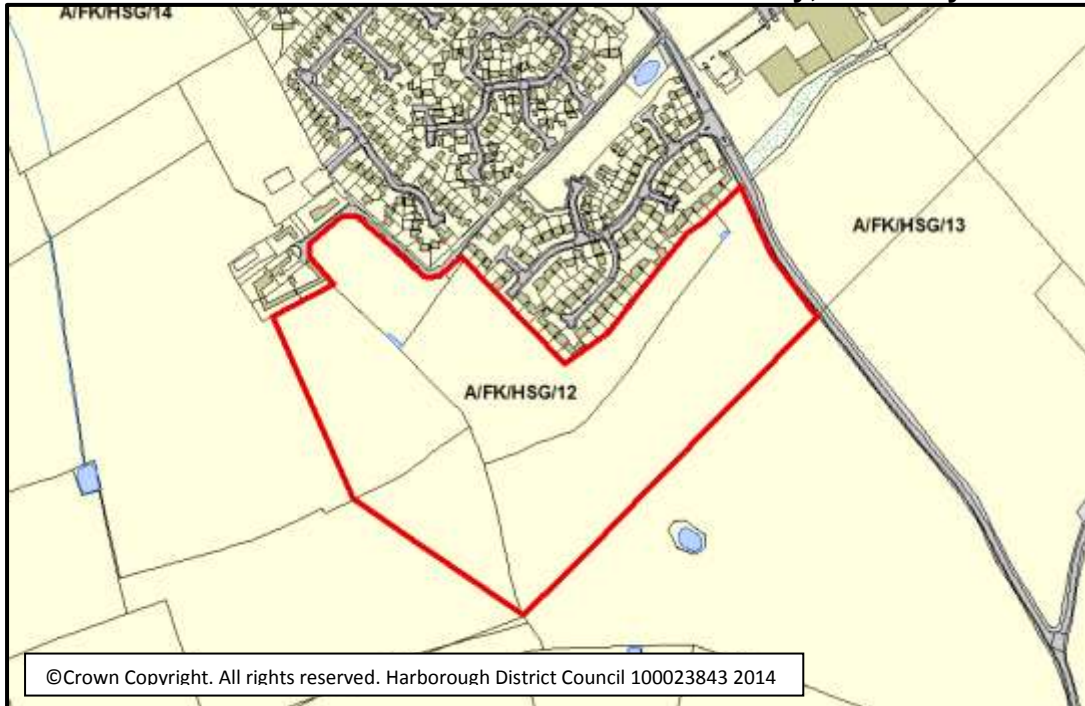
**Achievability:** Highway Authority would require suitable access onto Arnesby Road. No other physical or economic constraints have been identified. However, up to date evidence of landowner intentions and/or developer interest is needed. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification regarding the provision of a suitable access on to Arnesby Road along with firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>8.35</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>156 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/FK/HSG/12- Land off Badcock Way, Fleckney



**Site Description:** This site is adjacent to the south western corner of Fleckney and is currently in agricultural use. It adjoins residential development in south west Fleckney but lies partly within Saddington parish.

**Suitability:** The site is adjacent to Fleckney, a Rural Centre. The Highway Authority has indicated that the Badcock Way access has limited capacity. However, a secondary access point may now be possible since the site has been extended to include frontage onto Fleckney Road. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was updated as part of the 2015 SHLAA by the developer who has a formal interest in the site. This indicates that the site could be available in the next 5 years. The site is therefore considered as **available**.

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

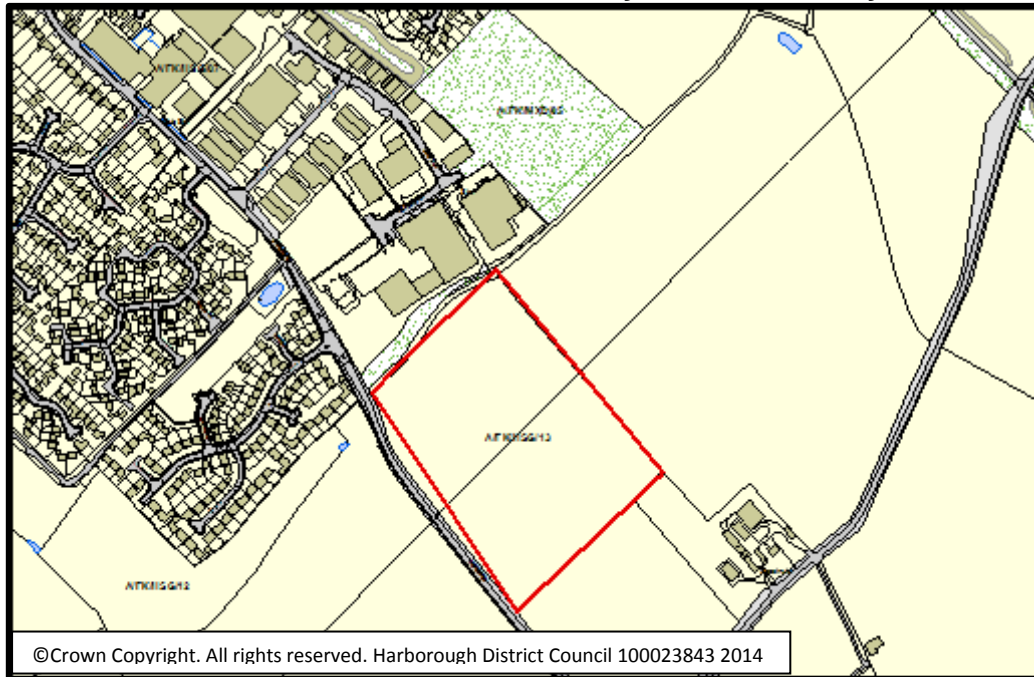
**Summary:** The above factors result in the site being **deliverable** for residential development.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>12</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>225 dwellings</b>
<b>Timeframe for Development</b>	<b>0 – 5 years</b>



## A/FK/HSG/13- Land at Fleckney Road, Fleckney



**Site Description:** The site lies on the southern edge of Fleckney in Saddington parish. It is currently in agricultural use and is adjacent to Fleckney's main employment area.

**Suitability:** The site is adjacent to Fleckney, a Rural Centre. The Highway Authority has indicated that Fleckney Road is a C Class road which is currently subject to national speed limits. The site is also adjacent to a contaminated land consultation area (industrial area) which would need to be investigated prior to development. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was updated as part of the 2015 SHLAA by the agent on behalf of the landowner and indicates that the site is in single ownership and could be available in the next 5 years. Marketing of the site is pending. The site is therefore considered as **available**.

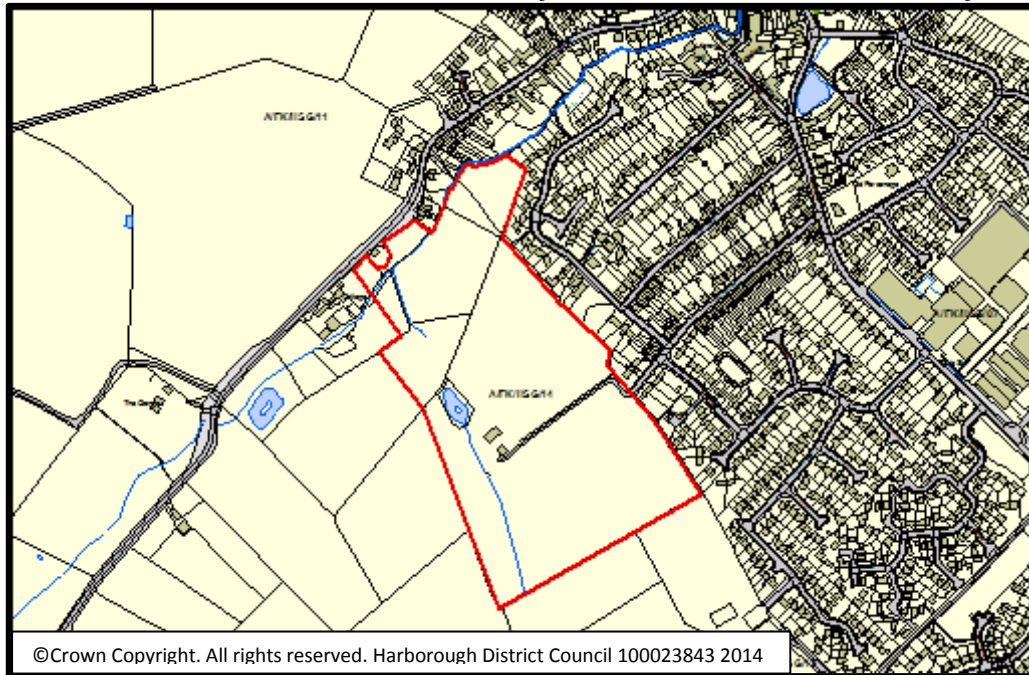
**Achievability:** Highways issues would need to be addressed. No other physical or economic constraints have been identified. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>4.84</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>91 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>

## A/FK/HSG/14 - Land off Arnesby Road/Main Street, Fleckney



**Site Description:** This large site, adjacent to the west of Fleckney, is currently used for grazing, with residential properties to the east, agricultural land to the west and its northern boundary formed by Arnesby Road.

**Suitability:** The site is adjacent to Fleckney, a Rural Centre. The Highway Authority would require details of a suitable access on to Arnesby Road which is subject to national and 30mph speed limits. Part of the site is affected by a contaminated land consultation area which would need to be investigated before development. The site is considered **suitable** for residential development.

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

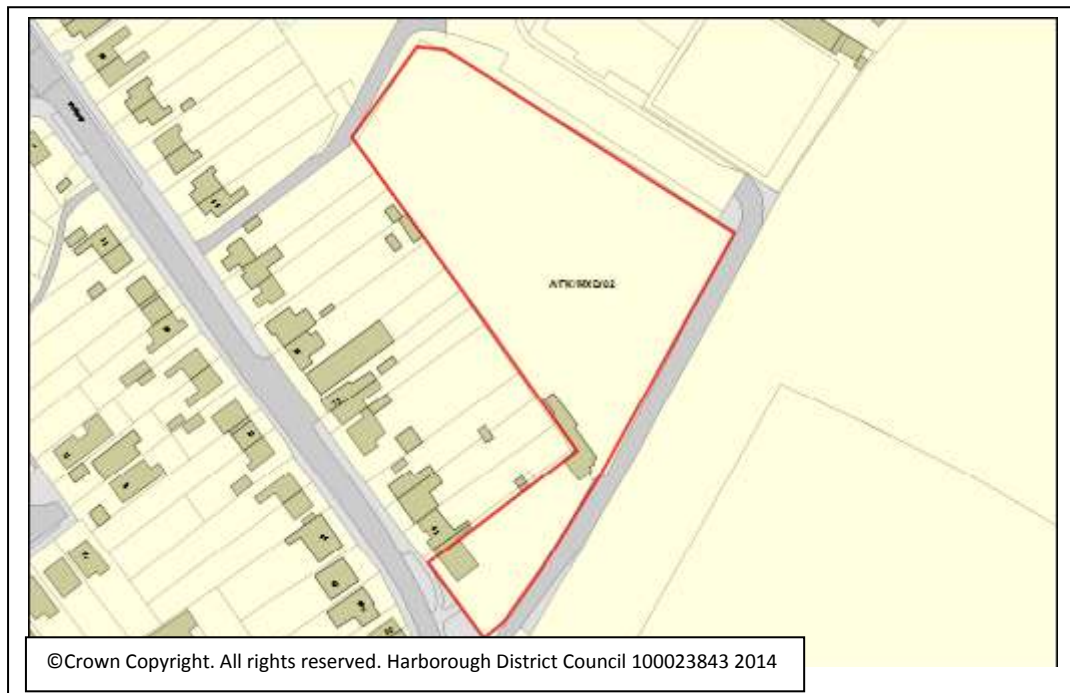
**Achievability:** Highway Authority would require suitable access onto Arnesby Road. No other physical or economic constraints have been identified. The site is **achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarification around the provision of a suitable access on to Arnesby Road and contaminated land issues would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>7</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>131 dwellings</b>
<b>Timeframe for Development</b>	<b>0 – 5 years</b>

## A/FK/MXD/02 - Paddock land to rear of 61- 83 Leicester Road, Fleckney



**Site Description:** This paddock land lies to the rear of single-depth housing on Leicester Road, adjacent to the north east of Fleckney.

**Suitability:** There are no physical constraints affecting the suitability of the site. The site is considered **suitable** for residential development.

**Availability:** The site is understood to be in single ownership and there is an intention to develop the site. Recent contact with the landowner's agent has confirmed that there is local develop interest in the site. The site is therefore considered as **available**.

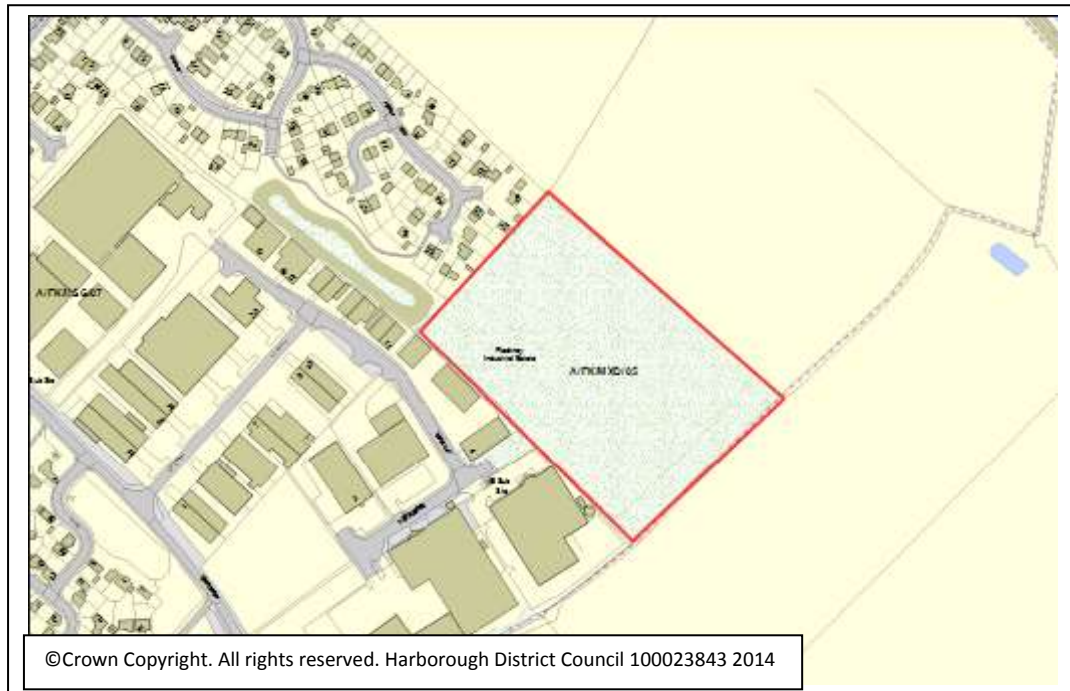
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.75</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>19 dwellings</b>
<b>Timeframe for Development</b>	<b>0 – 5 years</b>

## A/FK/MXD/05 - Land adjacent to Churchill Way Industrial Estate, Fleckney



**Site Description:** This currently vacant site, adjacent to the south east of Fleckney has residential properties to the north west, employment uses to the south west and agricultural land to the north east and south east.

**Suitability:** The site lies adjacent to the contaminated land consultation zone, which would need to be investigated before development, and next to the Churchill Way Industrial Estate, identified as a Key Employment Area. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated in 2013 and indicates that the site could become available in the next 5 years. However the extent of developer interest is not known. The site is therefore considered as **potentially available**.

