



Harborough District Council

# **Employment Land Availability Assessment (ELAA)**

## **Companion Guide**

May 2012



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## Companion Guide

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## Appendix A



## Appendix A

### Sites Ineligible or Excluded from ELAA

#### ELAA - Ineligible Sites

ERTCAA Ref	Site Address	Settlement	Source of Site	Site Area (Ha)	Current Site Use(s)	Reason Ineligible
E/004OC/11	Gaulby Lodge Farm, Kings Norton	Kings Norton	Call for Sites 2011	0.11	Redundant farm buildings	Below 0.5ha size threshold

#### ELAA - Excluded Sites

ERTCAA Ref	Site Address	Settlement	Year Excluded	Reason for Exclusion
n/a	Kettering Rd / Rockingham Rd (MH/8)	Market Harborough	2011	Fully Developed (Employment use)
n/a	South of Harborough Rd (KB/2)	Kibworth	2011	Fully Developed (Employment use)
n/a	North of Leicester Rd (TL/1)	Tilton	2011	Fully Developed (Residential use)
E/006M/11	East of Northampton Road (Compass Point Business Park) (LP Ref. MH/5)	Market Harborough	2011	Partially Developed / Assessed via Existing Employment Area Review
E/009M/11	Airfield Farm (Airfield Farm Business Park) (LP Ref. EM/11)	Market Harborough	2011	Partially Developed / Assessed via Existing Employment Area Review

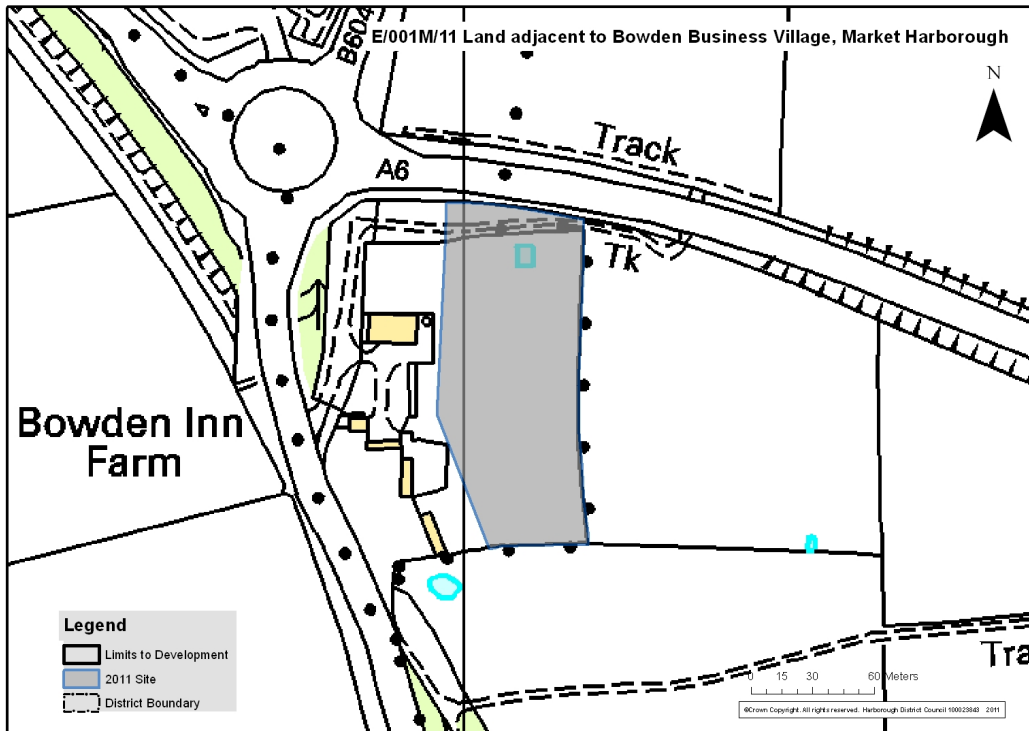




## Appendix B



**E/001M/11 – Land adjacent to Bowden Business Village (Market  
Harborough)**



**Site Description:** The site is located approximately 1.5 miles from the edge of the limits to development of Market Harborough, and approximately 2.5 miles from a wide range of services and facilities in the town centre. The site lies adjacent to the A6, running along the southern boundary and lies close to the B6047. Open countryside is both west and north of the site while an existing business park (7 units) is to the east.

**Suitability:** The site has no physical or environmental constraints but it is not accessible by sustainable modes and lies well outside the boundary of Market Harborough, and is therefore considered **potentially suitable**. The site is consistent with the Core Strategy due to the location close to Market Harborough and has the ability to contribute to economic growth and increase the profile of the neighbouring Key Employment Area site.

