



Strategic Housing Land Availability Assessment Update

Economic Land Availability Assessment

Guidance Notes for the Call for Sites 2015

1. General Introduction

As part of the evidence base for the new Local Plan, the Council is seeking additional potential development sites across the district to help meet expected development needs to 2031. Whilst a number of sites have previously been submitted to the Council for consideration, there is a shortage of potential sites to meet emerging need in some places and for some types of development, particularly in the short term (0-5 years). Therefore the Council is inviting the submission of additional potential development sites to help meet the need for:

- homes;
- employment;
- retail and other town centre uses; and
- accommodation of gypsies and travellers.

The Call for Sites is an opportunity for individuals and organisations to suggest land or buildings within Harborough district for development during the period to 2031. Relevant sites received will be assessed for inclusion in the Strategic Housing Land Availability Assessment (SHLAA) 2015 Update and in the Economic Land Availability Assessment 2015 which will build on the previous Employment Land Availability Assessment 2012. The assessment of land availability is an important step in the preparation of the new Local Plan as it is a key component of the evidence base to support the delivery of sufficient land for housing, employment and retail provision.

Guidance on assessing housing and economic land availability is set out in the [Planning Practice Guidance](#). The purpose of the assessments is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses as evidence for the new Local Plan. It is important to note that neither study will be a statement of Council policy or determine whether a site should be allocated for development. This will be done through the new [Local Plan](#).

Sections 2 and 3 below set out the uses for which the Council is seeking sites and where these potential sites need to be located in order to be taken into consideration. Section 4 sets out how to submit a site for consideration.

2. Housing Sites

The Council is looking to supplement the SHLAA 2013/14 with new sites which have the potential to deliver housing through the new Local Plan. **There is no need to resubmit sites which have already been assessed as part of the SHLAA 2013/14 or to submit further detail on these sites, unless you have updated information which could lead to the site's re-classified as deliverable in 0-5 years.** Previously submitted sites are available to view by settlement [here](#).

Potential housing sites will be considered further if they meet the following basic criteria:

- Sites should be within, or well related, to the following locations:
 - Market Harborough;
 - Leicester urban fringe (comprising Scraftoft, Thurnby and Bushby, land adjacent to Leicester or Oadby);
 - Lutterworth, Broughton Astley;
 - Billesdon, Fleckney, Great Glen, Husbands Bosworth, Kibworth, Ullesthorpe;
 - Bitteswell, Church Langton, Dunton Bassett, Foxton, Gilmorton, Great Bowden, Great Easton, Hallaton, Houghton on the Hill, Lubenham, Medbourne, North Kilworth, South Kilworth, Swinford, Tilton on the Hill and Tugby. There is a particular need to identify additional potential housing land capacity within and well related to these settlements; and
 - Claybrooke Magna. The village has been identified as a potential new Selected Rural Village. As Claybrooke Magna is not a Selected Rural Village at present, the Council has no housing land capacity information relating to the village. Potential sites are therefore requested.
- Sites should be at least 0.2ha in size.

In addition the Council is seeking:

Sites for New Free Standing Settlements: Potential sites for new free standing settlements are also sought. In order to be considered such sites should be well connected to the major highway network and capable of providing a range of services and facilities.

Sites Deliverable in 0 – 5 Years: The Council is particularly interested in housing sites which can be delivered in the next 5 years and which will contribute to the 5

year housing land supply. Such sites must be accompanied by detailed, comprehensive and compelling evidence (such as information relating to discussions with Development Management officers) which demonstrates potential housing delivery within the timescale.

Gypsy and Traveller Sites: Potential sites to meet the accommodation needs of gypsies and travellers are sought. 'Planning policy for traveller sites' (2012) explains that the Council should identify a supply of deliverable sites sufficient to provide five years' worth of sites against locally set targets, and identify a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible for years 11-15. Gypsy and traveller site submissions are therefore invited. Sites submitted should be within a reasonable distance to a settlement identified in the settlement hierarchy (including Selected Rural Villages), have access to a range of facilities and be proportionate in size to the nearest settlement, its local services and infrastructure.