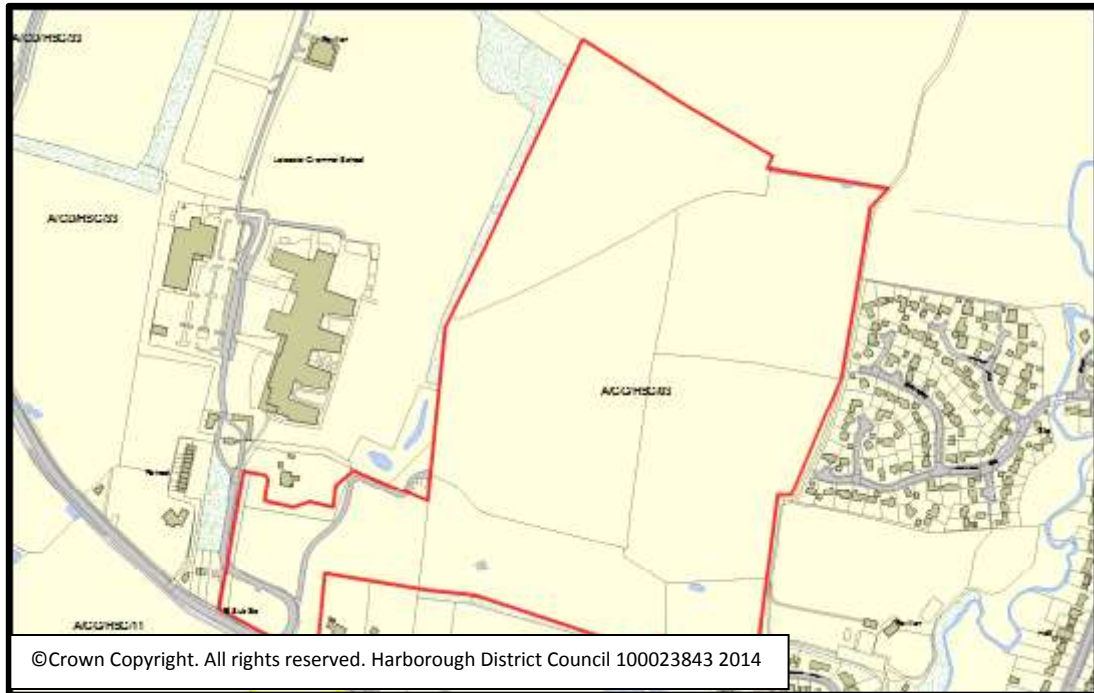
**Achievability:** The site is adjacent to a Key Employment Area (Churchill Way Industrial Estate), which is likely to remain in employment use, possibly reducing the market value of the site. The site would require some buffering to ensure residential amenity. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.9</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>54 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GG/HSG/03 - Land at Mount Farm, London Road, Great Glen



**Site Description:** This agricultural site, adjacent to the north west of Great Glen is accessed from London Road and adjacent to the Leicester Grammar School, residential properties and agricultural land to the north.

**Suitability:** The Highways Authority has commented that the location of the access within the 40mph speed limit means measures to reduce speeds would be required to make a new access acceptable. There are no other physical constraints affecting the suitability of the site. The site is considered **suitable** for residential development.

**Availability:** No evidence of developer interest or owners current intentions has been submitted. The site is therefore considered as **not currently available**.

**Achievability:** Highways mitigation measures, involving reducing speeds on London Road and uncertainty about the relationship with the Grammar School access could affect the site's achievability. There is no evidence of the owner's intentions or developer interest in relation to the site. The site is considered **not currently achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Up to date evidence of the site's availability/developer interest and clarity of the relationship with the Grammar School access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>23.3</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>437 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

**A/GG/MXD/07- Land adjacent to former Manor Farm, London Road, Great Glen**



**Site Description:** This currently vacant site, adjacent to the south east of Great Glen is bounded by London Road to the north east and is largely surrounded by agricultural land to the south.

**Suitability:** The Highways Authority has commented that the access should be located as close to the western boundary of the site as possible and the 30mph limit would need to be extended to make the access acceptable. There are no other physical constraints affecting the suitability of the site. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated in 2013, which provided evidence of developer interest. The site is therefore considered as **potentially available**.

**Achievability:** Highways mitigation measures, involving moving the current 30mph speed limit and the restriction on the location of the access, would need to be addressed. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Consideration of the impact of the cost of reducing current speeds on London Road and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

**Site Capacity:**

<b>Total Site Area Available for Development (hectares)</b>	<b>6.45</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>121 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

## A/GG/MXD/08, Land at London Road Great Glen



**Site Description:** This agricultural site is bounded by London Road to the north and adjacent to and overlaps with sites A/GG/MXD/05, A/GG/HSG/02 and A/GG/HSG/11. The site size has been reduced to prevent double-counting of site capacity with these overlapping sites.

**Suitability:** The site is adjacent to Great Glen, a Rural Centre. However, the north western part of the site is more removed from Great Glen and therefore less suitable for development. The Highways Authority has commented that measures to reduce speeds would be required to make a new access acceptable. There are no other physical constraints affecting the suitability of the site. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated in 2012, which provided evidence of developer interest. The site is therefore considered as **available**.

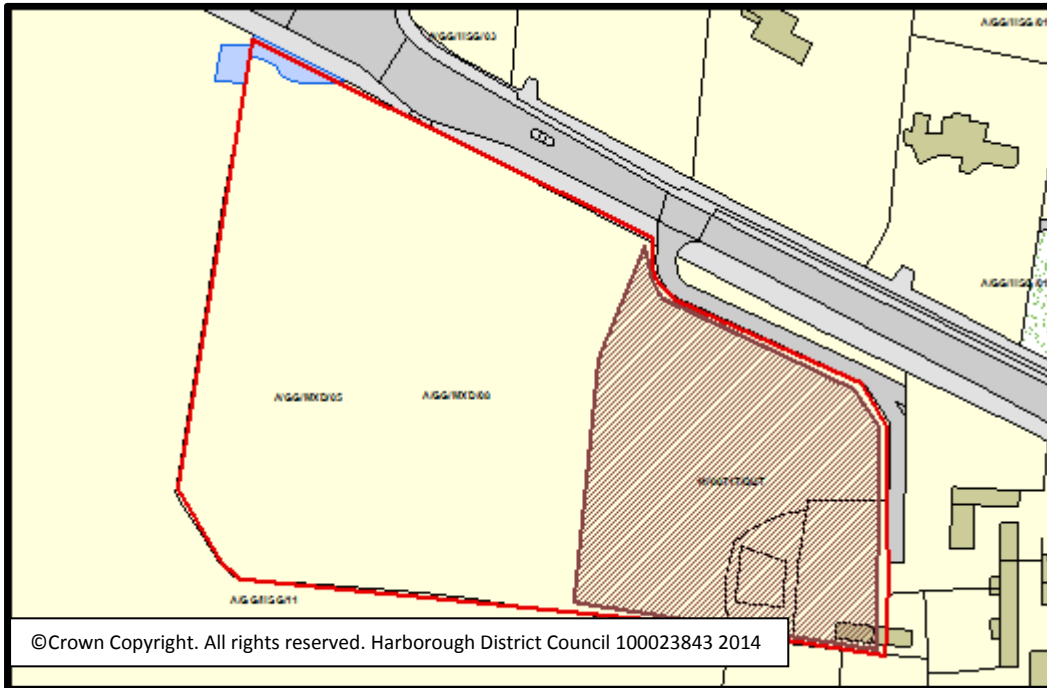
**Achievability:** Highways mitigation measures, involving reducing the current speeds within the 40mph speed limit on London Road could affect the site's achievability. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Consideration of the impact of the necessary highways mitigation measures to reduce speeds on London Road on the achievability of the site would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>6</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>113 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GG/MXD/05, Land off London Road Great Glen



**Site Description:** This agricultural site is bounded by London Road to the north and adjacent to and overlaps with planning consent 14/00717/OUT and SHLAA sites A/GG/MXD/07, A/GG/HSG/02 and A/GG/HSG/11. The site size has been reduced to prevent double-counting of site capacity with these overlapping sites.

**Suitability:** The site is adjacent to Great Glen, a Rural Centre. The Highways Authority has suggested that the site has potential to be suitable providing it is accessed via the area that already has planning consent (14/00717/OUT), as no additional access junctions along London would be favoured. There are no other physical constraints affecting the suitability of the site. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated in 2015, which indicated that the site could be developed within the next 5 years. The site is therefore considered as **available**.

**Achievability:** The site promoter asserts that the necessary highways mitigation measures, involving reducing the current speeds within the 40mph speed limit on London Road should not affect the site's achievability. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.076</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>27 dwellings</b>
<b>Timeframe for Development</b>	<b>0-5 years</b>



## A/GG/HSG/10 – Land east of Stretton Rd, Great Glen



**Site Description:** This greenfield site is adjacent to the existing settlement at its northern edge; bounded by allocated housing land to the south (Local Plan 2001 Policy GG/2), and agricultural land to the north, east and west.

**Suitability:** The site is adjacent to Great Glen, a Rural Centre. There are no physical constraints affecting the suitability of the site. Therefore, the site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated in response to the 2015 Call for Sites, which indicated that the site could be developed within the next 5 years. The site is therefore considered as **available**.

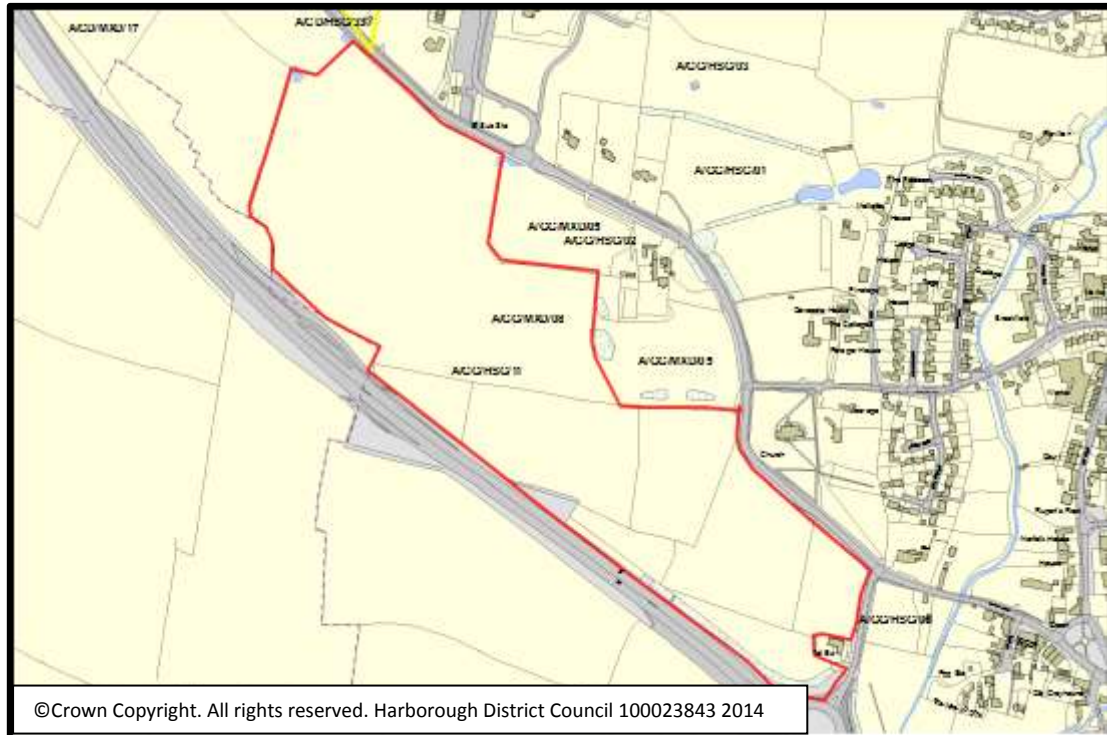
**Achievability:** There are no physical or economic factors immediately apparent in terms of the sites potential for development, therefore the site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>10.50</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>197 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/GG/HSG/11- Land at London Road, Great Glen



**Site Description:** The site is adjacent to Great Glen and currently in agricultural use. The A6 by-pass forms the southern boundary to the site, whilst the northern boundary runs along London Road and around the curtilage of a residential property on London Road. The site borders Station Road to the east and agricultural land to the west. On the other side of London Road are residential properties, Leicester Grammar School and St Cuthbert's Church. Local amenities can be found along Main Street, a short walk from the south eastern part of the site, whilst the north western part of the site is more remote from existing services and facilities.

**Suitability:** The site is separated from the current built up area by London Road (the old A6). However, residential properties on both sides of London Road make this a suitable extension to the village. London Road is currently subject to speeding traffic, so an additional access or intensification of an existing access would not be considered appropriate unless access arrangements could significantly reduce speed on the road. The site has two wide areas of frontage on to London Road, so appropriate access arrangements could potentially be accommodated in the future. The north western part of the site is more removed from Great Glen and therefore less suitable for development. The site is considered **potentially suitable** for residential development

**Availability:** The site has multiple ownership, but as at 2011, all owners were party to an Options agreement with a residential developer. It is assumed that the situation remains unchanged however no update is available. The site is therefore considered as **available**.

**Achievability:** Other than the provision of suitable highway access, no further physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

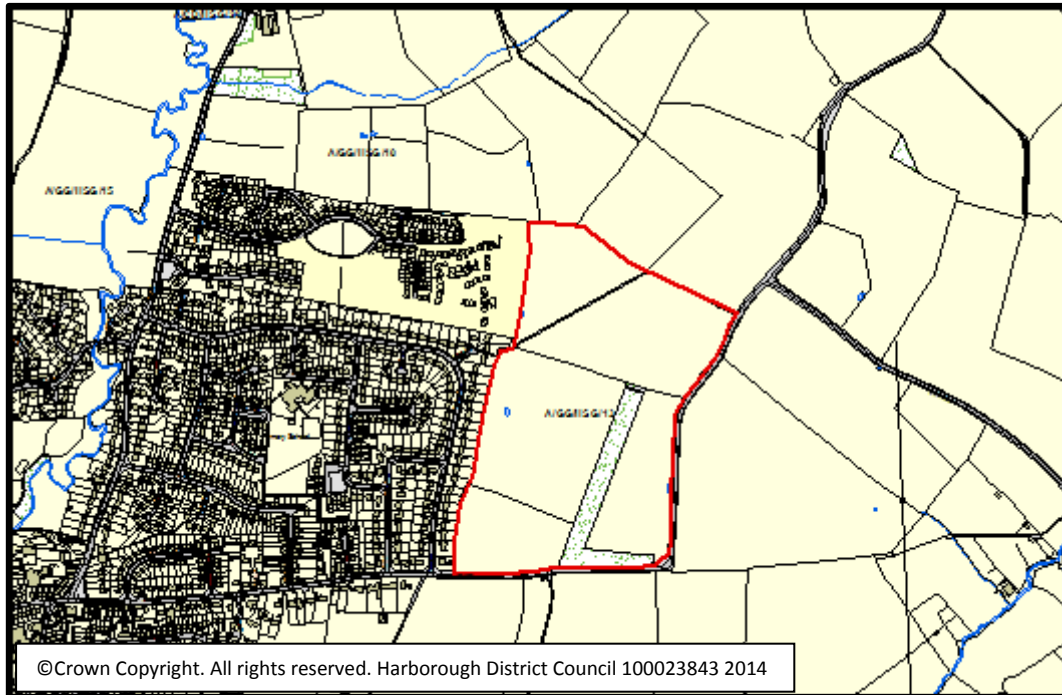
## **A/GG/HSG/11- Land at London Road, Great Glen (Continued...)**

**Summary:** The above factors result in the site being **developable** for residential development. Consideration of the impact of the necessary highways mitigation measures to reduce speeds on London Road on the achievability of the site would be needed to re-classify the site as deliverable, as defined by the NPPF.