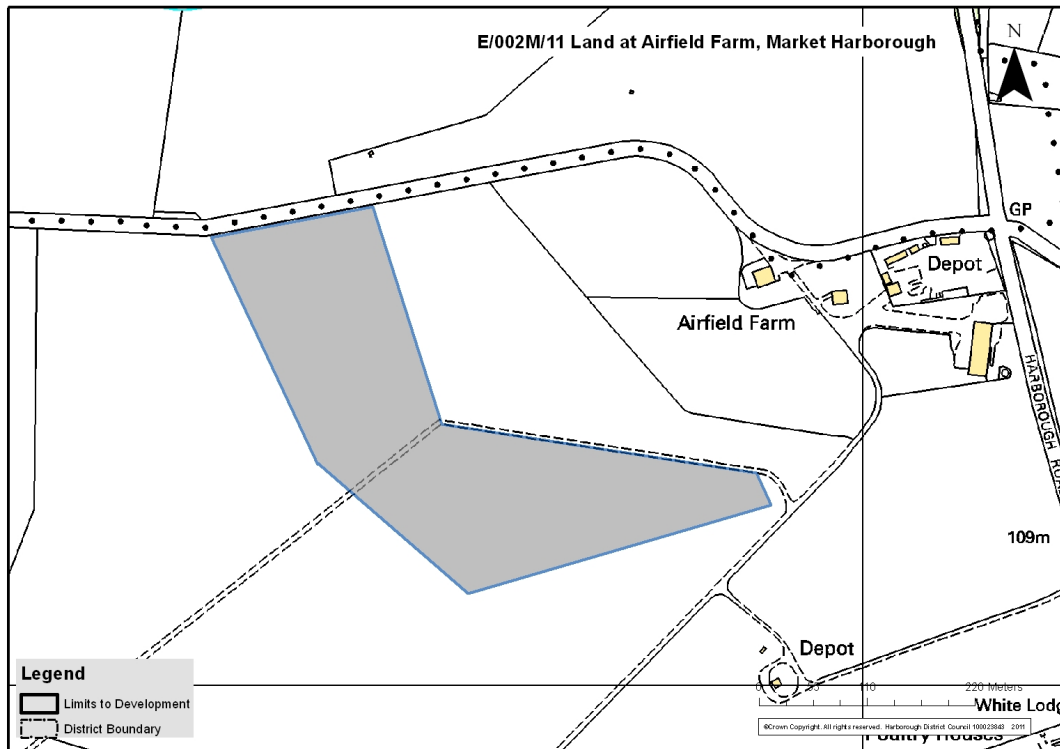
**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intention of developing for employment purposes. It currently has no consent or planning history for B class employment. The owner estimates the site is deliverable within 3 years and would take 1-2 years to develop the site, so the site is considered **available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, therefore the site is considered **achievable**. The site is adjacent to a major A road, is suitable for B1 and subject to separate assessment potentially suitable for other town centre uses (A3, D1, D2 uses) and is in close proximity to an existing Key Employment Area.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1 ha
Density applied (m <sup>2</sup> per ha):	3,000m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> )	3,000m <sup>2</sup> (2,100m <sup>2</sup> )*
Likely Use Class:	B1 (& potentially A3, D1, D2)
Greenfield / PDL	Greenfield

\* site proposers estimate.

**E/002M/11 – Land at Airfield Farm (Market Harborough)**



**Site Description:** Site lies to the N/NW of the town, with a wide range of services and facilities available approx. 1.6 miles away in the town centre. Open countryside to north, south and west, to the east a farm / depot. Site is in close proximity to the Airfield Business Park.

**Suitability:** The site is consistent with the Core Strategy due to its location to the NW of Market Harborough, but lies beyond the limits to development of Market Harborough and conflicts with retained Local Plan policy EM/11 so is considered **potentially suitable**. The site has good access via the road network, is accessible by sustainable modes, semi-regular in shape, and has no physical or environmental constraints. It has the ability to contribute to sustainable economic growth & respond to market needs and is in an area of medium capacity for development as identified by the LCA.

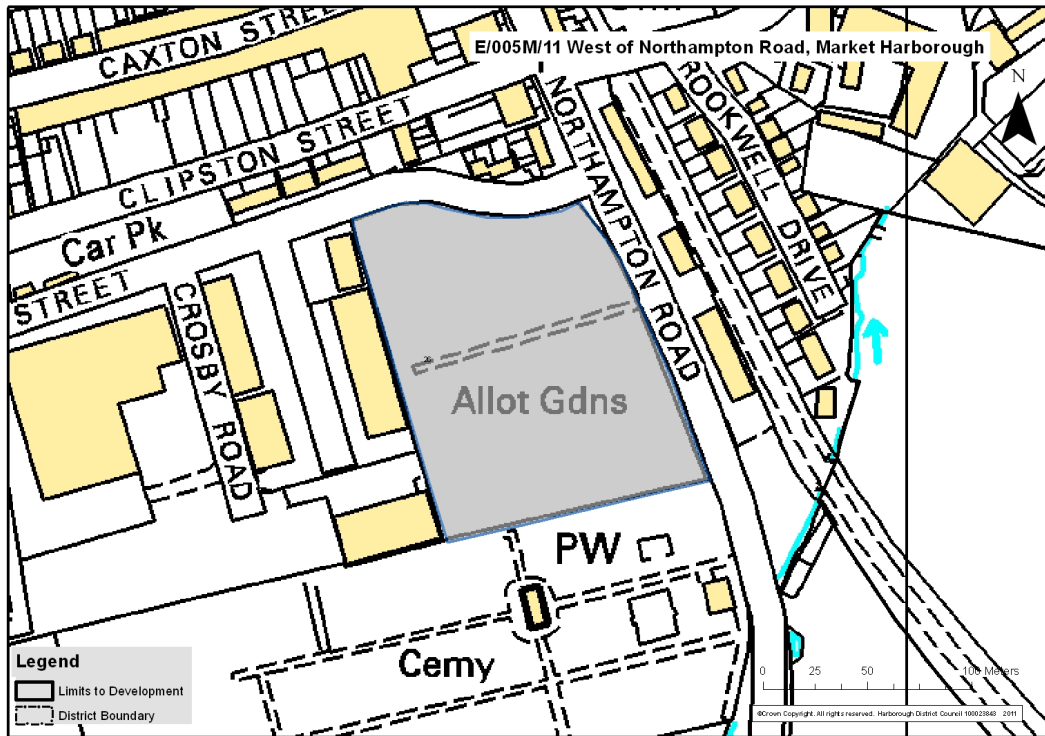
**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intention to develop for employment uses. It currently has no consent or planning history for B class employment. The owner estimates that it could become available for development in 5-10yrs & take 9 years to deliver, so it is considered **potentially available**.