3. Economic Sites

The Council is seeking additional sites with potential to deliver economic development to 2031 as part of the new Local Plan. This includes land for employment, retail, leisure and other town centre uses. **There is no need to resubmit sites which have already been assessed as part of the [Employment Land Availability Assessment 2012](#) or to submit further details on these sites.** Previously assessed sites are available to view in the [Employment Land Availability Assessment Companion Guide](#).

Employment Sites: Sites submitted should be at least 0.25ha in size and be located in or well related to the following settlements:

- Market Harborough;
- Lutterworth, Broughton Astley;
- Billesdon, Fleckney, Great Glen, Husbands Bosworth, Kibworth, Ullesthorpe; and
- Gilmorton, Great Bowden, Great Easton, Houghton on the Hill. These villages have been identified as potential new Rural Centres. As they are not Rural Centres at present, the Council has no employment land capacity information relating to the villages and therefore potential sites are requested.

Strategic Distribution Sites: Site submissions for large-scale B8 (storage and distribution) uses should be at least 2.5ha in size (i.e. capable of accommodating a unit or units in excess of 9,000 m²) and have good connections with the strategic highway network. This effectively means that potential sites should be located adjacent to a junction on the motorway or the long-distance dual carriageway

network, or within a few kilometres of such a junction via a highway capable of accommodating significant volumes of HGV traffic.

Sites for Retail, Leisure and other Town Centre Uses: Sites submitted for retail, leisure and other town centre uses (A1, A2, A3, A4, A5, D1, D2 & Sui Generis) should be at least 0.25ha in size and be located in or adjacent to the following:

- The emerging Market Harborough town centre boundary as recommended in the [Retail Study 2013](#);
- Lutterworth Principal Shopping and Business Area as defined by retained Local Plan policy SH/1 and shown on the [Proposals Map](#); and
- Broughton Astley Principal Shopping and Business Area as defined in Policy S1 the [Broughton Astley Neighbourhood Plan](#).

All 3 maps are shown in Appendix 1 below.

4. How to submit a site for consideration

The Call for Sites runs from 28th January – 25th February 2015. Previously submitted sites do not need to be resubmitted or to submit further detail on these sites, unless there is new information to support its delivery within 0 – 5 years.

Call for Sites Form: Sites put forward for consideration should be submitted on the Call for Sites response form. A separate form should be used for each site. All the questions should be answered as thoroughly as possible so as to enable officers to make an accurate assessment of the site's suitability, availability and achievability. The response forms and the information within them will be made available to the public. By responding you are accepting that your response and the information within it will be made available to the public. Anonymous proposals cannot be accepted, as we will need to be able to contact you in the future

Sites for submission must be within the administrative area of Harborough District Council (if sites cross the administrative boundary into another local authority area we would also like to know the full extent of the site).

You may wish to use an agent (e.g. planning consultant, solicitor, estate agent, etc.) to submit proposals on your behalf. Sites put forward and assessed will not necessarily be selected for inclusion in the new Local Plan. Furthermore a site's inclusion in the SHLAA or Economic Land Availability Assessment is no guarantee of planning approval for the stated use.

Extensive supporting material and other documents are not needed and will not be considered at this stage. If you feel that you need to provide supporting information, this should be summarised in no more than 500 words and attached to the form. If further information or clarity regarding the site is required you will be contacted.

Site Boundary Map: The boundary of the site must be clearly marked on an OS map base, supplied at A4 or A3 size. The scale must be sufficient to enable the boundary of the site to be clearly identified, and it is expected that maps will be to 1:1250 scale. Maps on which property boundaries cannot be accurately identified will not be accepted. The map must show at least two named roads to ensure the site can be correctly identified.

The boundary of the submitted site must be edged in red (if you also own adjacent land please edge this in blue) and should be clearly annotated with the name/location of your site and your name and contact details.

Contact Details: For further information or advice regarding submitting a site please contact a member of the Planning Policy Team on 01858 821160 or email planningpolicy@harborough.gov.uk.

The closing date for completed forms is 5pm on 25th February 2015. Wherever possible, completed response forms should be submitted via email to planningpolicy@harborough.gov.uk.