### **Site Capacity:**

<b>Total Site Area Available for Development (hectares)</b>	<b>24.5</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>459 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/GG/HSG/13 – Land off Oaks Road, Great Glen



**Site Description:** This greenfield site is adjacent to the existing settlement at its eastern edge. It is bounded by existing and committed land to the west and agricultural land to the north, south and west.

**Suitability:** The site is adjacent to Great Glen, a Rural Centre. A reduced site area may be considered more appropriate. The Highway Authority has indicated that speeds along Oaks Road may need to be reduced to allow access and buses re-routed to the site as part of any scheme. Therefore, the site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated in 2015 by the agent on behalf of the landowner and indicated that the site is being marketed and that there is a high level of interest in the site. The submission indicated that the site could be developed within the next 5 years. The site is therefore considered as **available**.

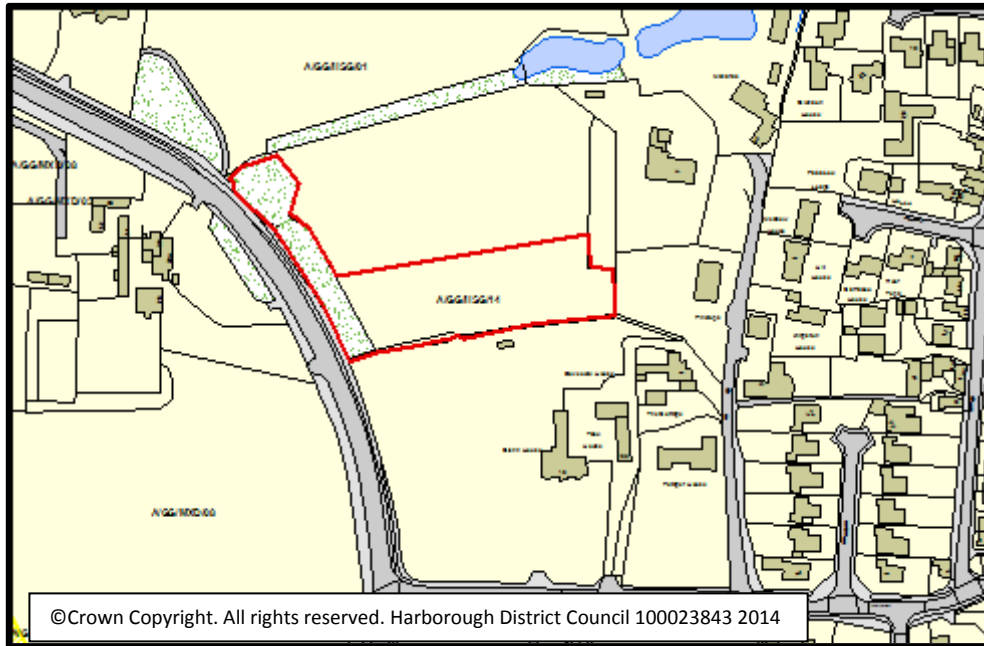
**Achievability:** Highways issues would need to be addressed. No other physical or economic constraints have been identified which would impact on the viability of the site. The site is considered **achievable**.

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

### Site Capacity:

Total Site Area Available for Development (hectares)	20
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	375 dwellings
Timeframe for Development	0 - 5 years

**A/GG/HSG/14 – Land off Old A6 London Rd, North of Glen House, Great Glen**



**Site Description:** This is a greenfield site adjoining the western edge of Great Glen. The former A6 forms the western boundary with low density residential development to the south and east. Agricultural land lies to the north of the site.

**Suitability:** The site adjoins Great Glen, a Rural Centre. The Highway Authority has commented that speeds are in excess of the speed limit in the vicinity of the site access and of concern given the bend in the road at this point. Therefore, the site is considered **potentially suitable** for residential development.

**Availability:** The site was submitted as part of the 2015 SHLAA update by the owner. The pro forma indicates that there is developer interest in the site and that it could be developed within the next 5 years. The site is therefore considered **available**.

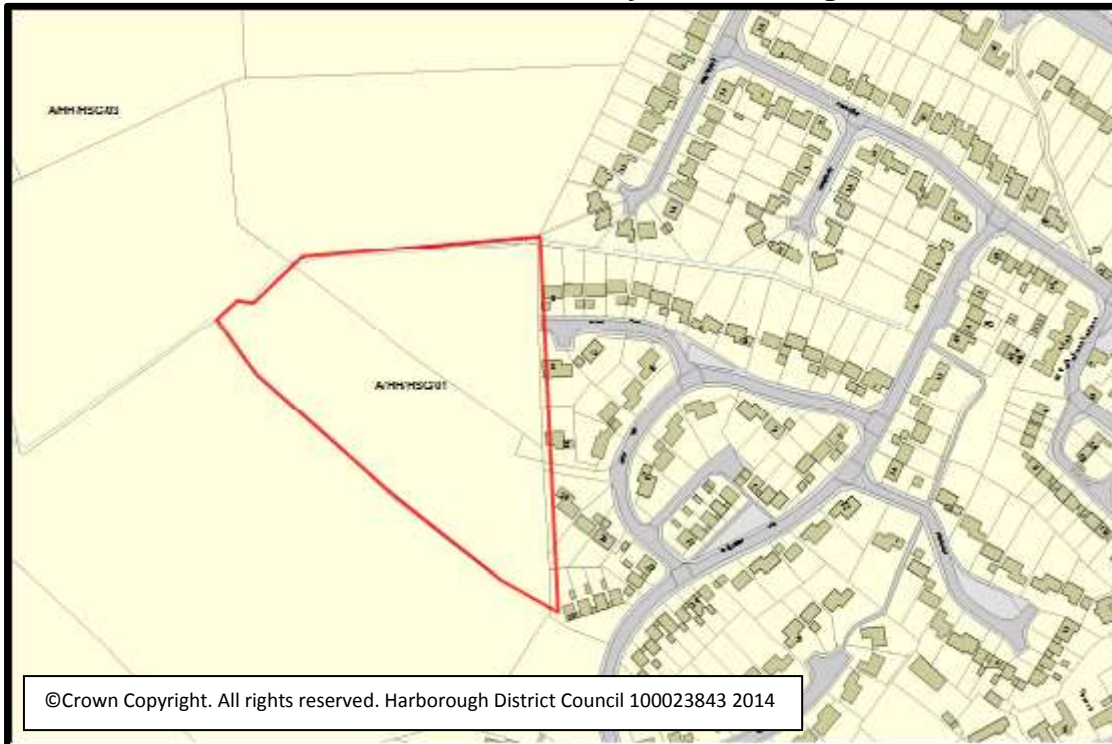
**Achievability:** The Highway Authority's concerns over access onto the A6 given the speed of traffic at this point could impact on the viability of the site and will need further investigation. No other physical or economic factors have been identified which would impact on the site's viability for development. Therefore the site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential housing. Further clarity around achieving acceptable access to the site would be needed to re-classify the site as deliverable, as defined by the NPPF.

**Site Capacity:**

<b>Total Site Area Available for Development (hectares)</b>	<b>0.4</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>10 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/HH/HSG/01 – Land off Winckley Close, Houghton on the Hill



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

**Suitability:** The site adjoins the built up form of Houghton on the Hill, a potential Rural Centre. The site is identified as within a HSE gas buffer zone which could impact on capacity, and the Highway Authority has indicated that North Way and Winckley Close may need improvement. The site is considered **suitable** for residential development.

**Availability:** The Agent for the site indicated during the 2011 Assessment that the site could become available for development within the next five years. The site is in single ownership. There is a current application for planning permission for up to 71 dwellings. The site is therefore considered as **available**.

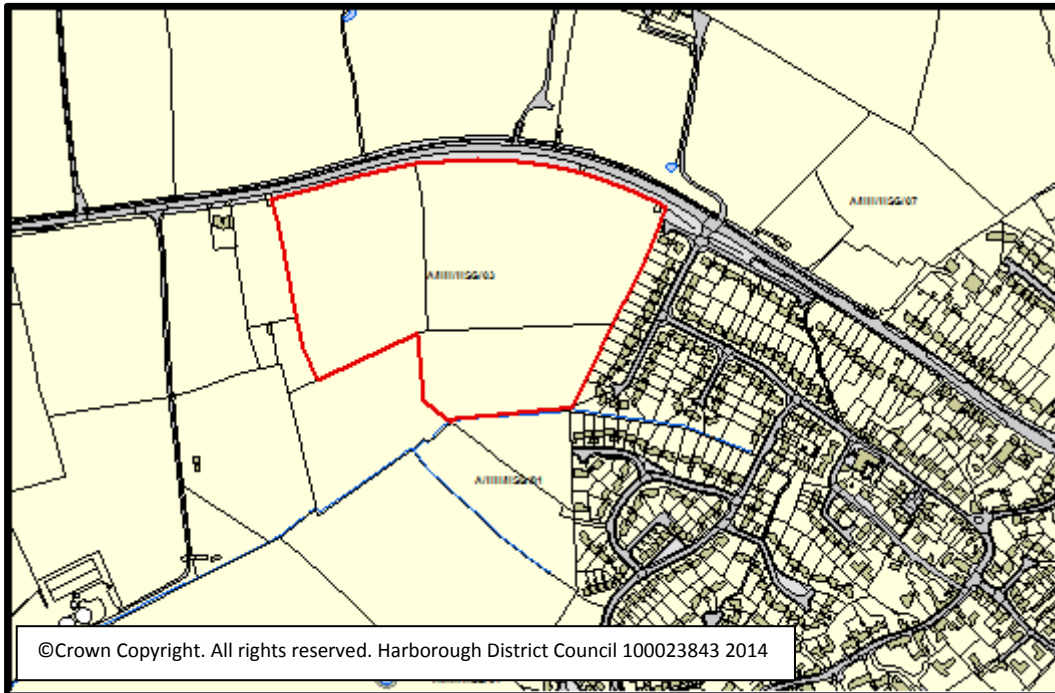
**Achievability:** HSE gas buffer zone could impact on developable area of site. Appropriate highway improvements would also need to be secured. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.30</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>43 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/HH/HSG/03 – Land adjacent to A47 Uppingham Road, Houghton



**Site Description:** This site is agricultural land lying south of the A47 on the western edge of Houghton on the Hill. It adjoins residential development to the east and further agricultural land to the west and south. The A47 forms the northern boundary beyond which is further agricultural land.

**Suitability:** The site adjoins the built up form of Houghton on the Hill, a potential Rural Centre. The Highway Authority has indicated that part of this site may be able accessible via Deane Gate Drive. However, development which would require a new access on to the A47 is likely to be unacceptable. Current scale of site is likely to be inappropriate, extending well beyond built up area of village. Approximately half of the site is identified as within a HSE gas buffer zone. The site is considered **potentially suitable** for residential development.

**Availability:** The Agent for the site indicated during the 2015 Assessment that the site could become available for development within the next five years. The site is in multiple ownership. There has been developer interest in part of the site. The site is therefore considered as **potentially available**.

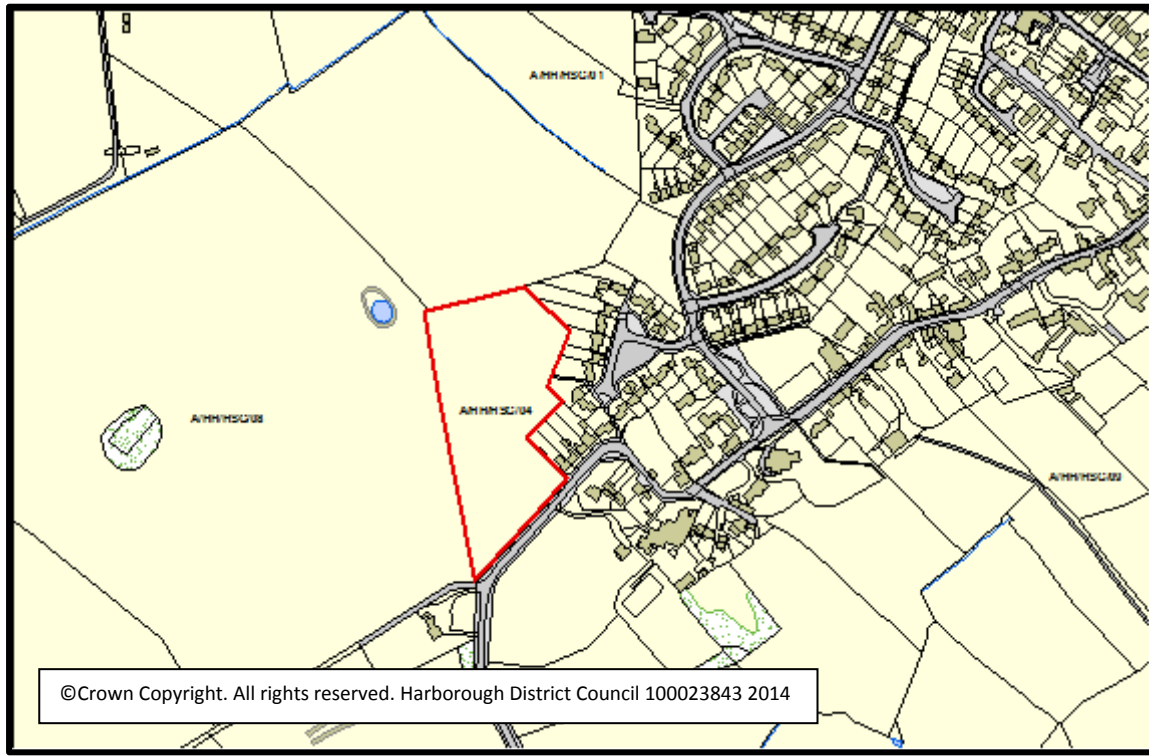
**Achievability:** HSE gas buffer zone could impact on developable area of site. Appropriate highway access to the site may also impact on the capacity and hence the viability of the site for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding acceptable highway access to the site and the impact of HSE gas buffer zone on the site's capacity, both of which could impact on the capacity of the site, would be needed to re-classify the site as deliverable, as defined by the NPPF

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>4.51</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>85 dwellings (indicative only)</b>
<b>Timeframe for Development</b>	<b>6-10 years</b>

## A/HH/HSG/04 – Land at Stretton Lane, Houghton on the Hill



**Site Description:** Greenfield site on the south-western edge of Houghton. The site is adjacent to existing residential development in Houghton. Amenities in the area, with amenities available in the centre of the village.

**Suitability:** The site adjoins the built up area of Houghton, a potential Rural Centre. Although the site is identified as within a HSE gas buffer zone, the recent planning application on the site overcome this satisfactorily by careful siting of dwellings to allow for access to pipeline. There are no identified highways constraints. The site is considered **suitable** for residential development.

**Availability:** The landowner/developer indicated during the 2015 Assessment that the site is in the control of a developer. The site is in single ownership. A recent planning application for 32 dwellings on the site was refused and the subsequent appeal dismissed. The site is considered as **available**.