**Achievability:** The owner has identified that market factors will affect development in the next 3 years the site is therefore considered **potentially achievable**. No accessibility or cost constraints have been identified to make the site unviable for employment. It is a semi-prominent site (subject to highway access), adjacent to a major A road, suitable for open B uses, and in close proximity to the developing Airfield Business Park.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	10 ha
Density applied (m <sup>2</sup> per ha):	Ave 4066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> )	40,666m <sup>2</sup> (34,992m <sup>2</sup> )*
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield

\* site proposers estimate.

**E/005M/11 - West of Northampton Road (Market Harbourough)**



**Site Description:** Site lies within the built up area of Market Harbourough to the south of the town centre, off the A508 arterial route. A wide range of services and facilities are available locally via the town centre (approx. 0.6 miles). The site is adjacent to an existing employment area, residential area and cemetery.

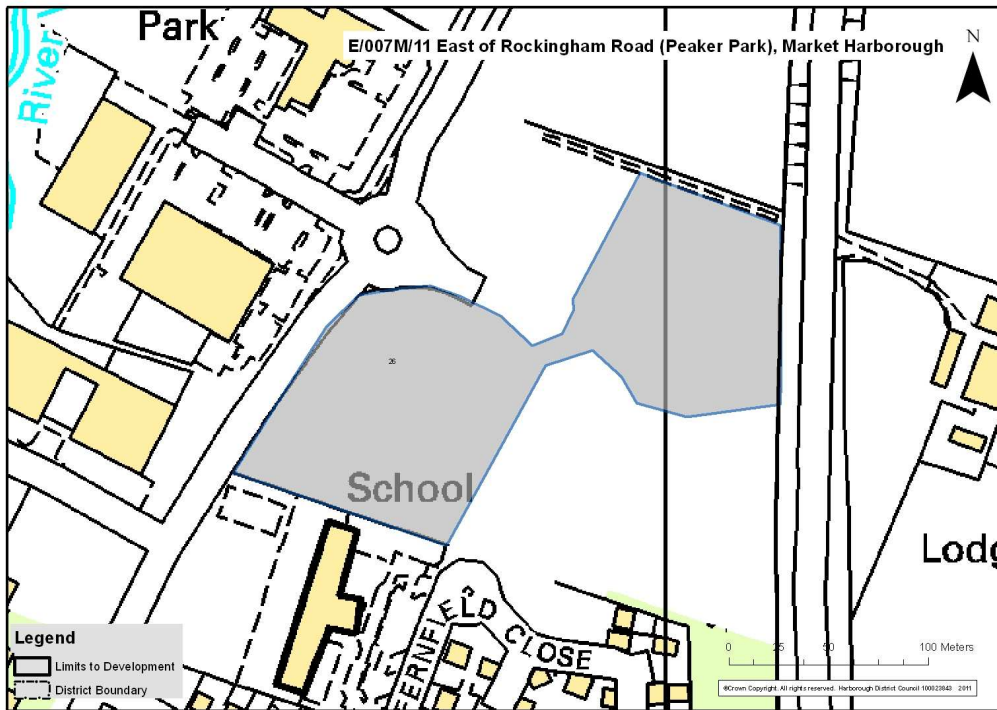
**Suitability:** The site is in a location consistent with the Core Strategy and is allocated for employment development in saved policies of the Local Plan 2001. It is accessible by sustainable modes, regular in shape and has no physical or environmental constraints that would prevent employment development. It has the ability to contribute to sustainable economic growth and respond to market needs. The site is therefore considered **suitable** for employment development.

**Availability:** There is no evidence to suggest that the landowner has expressed an intention to develop / sell the site for employment purposes – landowner (evidenced via SHLAA) has an intention for residential use, which could prevent employment development being delivered at some point in the plan period. The site is therefore considered **not available** for employment use.