Postal submissions should be sent to:

Strategic Planning Team
Harborough District Council
The Symington Building
Adam and Eve Street
Market Harborough
Leicestershire
LE16 7AG

Appendix 1

Fig 1: Market Harborough emerging Town Centre Boundary

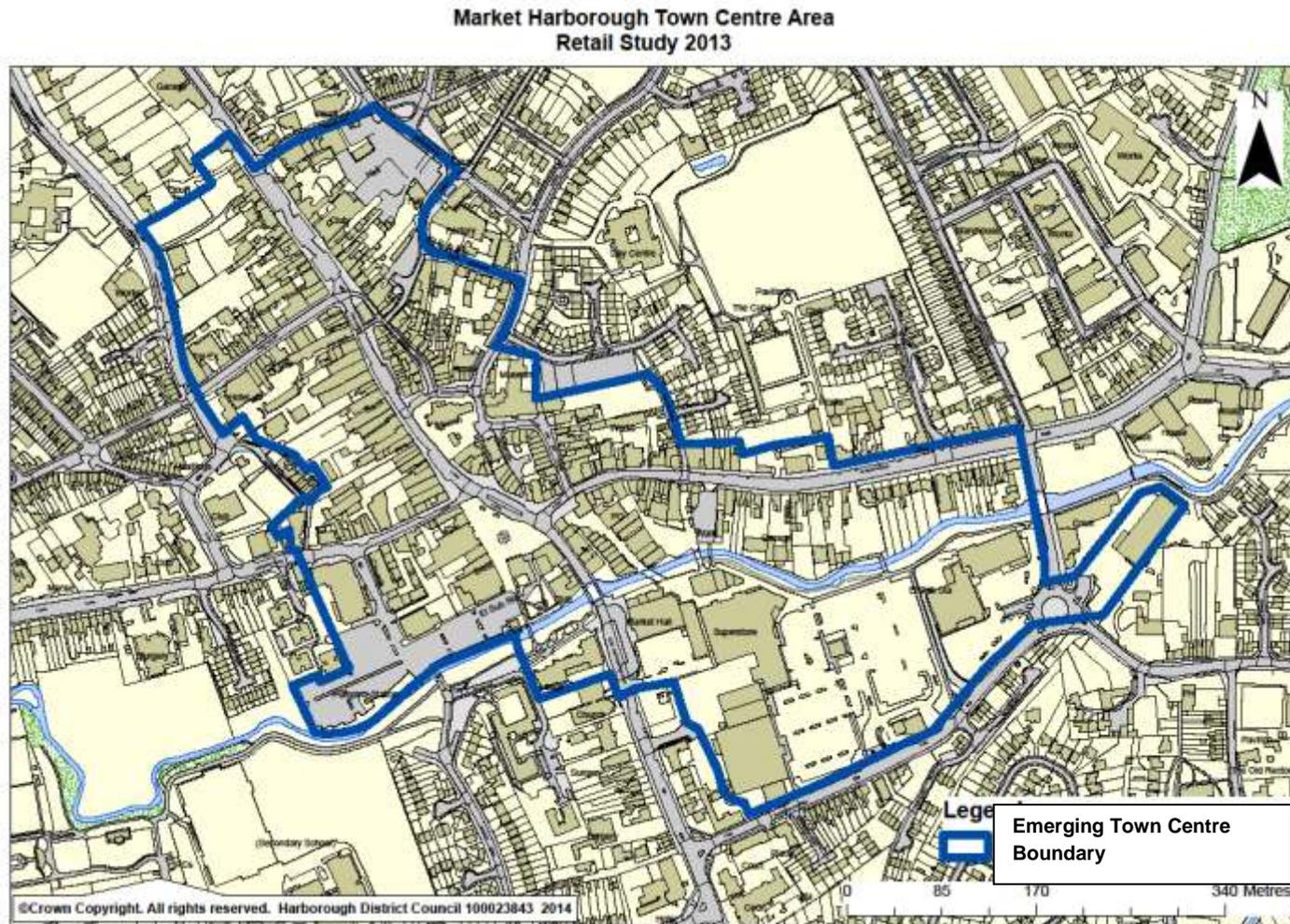


Fig 2: Lutterworth Principal Shopping and Business Area

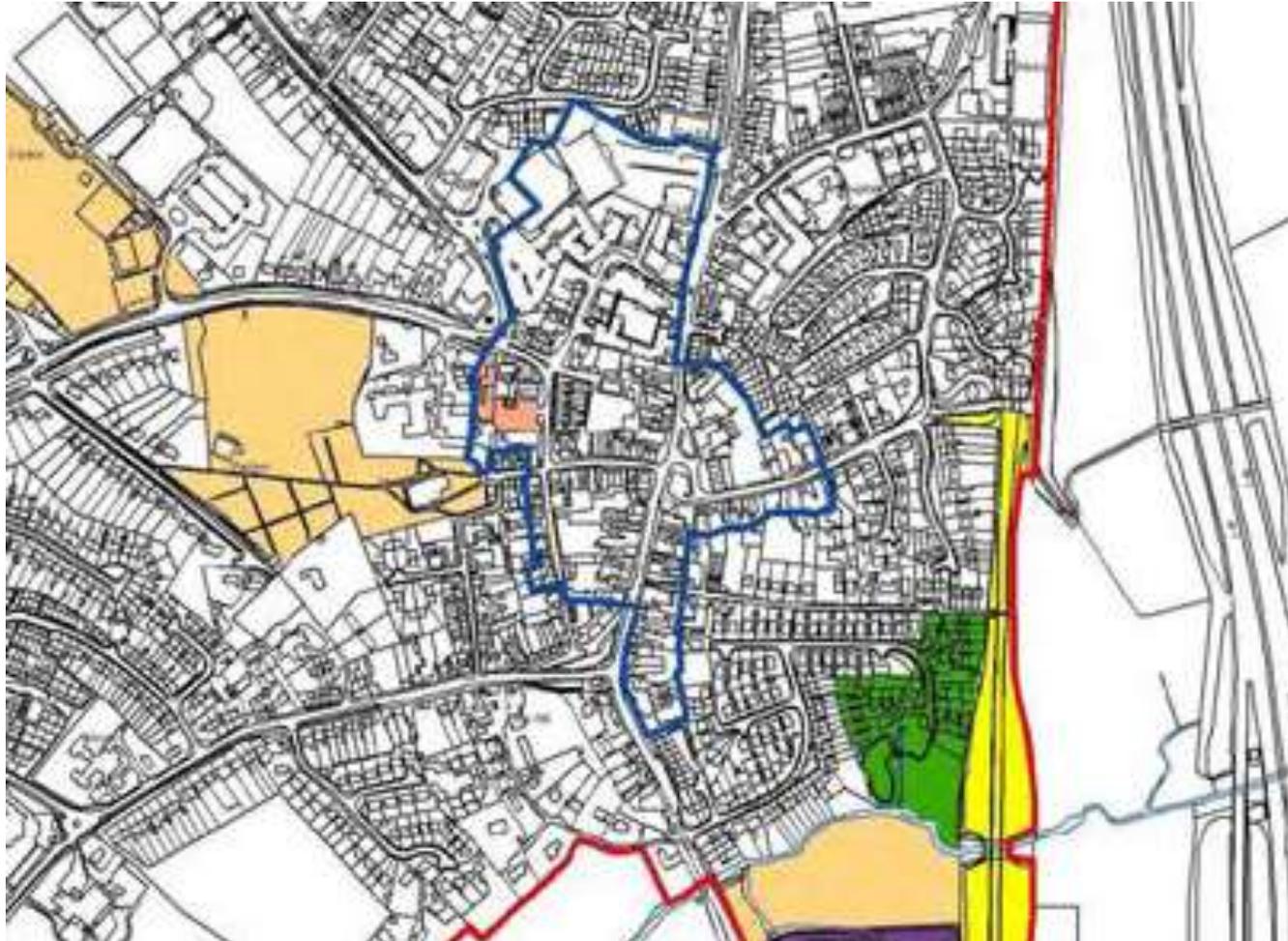


Fig 3: Broughton Astley Shopping and Business Area