**Achievability:** Given that issues around the gas pipeline can be overcome by reducing the capacity of the site, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

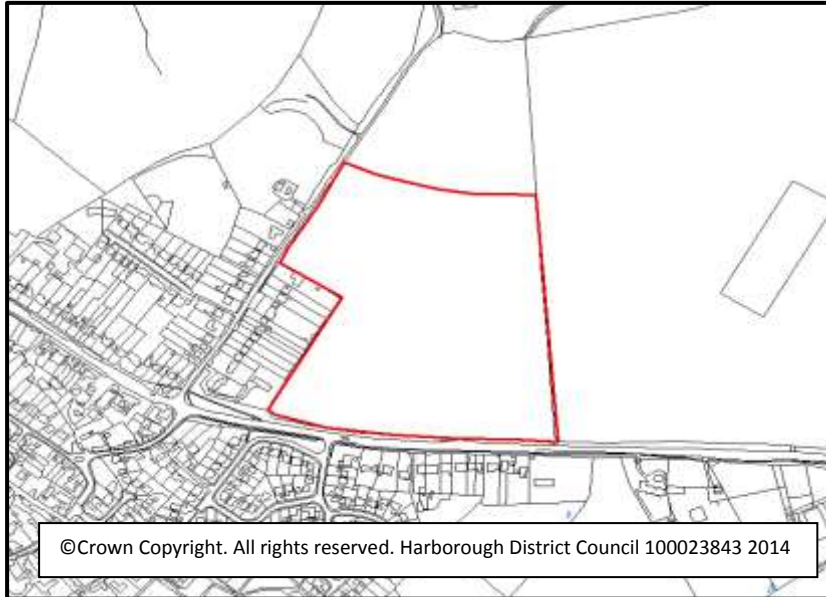
**Summary:** The above factors result in the site being **deliverable** for residential development as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.45</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>36 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>



## A/HH/HSG/06 – Land north of Uppingham Road, Houghton on the Hill



**Site Description:** Large greenfield site on the north eastern edge of Houghton in agricultural use. The site is adjacent to existing residential development north of the A47. The A47 forms the southern boundary of the site with residential development to the west and further agricultural land to the north and east. The site also abuts Ingarsby Lane to the north west. Village facilities are to the south of the A47.

**Suitability:** The site adjoins the built up area of Houghton, a potential Rural Centre. It is a relatively large site and extends beyond the existing village built up area into open countryside and sensitive landscape. The Highway Authority has indicated that access from the A47 is unlikely to be acceptable as is the use of Ingarsby Lane. The site's promoters are suggesting the closure of Ingarsby Lane with a new link road through the site from the A47 to Ingarsby Lane. The southern part of the site is likely to be more appropriate in scale. The site is considered **potentially suitable** for residential development.

**Availability:** Up to date availability information provided by the planning consultant on behalf of the site landowner/promoters, as part of the 2015 Update, indicates that the site could become available for development within the next 5 years. There are no ownership issues. The site is therefore considered as **available**.

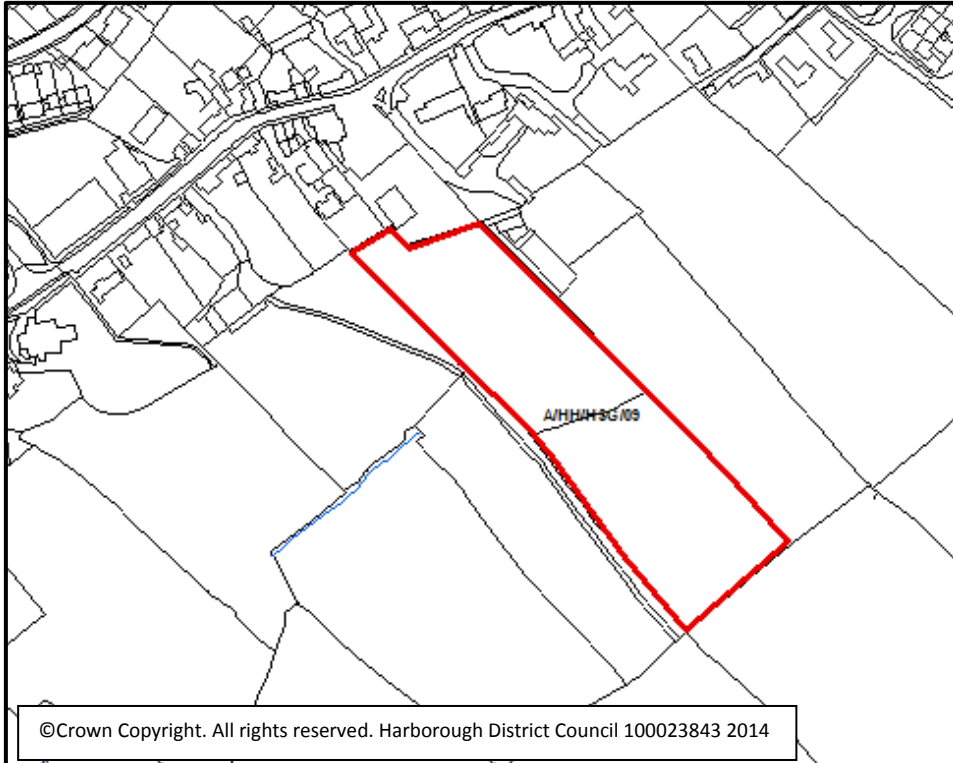
**Achievability:** Provision of a suitable access to the existing highway could impact on the viability and achievability of the site. The northern part of the site relates less well to the village and the landscape is increasingly sensitive to the north. An acceptable scheme would need to consider these issues. A scheme of 145 dwellings is envisaged. No other physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>9.3</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>174 dwellings</b>
<b>Timeframe for Development</b>	<b>6 – 10 years</b>

## A/HH/HSG/09 – Land to rear of Old Black Horse, Main St., Houghton on the Hill



**Site Description:** Paddock land to the rear of the Black Horse public house on the southern edge of the village. Further agricultural land lies to the east, south and west.

**Suitability:** The site adjoins the built up area of Houghton, a potential Rural Centre. However, it extends well into open countryside. The countryside in this area forms part of the Conservation Area due to its importance to the CA's setting. Development of the southern part of the site would not relate well to the village. The Highway Authority has questioned the impact of any access arrangements on the pub's car park as the site has no other access to the highway. The site is considered **potentially suitable** for residential development.

**Availability:** Availability information provided by the agent on behalf of the landowner's agent, as part of the 2015 Assessment Technical Consultation indicates that the site is in single ownership and there is developer interest in the site. The site is therefore considered **available**.

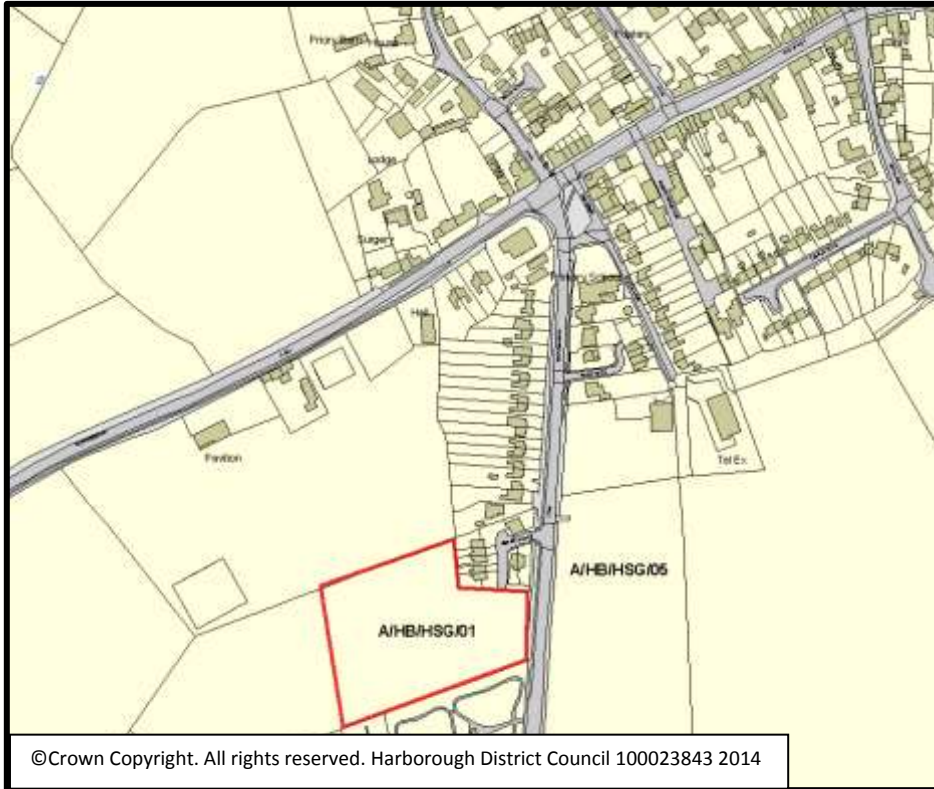
**Achievability:** Provision of a suitable access to the existing highway without impacting the pub's car parking arrangements would be needed. It is unlikely that the full extent of the site would be suitable given its limited connection to the village. These issues may impact on the site's achievability. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. A reduction in the site area and clarity around access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.91</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>50 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/HB/HSG/01 – Land off Welford Road, Husbands Bosworth



**Site Description:** The site lies adjacent to the southern edge of the village between housing to the north and the cemetery to the south. Playing fields are to the north of the site with agricultural land to the west. It is relatively close to the village centre and facilities. Eight dwellings have recently been built to the north east of the site.

**Suitability:** The site lies within Husbands Bosworth, a Rural Centre. The Highway Authority has commented that the 30mph speed limit would need to be extended to cover the extent of the site. The site is adjacent to a Contaminated Land consultation zone (cemetery) which would need to be investigated before development of the site. The site is considered **suitable** for residential development.

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

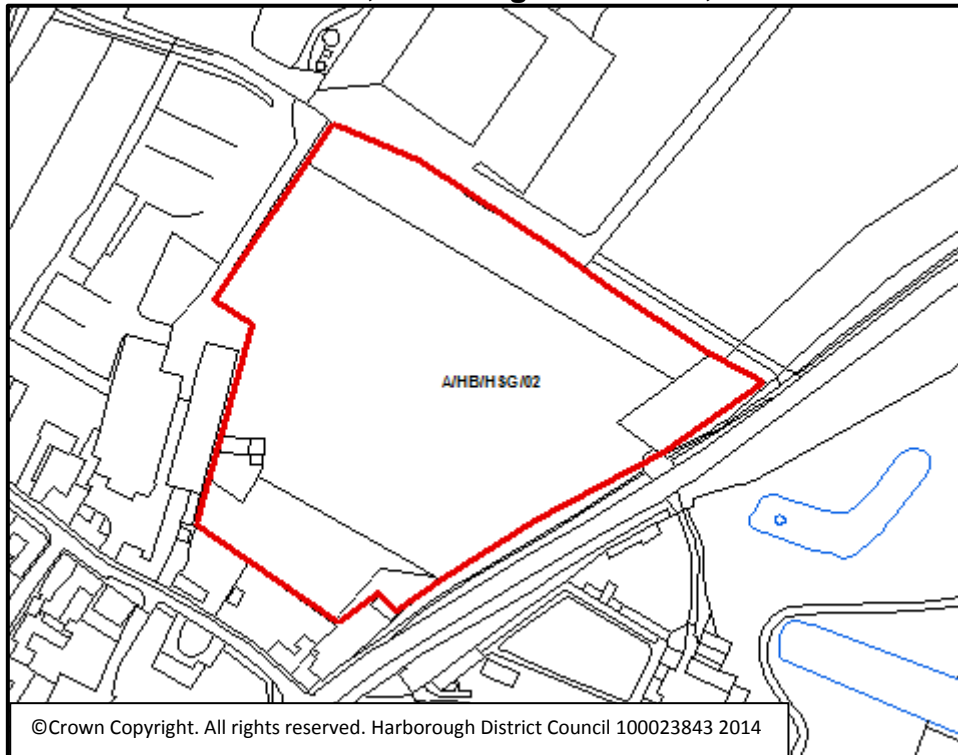
**Achievability:** Other than the contaminated land issue, no further economic or physical constraints have been identified. The extent of developer interest in the site is unclear. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.07</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>27 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/HB/HSG/02 – Vitters Field, Theddingworth Road, Husbands Bosworth



**Site Description:** The site lies adjacent to the eastern edge of the village adjacent to the A4304. It is currently in agricultural use.

**Suitability:** The site lies adjacent to Husbands Bosworth, a Rural Centre. The Highway Authority has commented that the A4304 is currently subject to the national speed limit and may not be appropriate to gain access from. 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 the site is in single ownership and could be available within the next 6 - 10 years. Level of developer interest is not known. The site is therefore considered **potentially available**.

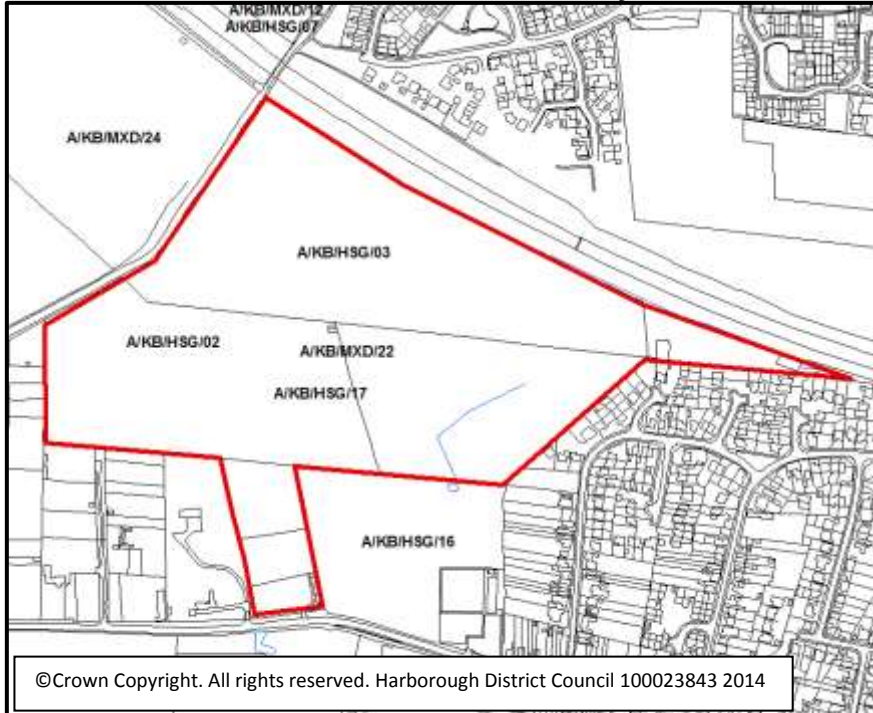
**Achievability:** Access arrangements on to the A4304 would need to be resolved for the site to be considered achievable. No further economic or physical constraints have been identified. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity around highway issues regarding access onto the A4304 and firm developer interest would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

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

## A/KB/HSG/02 – Land at north of Fleckney Road, Kibworth



**Site Description:** The site is in agricultural use and adjacent to the western edge of Kibworth. The railway line forms the northern boundary of the site with the housing site KB/1 under construction beyond. Established residential development lies to the east. Warwick Road runs to the west of the site.

**Suitability:** The site lies adjacent to Kibworth, a Rural Centre. The Highway Authority has indicated that neither Warwick Road nor Fleckney Road is currently suitable to gain access from. The site is adjacent to a Contaminated Land consultation zone which would need to be investigated before development. The site is therefore considered **potentially suitable** for residential development.