**Achievability:** No market, cost or delivery constraints have been identified to make the site unviable for employment. It is a small, semi-prominent, frontage site potentially attractive to the market for a restricted range of B employment uses, though has remained undeveloped since allocation. The site is therefore considered **potentially achievable** for employment development.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1.8ha
Density applied (m <sup>2</sup> per ha):	Ave. 3,600m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	6,480m <sup>2</sup>
Likely Use Class:	B1/B2
Greenfield / PDL	Greenfield

**E/007M/11 - East of Rockingham Road (Peaker Park) (Market Harborough)**



**Site Description:** The site lies within the built up area to the east of the town. A wide range of services and facilities are easily accessible locally via the town centre (0.8 miles). It is surrounded by employment uses to the north & east and is adjacent to mixed / residential / education uses to the south & west formerly within the site boundary.

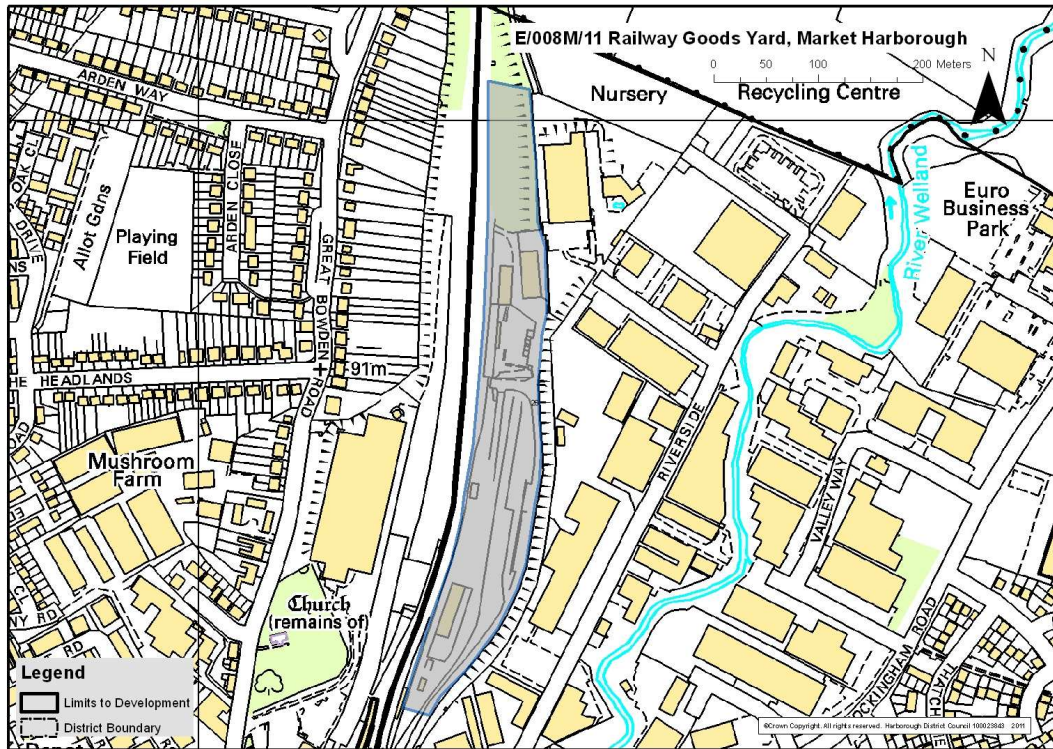
**Suitability:** The site is in a location consistent with the Core Strategy and is allocated for employment development in saved policies in the Local Plan 2001. It has excellent accessibility by sustainable modes; individual plots are regular in shape and have no physical or environmental constraints that would prevent employment development. No negative impact on landscape features. The site has the ability to contribute to sustainable economic growth and respond to market needs. The site is therefore considered **suitable** for employment development.

**Availability:** Site is currently being marketed & developed by a commercial developer for uses including B class employment. Adjacent plots are recently developed / under construction for a mix of uses. Parts of the site have past planning consent for B uses and there is a pending application for B1 office use. The site is therefore considered **available** for employment development.

**Achievability:** No market, cost or delivery factors have been identified to make the site unviable for employment. It is a prominent site, with major A road frontage, largely surrounded by established employment areas. The site is subject to recent development activity and is attractive to the market. Suitable for restricted B uses (B1 a/b) due to adjacent uses. The site is therefore considered **achievable** for employment development.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	2.2ha
Density applied (m <sup>2</sup> per ha):	3,000m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	6,600m <sup>2</sup>
Likely Use Class:	B1 (a/b)
Greenfield / PDL	Greenfield

## **E/008M/11 - Railway Goods Yard (Market Harborough)**



**Site Description:** The site lies within and to the east of the built up area of Market Harborough. A wide range of services and facilities are accessible & available locally via the town centre (0.4 miles). The site is located to the rear of the railway station, runs parallel to the rail line and is surrounded by employment uses to the north, east, south and south west with residential to the north west. Site is in partial use for employment purposes.

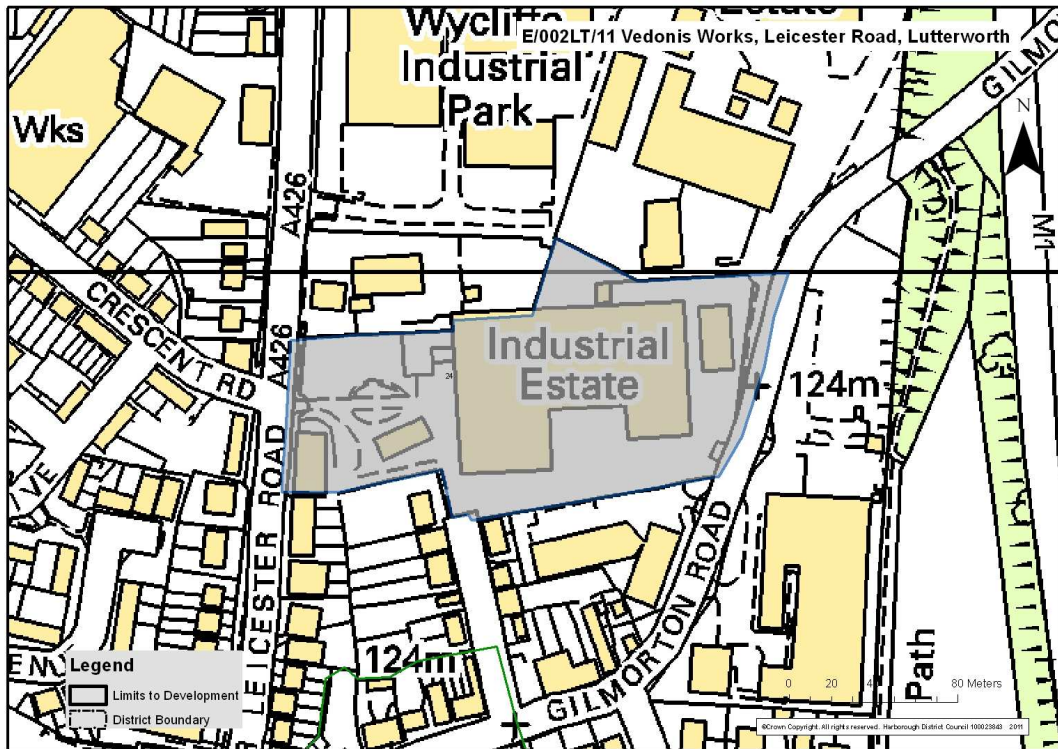
**Suitability:** The site is in a location consistent with the Core Strategy and is allocated for employment development in the Local Plan. It meets suitable criteria, has compatible adjacent land uses and development would not have a significant negative effect on the existing landscape. However, the site is narrow and irregular in shape with physical constraints (levels / access / rail structures / potential contamination) which may prevent or limit employment development. The site is considered unlikely to respond to market needs or to contribute significantly to sustainable economic growth. The site is therefore considered **not currently suitable** for employment development.

**Availability:** There is no evidence (via ERTCAA) to suggest that the landowner intends to develop / sell the remainder of the site for employment purposes. The site is therefore considered **not available** for employment use.

**Achievability:** Potential accessibility, cost and market constraints would indicate that employment development is unlikely to be delivered. Site is not prominent, has narrow market appeal and is considered to be achievable only for specialist or bad neighbour uses – it is therefore considered **not currently achievable** for employment development.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1.8ha
Density applied (m <sup>2</sup> per ha):	4200m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	7,560m <sup>2</sup>
Likely Use Class:	B2
Greenfield / PDL	PDL

**E/002LT/11 - Vedonis Works, Leicester Road (Lutterworth)**



**Site Description:** The site is currently in employment uses and lies adjacent to the A426 centrally within the built up area of Lutterworth. A wide range of services and facilities are easily accessible and available close by via the town centre (0.4 miles). Site is surrounded by employment uses to the north and east, mixed commercial & town centres uses to the south and residential to the west.

**Suitability:** The site is within a location consistent with the Core Strategy, and has good accessibility by road and sustainable modes. The site comprises a range of existing buildings, but otherwise has no environment constraints. The re-development of the site could contribute to sustainable economic growth and has the ability to respond to market needs – it is therefore considered **suitable** for employment development.

**Availability:** Site is currently in employment use and is controlled by an owner / developer with an intention to redevelop for alternative uses, including employment. The owner estimates that the site could be available within 3 years and take 3 yrs to deliver, so it is considered **potentially available**.