**Availability:** The availability of the site was updated by the agent on behalf of the landowner in 2015 and indicates that the site is in multiple ownership and could be available in the next 5 years. A planning application was refused in on the northern part of the site December 2015. There is a current application for residential development on the southern half of the site. The site is therefore considered **available**.

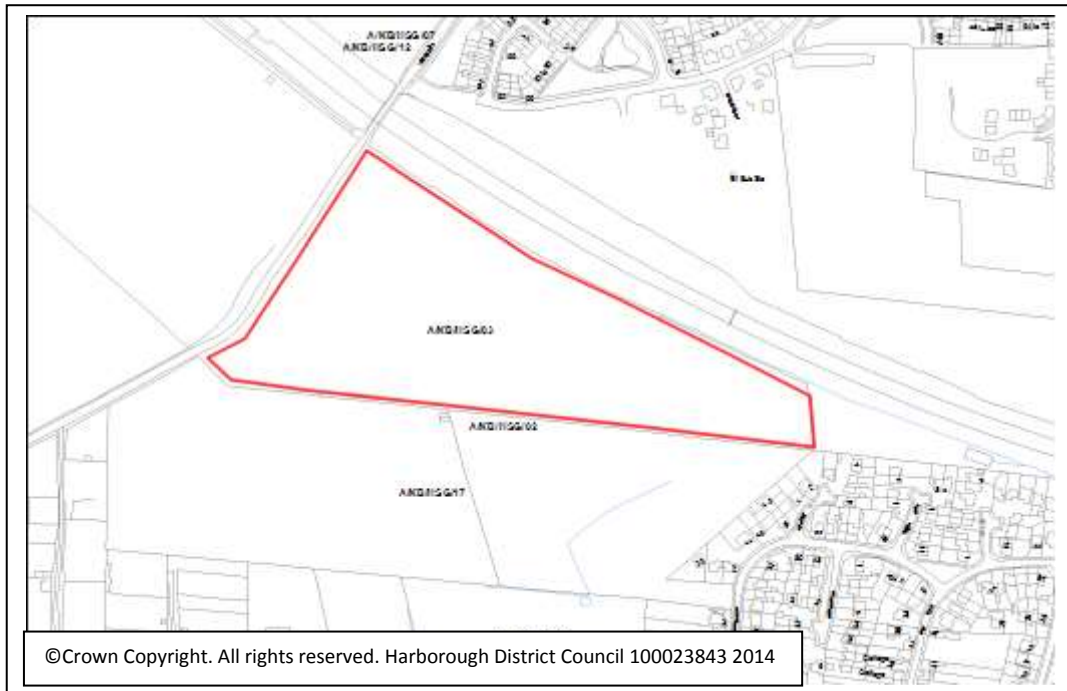
**Achievability:** The scale of highway improvements needed may impact on the viability of the site. Contaminated land issues identified would need to be investigated before development. No further constraints have been identified to impact on the physical and economic viability of the site for residential development. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>16.40</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>308 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/KB/HSG/03 – Land at Warwick Road, Kibworth



**Site Description:** The site is in agricultural use and adjacent to the western edge of Kibworth. The railway line forms the northern boundary of the site with the housing site KB/1 under construction beyond. Further agricultural land lies to south (SHLAA site A/KB/HSG/17). Warwick Road runs to the west of the site.

**Suitability:** The site lies adjacent to Kibworth, a Rural Centre. The Highway Authority has indicated that the 30mph speed limit on Warwick Road would need to be moved to cover the extent of the site. The site is adjacent to a Contaminated Land consultation zone which could delay development. The site is therefore considered **suitable** for residential development.

**Availability:** The availability of the site was updated by the agent on behalf of the landowner in 2015 and indicates that the site is in multiple ownership and could be available in the next 5 years. A planning application for residential on the site was refused in December 2015. The site is therefore considered **available**.

**Achievability:** Highway and contaminated land issues identified. No further constraints have been identified to impact on the physical and economic viability of the site for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>5.30</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>99 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/KB/HSG/07a- Merton College land (1 of 4), Leicester Rd, Kibworth



**Site Description:** Farmland north of Kibworth along Wistow Road to the east of Leicester Road. The site adjoins part of the built area of Kibworth and other SHLAA sites. Amenities in the centre of Kibworth would be some distance away from the site although some retail amenities and public house and restaurants are available in Kibworth Harcourt. Kibworth is well served for bus routes to Market Harborough, Leicester and surrounding villages. Primary and Secondary schools are within relatively easy reach although on the other side of the A6.

**Suitability:** The site frontage is within a 60 mph speed limit therefore traffic calming measures may be required to provide an acceptable access. Site extends well beyond current built up area of the village. A reduced site area is likely to be more appropriate. The site is considered **potentially suitable** for residential development.

**Availability:** The site submission form received in July 2014 indicates that there is keen developer interest and that the site can be available for immediate development. The site is considered to be **available**.

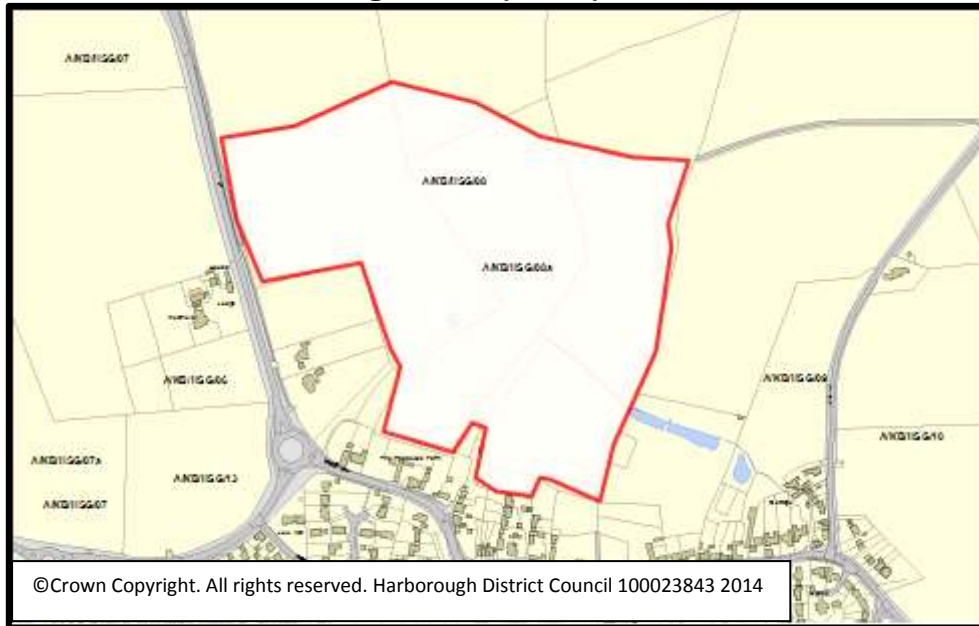
**Achievability:** Other than highway access issues, there are no physical or economic constraints that make the site unviable for residential development. A reduced site area could impact on the viability of the site. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>15.06</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>50</b>
<b>Estimated Capacity</b>	<b>226 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/KB/HSG/08a – Merton College Land (2 of 4), east of Leicester Rd, Kibworth



**Site Description:** Farmland north of Kibworth to the west of Carlton Road and the east of Leicester Road. The site adjoins part of the built area of Kibworth Harcourt and other SHLAA sites. Amenities in the centre of Kibworth would be some distance away from the site although some retail amenities and public house and restaurants are available in Kibworth Harcourt. Kibworth is well served for bus routes to Market Harborough, Leicester and surrounding villages. Primary and Secondary schools are within relatively easy reach although on the other side of the A6.

**Suitability:** The site is accessed from the A6, a highly trafficked strategic road, with fast moving traffic. Speed reduction measures will be required to meet local highway authority standards. The site extends well beyond the built up village with much of the site isolated. A reduced site area is likely to be more appropriate. The site is considered **potentially suitable** for residential development.

**Availability:** The site submission form received in July 2014 indicates that there is keen developer interest and that the site can be available for immediate development. The site is considered to be **available**.

**Achievability:** Other than highway access issues, there are no physical or economic constraints that make the site unviable for residential development. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>15.9</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>50</b>
<b>Estimated Capacity</b>	<b>239 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>



## A/KB/HSG/09 – Merton College (3 of 4), west of Carlton Rd, Kibworth



**Site Description:** Farmland north of Kibworth to the west of Carlton Road. The site adjoins part of the built area of Kibworth Harcourt and other SHLAA sites. Amenities in the centre of Kibworth would be some distance away from the site although some retail amenities and public house and restaurants are available in Kibworth Harcourt.

**Suitability:** The site is accessed from the A6, a highly trafficked strategic road, with fast moving traffic. Speed reduction measures will be required to meet local highway authority standards. If the sites A/KB/HSG/09 & 10 are developed together there is likely to be an opportunity to reduce the speed limit to 30 mph. Any such development will need to be facing out to Carlton Road and will require the urbanisation of the street scene to give the appearance of a built up area to ensure speeds are naturally reduced. This will require removal of extensive lengths of hedgerow. The site is considered **potentially suitable** for residential development.

**Availability:** The site submission form received in July 2014 indicates that there is keen developer interest and that the site can be available for immediate development. The site is considered to be **available**.

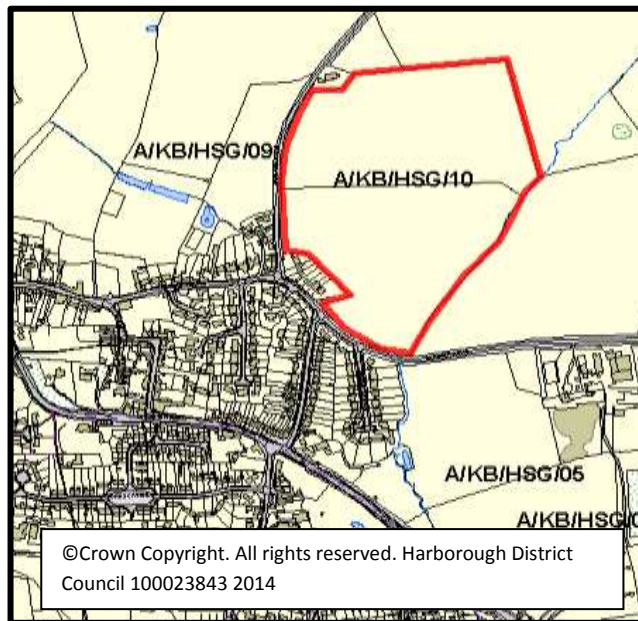
**Achievability:** Other than highway access issues, there are no physical or economic constraints that make the site unviable for residential development. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.9</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>47 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

**A/KB/HSG/10- Merton College land (4 of 4) east of Carlton Road, Kibworth**



**Site Description:** Farmland north of Kibworth to the east of Carlton Road and the north of Langton Road. The site adjoins part of the built area of Kibworth Harcourt and other SHLAA sites. Amenities in the centre of Kibworth would be some distance away from the site although some retail amenities and public house and restaurants are available in Kibworth Harcourt.

**Suitability:** The southern half of the site is classed a low landscape in the Rural Centres Landscape Capacity Study and has been excluded from the developable area. Remaining site would not be well connected to built up area if developed in isolation. The site has vehicular access from the Carlton Road but can not be accessed from the Langton Road due to an area of low landscape capacity. Speed reduction measures will be required to meet local highway authority standards. If the sites A/KB/HSG/09 & 10 are developed together there is likely to be an opportunity to reduce the speed limit to 30 mph. Any such development will need to be facing out to Carlton Road and will require the urbanisation of the street scene to give the appearance of a built up area to ensure speeds are naturally reduced. The site is considered **potentially suitable** for residential development.

**Availability:** The site submission form received in July 2014 indicates that there is keen developer interest and that the site can be available for immediate development. The site is considered to be **available**.

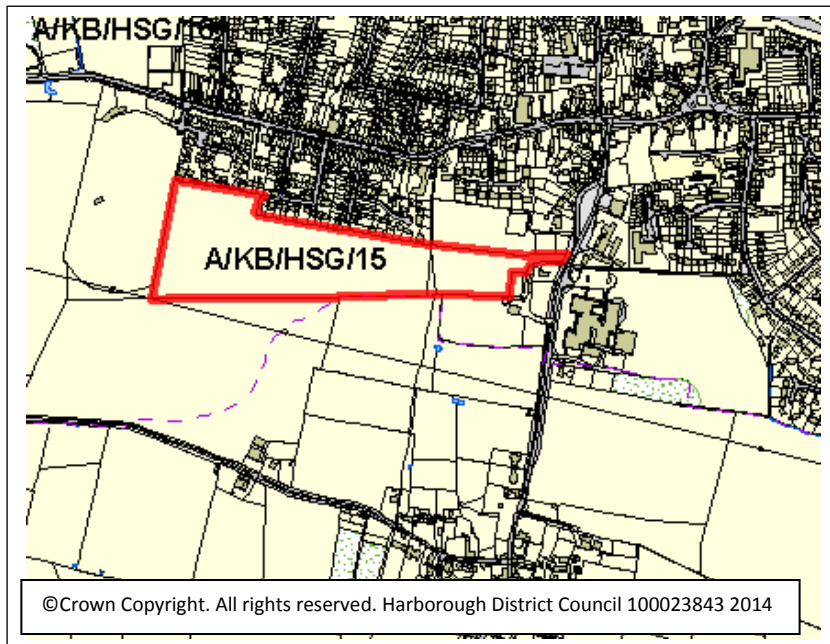
**Achievability:** Highway access issues and low landscape capacity could impact on the site's viability. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Development of adjacent site(s), clarity regarding access and landscape mitigation would be needed to re-classify the site as deliverable, as defined by the NPPF.

**Site Capacity:**

<b>Total Site Area Available for Development (hectares)</b>	<b>6.51</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>122 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/KB/HSG/15- Land off Smeeton Road Kibworth



**Site Description:** Greenfield site of 6.8 ha adjacent to Kibworth Beauchamp. The site is south of the developed area of Kibworth and between Kibworth and Smeeton Westerby. The centre of Kibworth with shops and amenities is within easy walking distance as is the school. Smeeton Road medical centre is opposite the site. The site is bounded to the north by Smeeton Road recreation ground with tennis courts and tennis club.

**Suitability:** The site adjoins Kibworth Beauchamp and has access onto Smeeton Road; no highways or other constraints have been highlighted at this stage. The site is considered **suitable** for residential development.

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

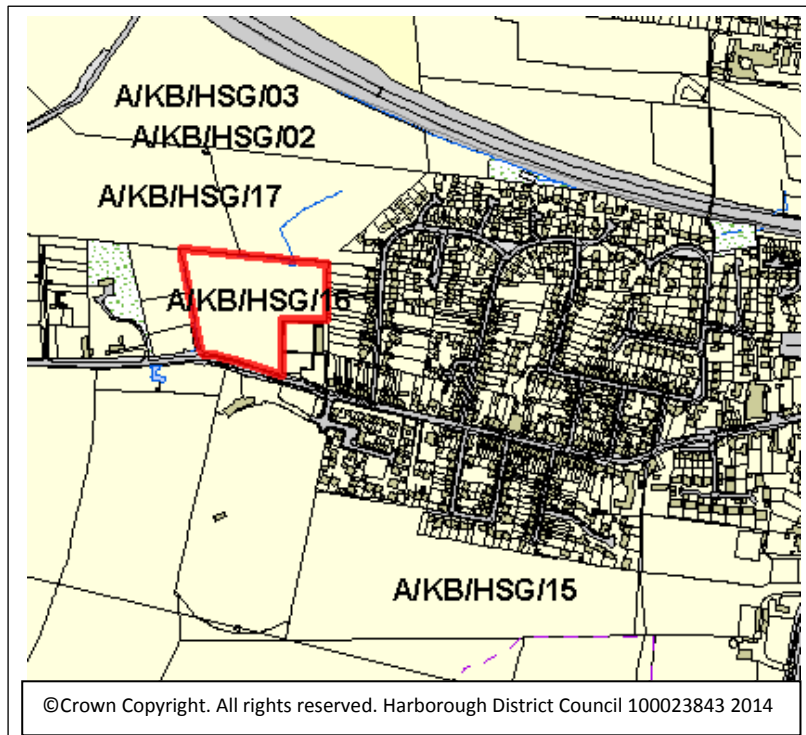
**Achievability:** No physical or economic constraints have been identified to make the site unviable for residential development. The site is therefore considered **achievable**.