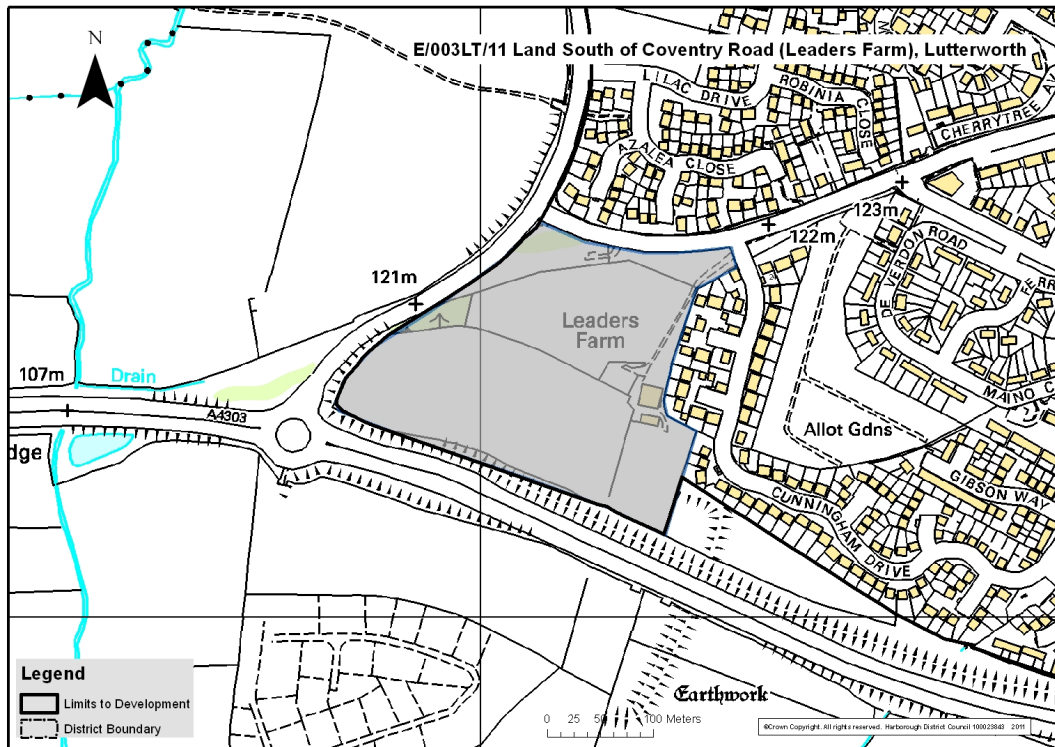
**Achievability:** No market, cost or delivery factors are identified that make employment development unviable. It is a prominent site with major A road frontage that has a reasonable prospect of being delivered early within the plan period and is considered **achievable**. Development could provide a range of B1 / potentially mixed uses, subject to separate assessment, and at a higher density than existing.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1.99ha
Density applied (m <sup>2</sup> per ha):	4000m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	7,960m <sup>2</sup> (10,000m <sup>2</sup> )*
Likely Use Class:	B1 / potentially mixed uses
Greenfield / PDL	PDL

\* site proposer estimate



**E/003LT/11 - South of Coventry Road (Leaders Farm) (Lutterworth)**



**Site Description:** Site lies within limits to development on the edge of the built up area of Lutterworth to the SW. A wide range of services and facilities are available via the town centre approximately 1.5 miles away. Open countryside surrounds the site to the south and west, residential to the north and east.

**Suitability:** The site is in a location consistent with the Core Strategy and is allocated for employment in saved policies in the Local Plan 2001. It has good access to the highway network and accessibility by sustainable modes. The site is level and regular in shape, though elevated, and has no physical or environmental constraints that would prevent employment development. Access should be taken off Coventry Road only (north frontage). It has the ability to contribute to sustainable economic growth and respond to market needs. The site is therefore considered **suitable** for employment development.

**Availability:** The site is in single public ownership and has a history of planning applications for employment use. No evidence exists of an intention by the landowner to develop / sell the site for employment purposes - the landowner (evidenced via SHLAA and prospective planning application) has an intension for residential use, which could prevent employment development being delivered at some point in the plan period. The site is therefore considered **not available** for employment use.

**Achievability:** No cost or delivery factors have been identified to make the site unviable for employment. The site has some prominence & market appeal and there is a reasonable prospect that employment uses can be delivered at some stage during the plan period. It is considered suitable for B1 and potentially B2 uses (subject to impact on adjacent residential uses) though an entirely B1 scheme may not be supported by the market. The site is therefore considered **potentially achievable** for employment development.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	4.4ha
Density applied (m <sup>2</sup> per ha):	Ave. 3,600m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	15,840m <sup>2</sup>
Likely Use Class:	B1/B2
Greenfield / PDL	Greenfield

**E/005LT/11- Land South of Lutterworth Road (Lutterworth)**



**Site Description:** Site is located on the SE edge of the built up area of Lutterworth and lies adjacent and parallel to the M1 / former railway line. A wide range of services and facilities are available in the town centre, approximately 0.6 miles away, on the opposite side of the A4303. Open countryside lies to the south, the A4303 and M1 to the north and east and residential to the west.

**Suitability:** The site is located in an area consistent with the Core Strategy, but lies outside the Limits to Development thus conflicts with Local Plan policy HS/8 – it is therefore considered **potentially suitable**. It is flat and regular in shape, has no physical or environmental constraints that would prevent employment development and development would not have a significant negative impact on the existing landscape. Good accessibility to the motorway network – site access of Swinford Road may be unacceptable due to 60mph limit. Accessibility by sustainable modes is via Lutterworth and subject to the physical barrier of the A4303. Site is prominent and has the ability respond to market needs and contribute to sustainable economic growth.

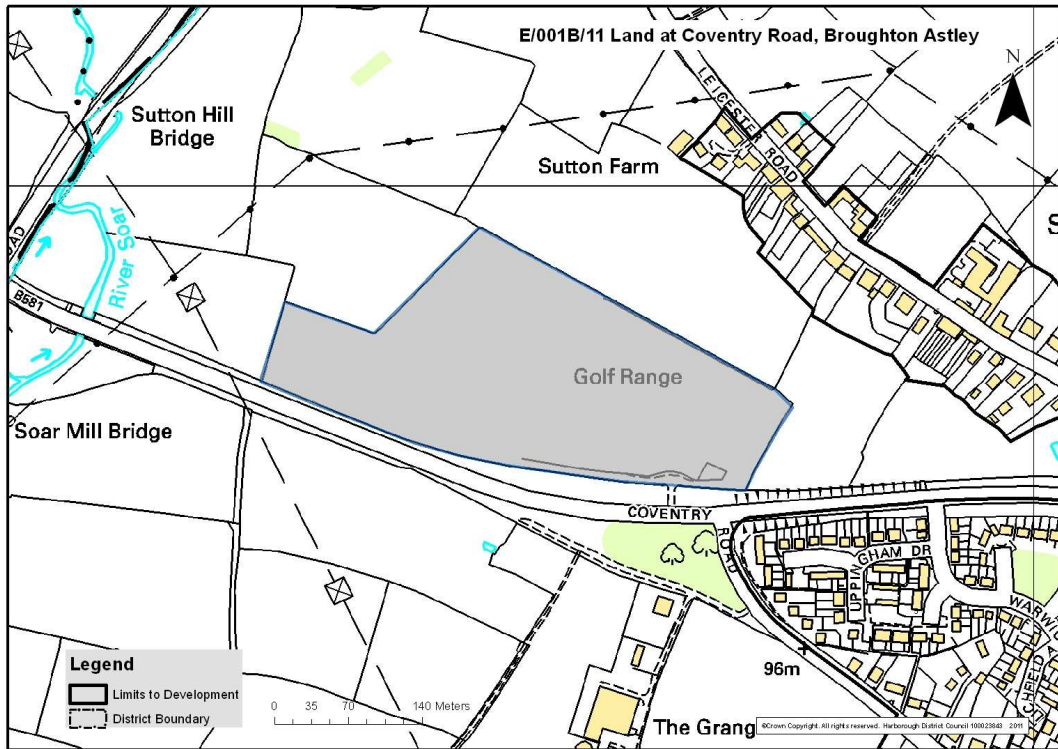
**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intention to realise employment development. It currently has no consent or planning history for B class employment. The owner estimates that it could become available for development within 3 yrs and take 2 years to deliver, it is therefore considered **available** for employment development.

**Achievability:** No market, cost or delivery factors have been identified to make the site unviable for employment development. A prominent site, viewed from M1, with close proximity to St Johns Business Park & junction 19 and good market appeal for a range of B uses. The site has a reasonable prospect of being developed early in the plan period and is considered **achievable** for employment development.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	4.1
Density applied (m <sup>2</sup> per ha):	4,066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	16,670m <sup>2</sup> (23,224)*
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield

\* site proposer estimate.

**E/001B/11 - Land at Coventry Road (Broughton Astley)**



**Site Description:** Site is located on the NW edge of Broughton Astley, close to Sutton in the Elms, and is adjacent to and separated from the settlements built form by the bypass. A range of services and facilities are available locally via the district centre approximately 1 mile away.

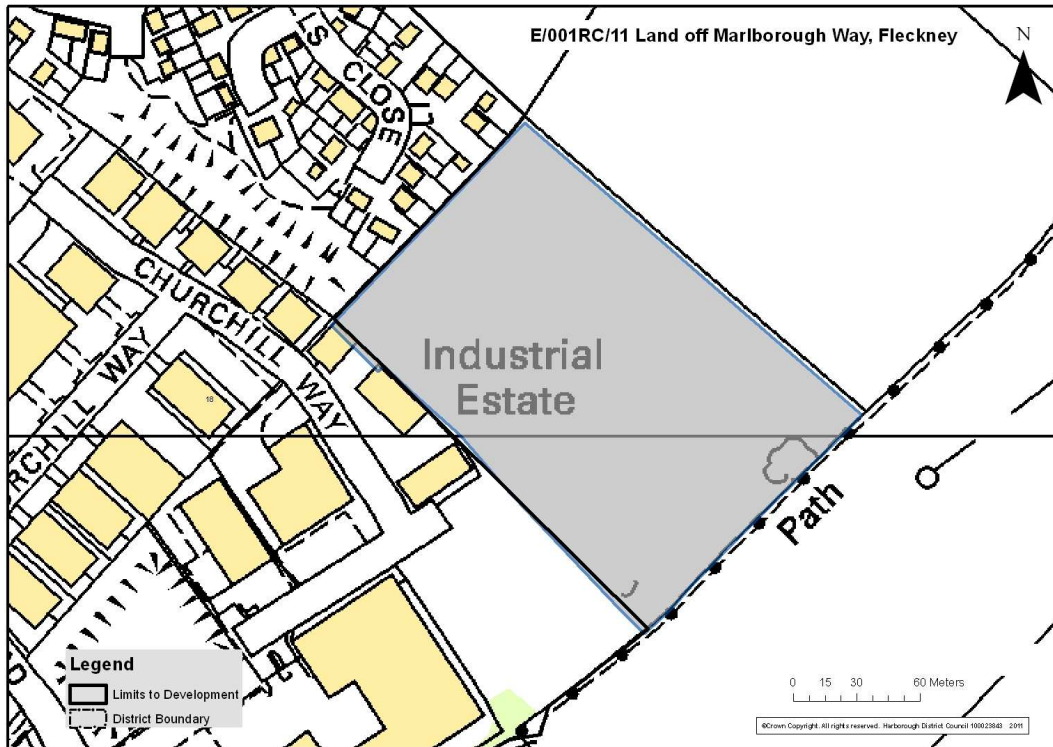
**Suitability:** The site is located in an area consistent with the Core Strategy, but lies outside the Limits to Development thus conflicts with Local Plan policy HS/8 – it is therefore considered **potentially suitable**. It is regular in shape, elevated, and has no physical or environmental constraints that would prevent employment development. Good accessibility to the road network and average accessibility by sustainable modes. Site is semi-prominent on the approach to Broughton Astley and has the ability to respond to local market needs and to contribute to sustainable economic growth.