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

### Site Capacity:

Total Site Area Available for Development (hectares)	5.16
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	97 dwellings
Timeframe for Development	0 - 5 years

## A/KB/HSG/16- Land off Fleckney Road, Kibworth



**Site Description:** Greenfield site to the west of Kibworth. The site adjoins part of the built area of Kibworth Beauchamp and other SHLAA sites. Amenities would be within easy walking distance including retail, post office, public houses and restaurants. The site is adjacent to the bowling club and opposite the cricket ground. Primary and Secondary schools are within relatively easy reach.

**Suitability:** Subject to measured vehicle speeds on Fleckney Road being 30mph or below, which may require relocation of the 30mph speed limit, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However consideration as part of the usual Development Control process may view the site less favourably. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the developer in response to the 2014 Technical Consultation, indicating that the site could be available within the next 5 years and that the land owner would sell to a developer. Site lies within area for which an planning application to build 200 dwellings has been submitted. The site is considered to be **available**.

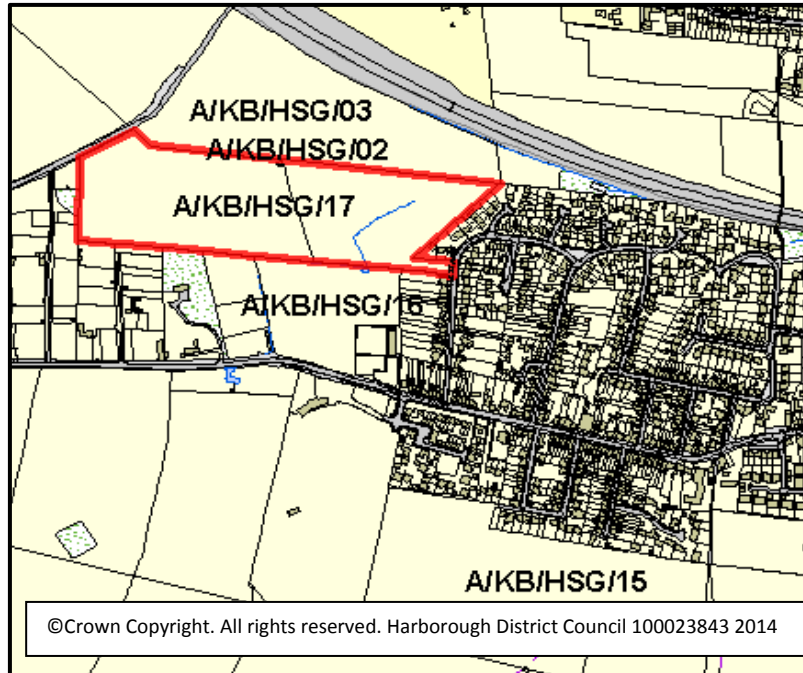
**Achievability:** Highways issues are likely to be mitigatable. No other physical or economic constraints identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

Total Site Area Available for Development (hectares)	1.82
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	82.5
Estimated Capacity	45 dwellings
Timeframe for Development	0 - 5 years

## A/KB/HSG/17- Land at Warwick Road, Kibworth



**Site Description:** Greenfield site to the west of Kibworth. The site adjoins part of the built area of Kibworth Beauchamp and other SHLAA sites. Amenities in Kibworth village centre would be within easy walking distance including retail, post office, public houses and restaurants. Kibworth is well served for bus routes to Market Harbrough, Leicester and surrounding villages. Primary and Secondary schools are within relatively easy reach.

**Suitability:** Warwick Road is currently subject to the national speed limit and this would need to be addressed. Gladstone Street is unlikely to be appropriate to deal with an increase in traffic associated with a site this size. Therefore the site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the developer during the 2015 Technical Consultation and indicates that the site could be available within the next 5 years and that the land owner would sell to a developer. The site forms part of a current application for the development of 200 dwellings currently under consideration. The site is considered to be **available**.

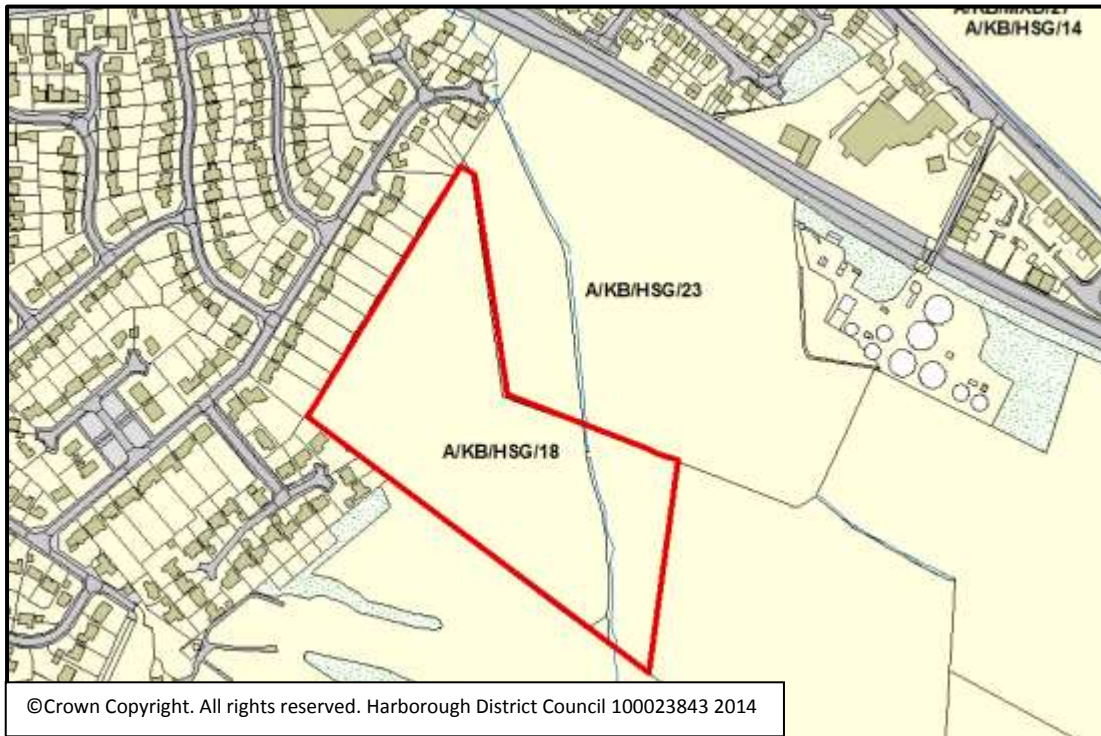
**Achievability:** Highways issues would need to be addressed and could impact on viability. No other physical or economic constraints identified to make the site unviable for residential development. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding access issues 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)	6.7
Density Applied (dwellings per hectare)	30
Development Ratio Applied (%)	62.5
Estimated Capacity	126 dwellings
Timeframe for Development	6 - 10 years

## A/KB/HSG/18- Land at Birdie Close / Wentworth Close, Kibworth



**Site Description:** Greenfield site to the south of Kibworth to the south of Birdie Close and east of Wentworth Close. The golf course lies to the south. The site adjoins part of the built area of Kibworth Beauchamp. Amenities in Kibworth village centre would be within easy walking distance. Kibworth is well served for bus routes to Market Harborough, Leicester and surrounding villages. Primary and Secondary schools are within relatively easy reach.

**Suitability:** The site has vehicular access from Wentworth Close. Highways comments have indicated that there is no fundamental reason why this site should be excluded. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the planning consultant on behalf of the developer in 2015 and indicates that the site could be available within the next 3 years. An outline planning application for up to 100 dwellings was refused in December 2015. The site is considered to be **available**.

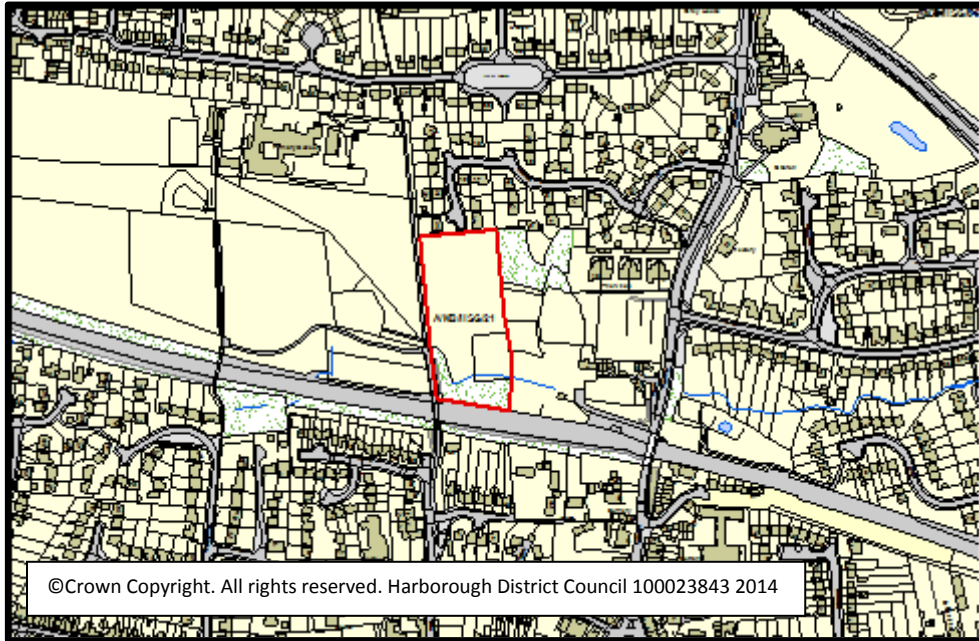
**Achievability:** No further physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>3.94</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>74 dwellings</b>
<b>Timeframe for Development</b>	<b>0 - 5 years</b>

## A/KB/HSG/21- Land off St Wilfred's Close, Kibworth



**Site Description:** The site is grassland and trees adjacent to residential development in Kibworth Beauchamp. It is currently identified as important open land (Local Plan policy HS/9) although there is no formal public access. The Midland Mainline railway line forms the site's southern border with local open space and a children's play area to the west.

**Suitability:** The site is within Kibworth Beauchamp which together with Kibworth Harcourt is a Rural Centre. Development of the site would represent infill development. The site is adjacent to a contaminated land consultation area (railway line) which would need to be investigated prior to development. The site is considered **suitable** for residential development.

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

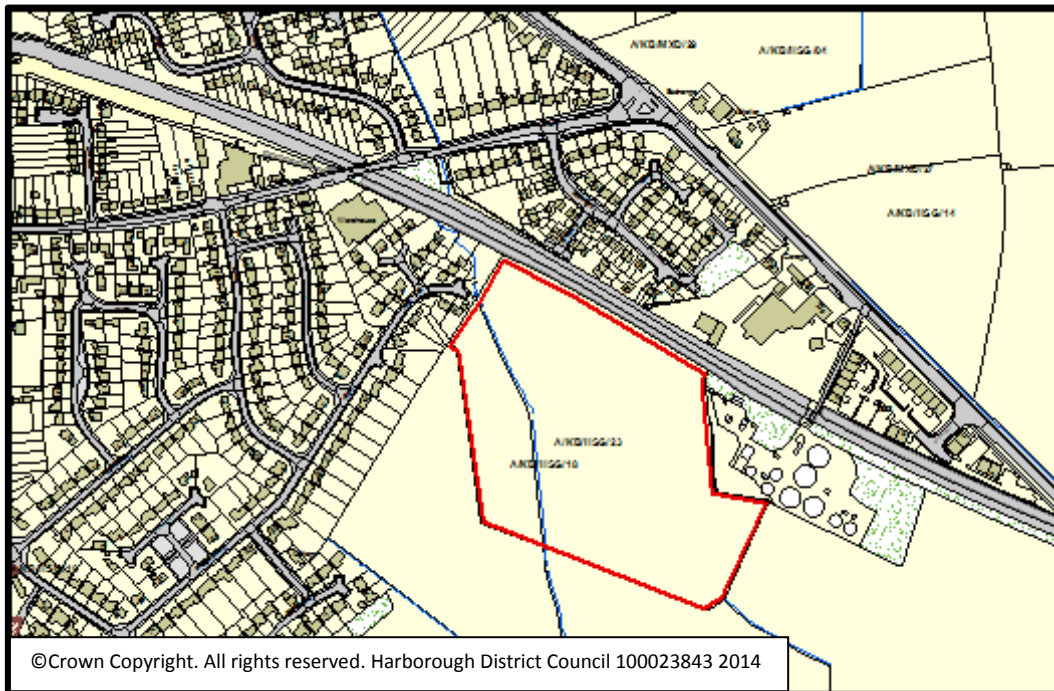
**Achievability:** Other than the contaminated land issue, no further physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

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

## A/KB/HSG/23- Land at Birdie Close (north), Kibworth



**Site Description:** Greenfield site to the south of Kibworth. The site adjoins the railway line to the north, the water treatment works to the east with agricultural land and the golf course to the south. The site adjoins part of the built area of Kibworth Beauchamp to the east. The site lies within SHLAA site A/KB/HSG/18 and straddles the parishes of Kibworth Beauchamp and Kibworth Harcourt.

**Suitability:** The site is adjacent to the Kibworths, a Rural Centre. The site is adjacent to 2 contaminated land consultation areas (railway line and water treatment works) which would need to be investigated before development of the site. The Highway Authority has indicated that the capacity of the Birdie Close access may limit the number of homes that can be provided on the site. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the planning consultant on behalf of the developer, who owns the site, in 2015 and indicates that the site could be available within the next 5 years. The site is considered to be **available**.

**Achievability:** Highways issues in respect of the Birdie Close access capacity limitations may impact on the viability of the site. Issues around potential contaminated land impacts could also affect viability. The site is considered **potentially achievable**.

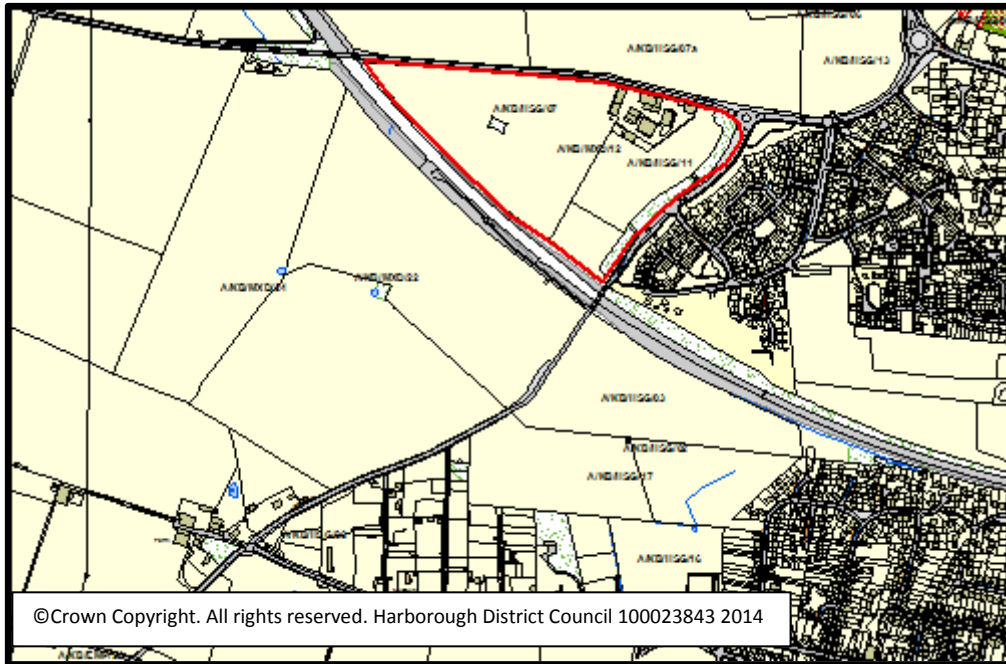
**Summary:** The above factors result in the site being **developable** for residential development. Clarity in respect of highways and contaminated land issues would be needed to re-classify the site as deliverable, as defined in the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>5.8</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>109 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>



## A/KB/MXD/12 - Land south and west of Priory Park, Kibworth



**Site Description:** This is a triangular piece of land currently in agricultural use adjacent to the north western edge of the Kibworths. The site's south western border is formed by the Midland mainline railway line. Wistow Road and the existing Priory Business Park form the northern boundary and Warwick Road the eastern edge. The site is opposite the Wistow Road development area (KB/1).

**Suitability:** The site is adjacent to the Kibworths, a Rural Centre. The site is adjacent to a contaminated land consultation area (railway line) which would need to be investigated. The Highway Authority has concerns over the cumulative impact on the local road network of potential development sites in this northern of the Kibworths. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the planning consultant in 2015 and indicates that there is firm interest from both the owner and developer to bring the site forward. The developer has a formal interest in the site. The site is in single ownership and could be available within the next 5 years. Current application for employment use on the site. The site is considered to be **available**.

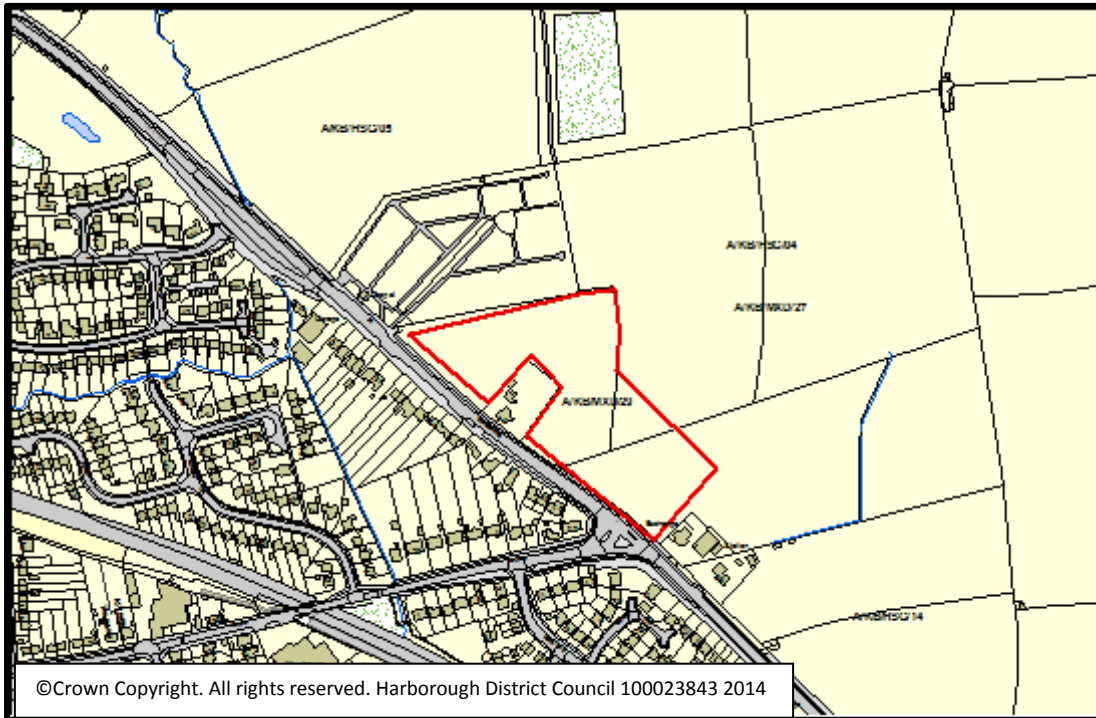
**Achievability:** The implications of development on the local highway network and possible cumulative effects are of concern to the Highway Authority. The need for mitigation measures to overcome these concerns may impact on the viability of the site. Issues around potential contaminated land impacts could also affect viability. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Evidence in respect of the effect on the local highway network and contaminated land issues would be needed to re-classify the site as deliverable, as defined in the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>9.1</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>171 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

**A/KB/MXD/29 – Land to north and east of Harborough Road, Kibworth**



**Site Description:** The site lies adjacent to the A6 which forms its south eastern boundary. It is adjacent to the cemetery with agricultural land to the east. The bulk of adjoining residential development lies south west of the A6. Currently there is little development to the north east of the A6 in the vicinity of the site.

**Suitability:** The site is adjacent to the Kibworths, a Rural Centre. The site is adjacent to a contaminated land consultation area (cemetery) which would need to be investigated and could delay development of the site. The Highway Authority has indicated that a roundabout may provide a suitable form of access and that a signalised pedestrian crossing may be required. Any access proposals would need to consider the potential for future growth to the east of the Kibworth. The site is considered **potentially suitable** for residential development.

**Availability:** The availability of the site was last updated by the planning consultant in 2015 and indicates that there has been recent developer interest in the site. The site could be available in the next 5 years. The site is considered to be **available**.

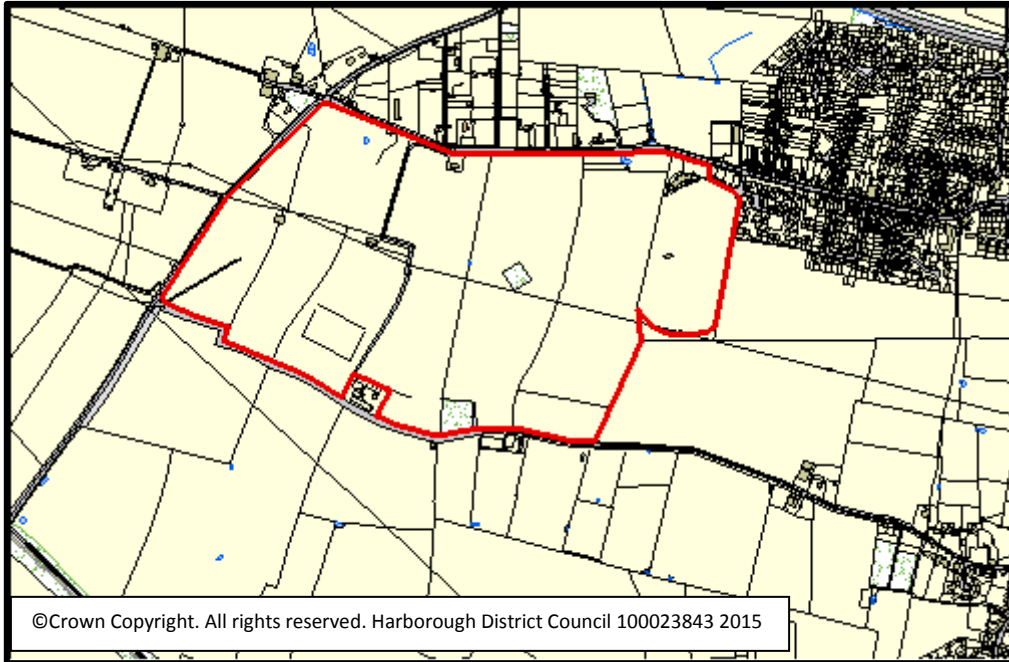
**Achievability:** Providing acceptable pedestrian/vehicular access to the site could impact on the viability of the site. Issues around potential contaminated land impacts could also affect viability. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Evidence in respect of acceptable access to the site and clarity regarding contaminated land issues would be needed to re-classify the site as deliverable, as defined in the NPPF.

**Site Capacity:**

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

## A/KB/HSG/30 – Land to south of Fleckney Road, Kibworth



**Site Description:** The site is adjacent to the western edge of the built up area of the Kibworths. It incorporates land south of Fleckney Road. The majority of the site is currently in agricultural use. The eastern boundary of the site is the current built up edge of the Kibworths along with the cricket ground.. Further agricultural land lies to the north, south and west. The site incorporates a number of individually submitted SHLAA sites for the Kibworths.

**Suitability:** This greenfield site adjoins the existing built up area of the Kibworths, a Rural Centre. However it extends well beyond the existing built up area of the village into open countryside. The Highway Authority is concerned that the proposed new development appears to offer little scope to divert traffic out of the centre of Kibworth and could also introduce additional traffic onto the A6 corridor north of Market Harborough and south of Leicester. It is therefore unlikely this development would offer any significant highways benefit. The site is considered considered **not currently suitable** for residential development.

**Availability:** The availability of the site has been provided by planning consultants on behalf of the landowners as part of the 2015 SHLAA Technical Consultation. It indicates that the site is in the control of a housing developer and could become available within the next 5 years. The site is in single ownership. The site is therefore considered as **available**.

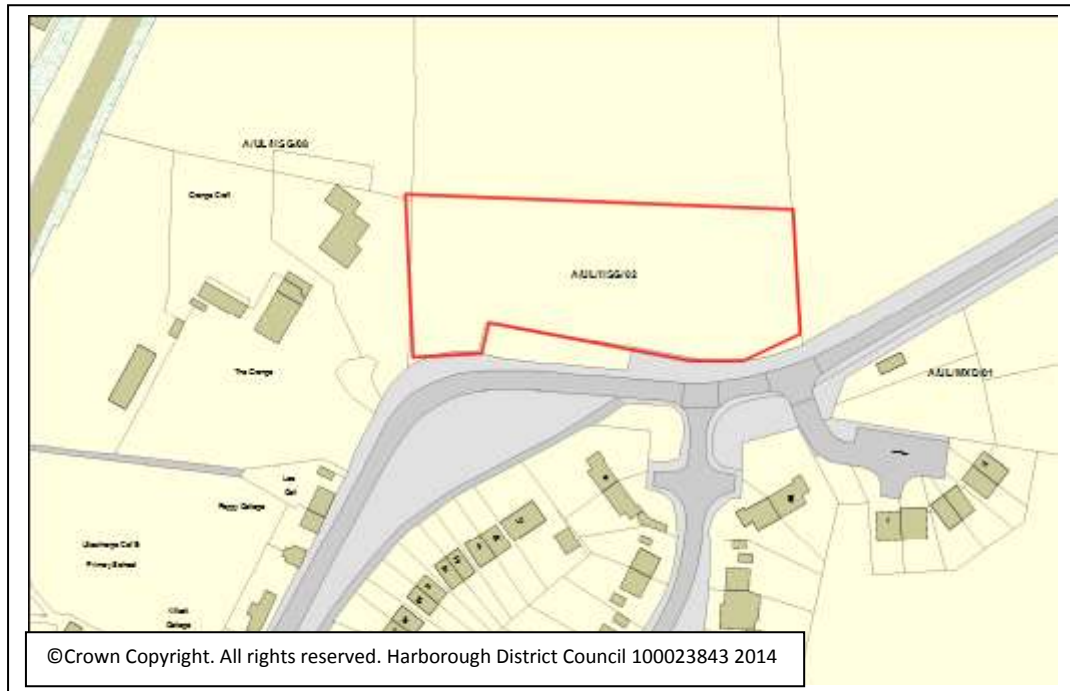
**Achievability:** Based on current evidence the highway Authority does not favour this site for residential development and no suitable mitigation measures have been proposed. Therefore the site is considered **not currently achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Evidence of highway mitigation solutions would be required and need to satisfy the Highway Authority for the site to become deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>9.30</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>174 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

## A/UL/HSG/02 - Land north of Ashby Road, Ullesthorpe



**Site Description:** The site lies to the north east of the village, near to Ullesthorpe Church of England Primary School. It is currently in agricultural use, with residential properties on the other side of Ashby Road and further agricultural land to north and east.

**Suitability:** The site is not subject to highway access or any other constraints affecting its suitability. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent in 2012. There is a current planning application for 45 dwellings on this and the land adjacent to the north indicating availability. The site is therefore considered **available**.

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

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.5</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>12 dwellings</b>
<b>Timeframe for Development</b>	<b>0 – 5 years</b>

## A/UL/HSG/05 - Land north of Hall Lane, Uilesthorpe



**Site Description:** The site lies to the north of the village, with residential properties on Hall Lane to the south and agricultural land to the north. The site borders Frolesworth Road to the west.

**Suitability:** Highway Authority has commented that a potential access from Frolesworth Road is likely to be more acceptable than an access from Hall Lane. There are no other physical constraints affecting the site. The site is considered **potentially suitable** for residential development.

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

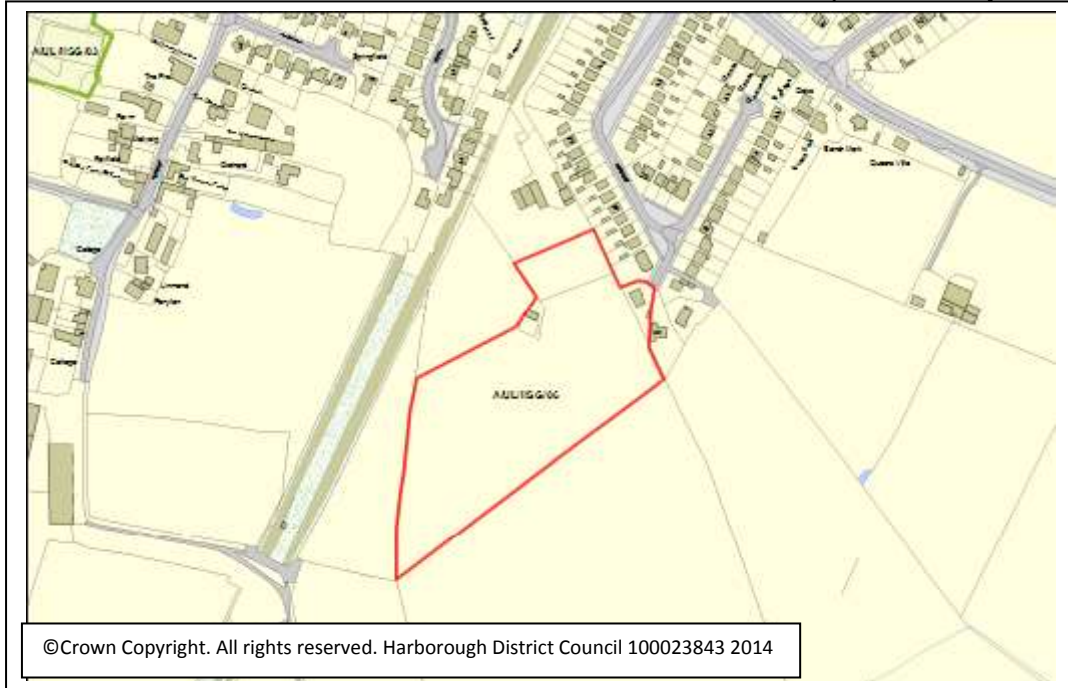
**Achievability:** Other than provision of a suitable access, no further physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.21</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>30 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>

## A/UL/HSG/06 – Land south of South Avenue, Ullesthorpe



**Site Description:** The site is currently used for grazing / agricultural uses and extends to the south of the village. The site borders the rear of properties on South Avenue, where there is a potential point of access.

**Suitability:** The Highway Authority has expressed concern at the ability of South Avenue to accommodate the volume of traffic which would be generated by a development of this scale. This could be mitigated by reducing the scale of the site. Focusing development upon the north eastern part of the site adjacent to South Avenue would also serve to remove the south western part of the site which is more removed from the existing built up area of the village and therefore less acceptable. The site is considered **not currently suitable** for residential development.

**Availability:** The availability of the site was last updated by the agent in 2013 and indicates that the site could become available in the next 3 years. The site is multiple ownership, but all owners are in agreement to develop the site for residential uses. Up to date information regarding the owners' intentions is needed. The site is therefore considered **potentially available**.

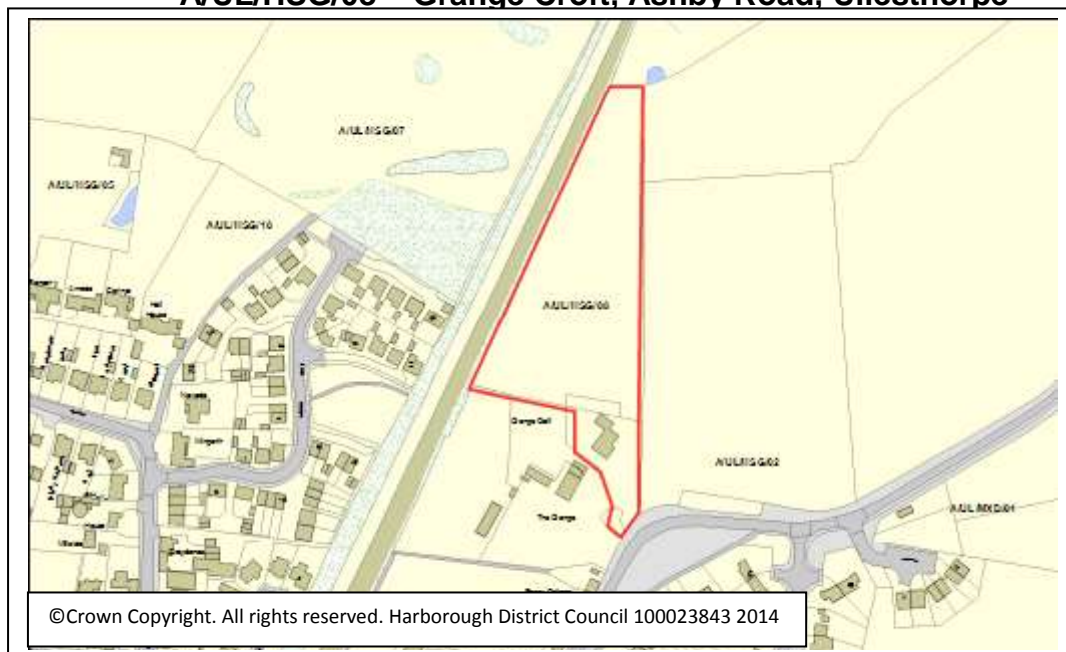
**Achievability:** Reducing the scale of the site to meet the concerns of the Highway Authority could impact upon the viability of the site and would require further investigation. The site is considered **potentially achievable**.

**Summary:** The above factors result in the site being **developable** for residential development. Further investigation regarding developer interest and the impact of reducing the scale of the site would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>2.84</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>62.5</b>
<b>Estimated Capacity</b>	<b>53 dwellings</b>
<b>Timeframe for Development</b>	<b>16+ years</b>

## A/UL/HSG/08 – Grange Croft, Ashby Road, Ullesthorpe



**Site Description:** The site, which is currently agricultural land, lies to the north of the village and adjoins the disused railway along its western edge. There are residential properties and the school to the south. The site extends north beyond the village into open countryside. The site adjoins A/UL/HSG/02 at its south eastern edge.

**Suitability:** The site is adjacent to Ullesthorpe, a Rural Centre. The Highway Authority is concerned that it would be difficult to achieve an appropriate access due to visibility constraints. However the site is adjacent to another SHLAA site which could provide access. The site is adjacent to a contaminated land consultation zone (disused railway line) which would need to be investigated before development of the site. The site is considered **not currently suitable** for residential development.

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

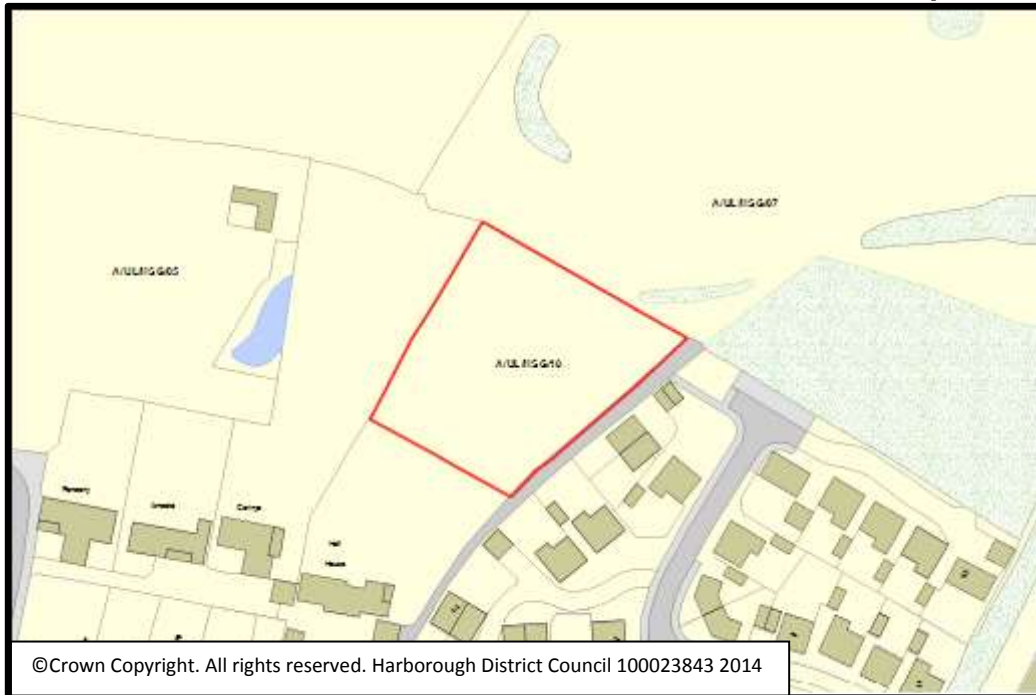
**Achievability:** Access to the site could be a constraint if site is considered in isolation and this could impact on economic viability of site for residential development. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1.17</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>29 dwellings</b>
<b>Timeframe for Development</b>	<b>11 - 15 years</b>

## A/UL/HSG/10 – Pear Garden Lane, Hall House, Ullesthorpe



**Site Description:** Site comprises residential gardens adjacent to relatively new development to north of Ullesthorpe. The site adjoins the golf course to the north (A/UL/HSG/07). Otherwise the site is surrounded by residential development and large gardens.

**Suitability:** The site is adjacent to Ullesthorpe, a Rural Centre. Access arrangements are not clear at present and the Highway Authority has stated that South Avenue may need to be widened to cater for additional traffic. The site is considered **potentially suitable** for residential development.

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

**Achievability:** Possible highway improvements could impact on the economic viability of the site. The site is considered **potentially achievable**.

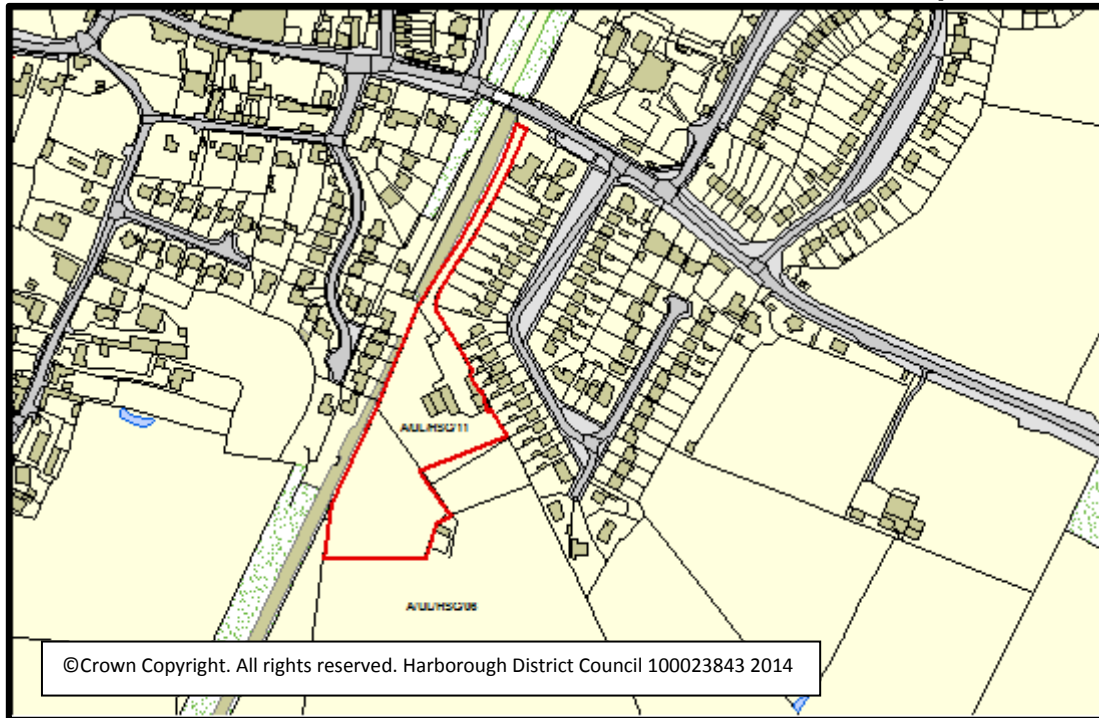
**Summary:** The above factors result in the site being **developable** for residential development. Clarity regarding access would be needed to re-classify the site as deliverable, as defined by the NPPF.

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.25</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>100</b>
<b>Estimated Capacity</b>	<b>8 dwellings</b>
<b>Timeframe for Development</b>	<b>6 -10 years</b>



## A/UL/HSG/11 – Land rear of South Avenue, Ullesthorpe



**Site Description:** Site comprises agricultural buildings and surrounding agricultural land. The disused railway line, which runs through the village, forms part of the western boundary of the site along with some residential development. Further housing adjoins the site to the east, with agricultural land to the south (SHLAA site A/UL/HSG/06).

**Suitability:** The site is adjacent to Ullesthorpe, a Rural Centre. The Highway Authority has indicated that more clarity around the capacity of the proposed site access is needed. The site is also adjacent to a contaminated land consultation area (disused railway) which would need to be investigated. The site is considered **potentially suitable** for residential development.

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

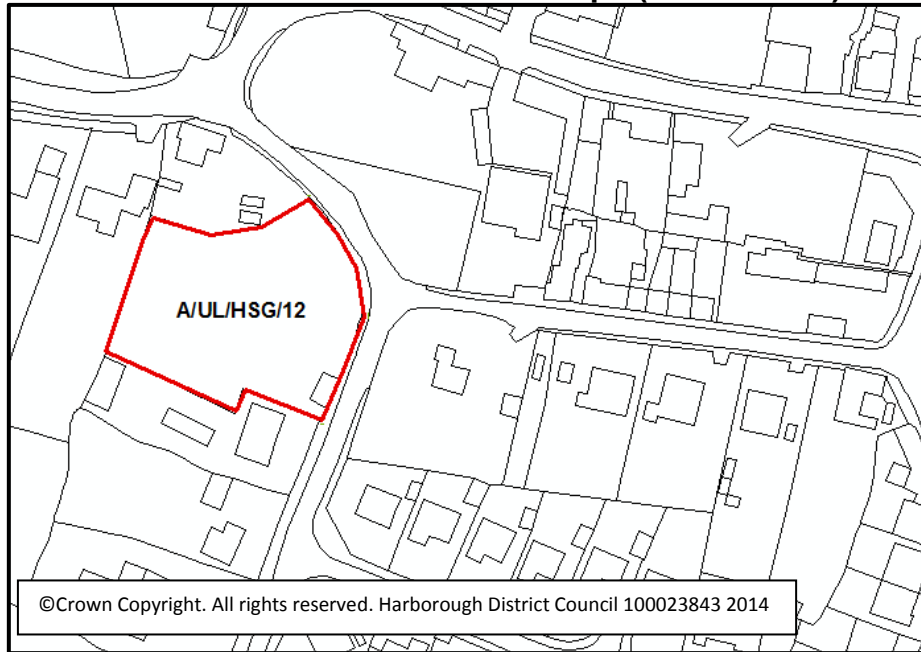
**Achievability:** Possible access capacity issues and contaminated land investigations could impact on the economic viability of the site. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>1</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>25 dwellings</b>
<b>Timeframe for Development</b>	<b>6 -10 years</b>

## A/UL/HSG/12 – Land at Ullesthorpe (Manor Road)



**Site Description:** The site within the built up part of Ullesthorpe just off Manor Road. It is surrounded by established residential development. It is currently amenity/grazing land.

**Suitability:** The site is within Ullesthorpe, a Rural Centre. The Highway Authority has indicated that more clarity around the capacity of the proposed site access is needed. This site is on a bend in the road and opposite a junction. Therefore highway mitigation measures may be required. The site is 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 landowner in 2015 and indicates that there has been developer interest in the site and it could be available for development in the next 5 years. The site is therefore considered **available**.

**Achievability:** Possible access issues would need to be investigated. No other physical or economic viability issues have been identified at this stage. The site is considered **potentially achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.21</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>5 dwellings</b>
<b>Timeframe for Development</b>	<b>6 -10 years</b>

## A/UL/MXD/01 - Land south of Ashby Road, Ullesthorpe



**Site Description:** Site is adjacent to the north east corner of Ullesthorpe and is currently used as a horse grazing paddock. It adjoins housing to the west and agricultural land elsewhere as it extends eastwards into open countryside.

**Suitability:** The site adjoins Ullesthorpe, a Rural Centre, but extends well beyond the existing built form of the village. The eastern part of the site is particularly remote from the built form. The Highway Authority has commented that the 30mph limit would need to be extended to incorporate to the extent of the site. The site is considered **suitable** for residential development.

**Availability:** The availability of the site was last updated by the landowner in 2013 and indicates that the site could be available for development in the next 5 years. The extent of developer interest is not clear. The site is therefore considered **potentially available**.

**Achievability:** Other than the identified highway issue, no physical or economic constraints have been identified to make the site unviable for residential development. The site is considered **achievable**.

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

### Site Capacity:

<b>Total Site Area Available for Development (hectares)</b>	<b>0.95</b>
<b>Density Applied (dwellings per hectare)</b>	<b>30</b>
<b>Development Ratio Applied (%)</b>	<b>82.5</b>
<b>Estimated Capacity</b>	<b>24 dwellings</b>
<b>Timeframe for Development</b>	<b>6 - 10 years</b>