**Availability:** Site is vacant and is controlled by an owner / developer with an intension for mixed use development including; employment, retail and other town centre uses. No consent or planning history for B class employment use. Evidence suggests that the site could be available within 3yrs and take 3-5yrs to deliver, it is therefore considered **available** for employment development.

**Achievability:** No market, cost or delivery factors have been identified to make the site unviable for employment development. It is a medium sized, semi-prominent site with local market appeal for open B class uses. There is a reasonable prospect that employment development or potentially mixed uses could be delivered on the site at some stage within the plan period. It is therefore considered **potentially achievable** for employment development.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	7ha
Density applied (m <sup>2</sup> per ha):	Ave. 4066m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	28,462m <sup>2</sup>
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield

**E/001RC/11 - Land off Marlborough Way (Fleckney)**



**Site Description:** The site is located to the SW edge of Fleckney, adjacent to an existing industrial estate identified as a Key Employment Area along the SW boundary. Open countryside is located to both the NE (including the canal 250m away) and SE of the site, with residential to the NW. The site is located approximately 0.5 miles from the centre of Fleckney, with a basic range of services and facilities available.

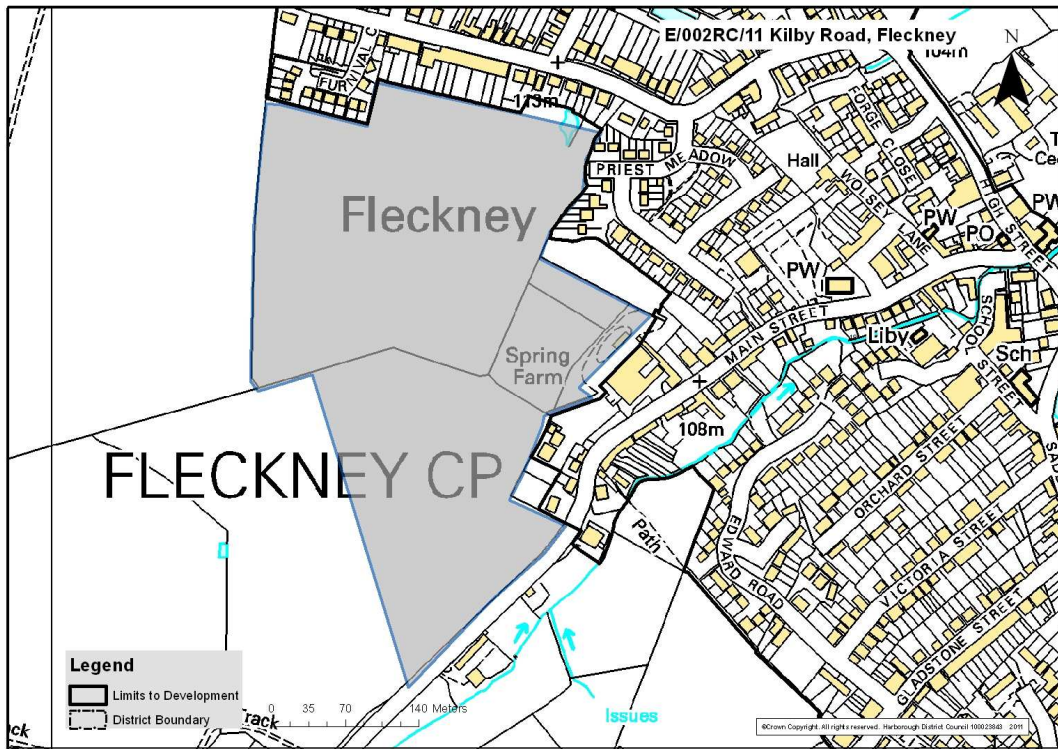
**Suitability:** The site has no physical or environmental constraints, is potentially accessible by sustainable modes and lies adjacent to an existing Key Employment Area, it is therefore considered **suitable**. The site is consistent with the Core Strategy due to the location on the edge of Fleckney, lies adjacent to Local Plan limits to development and has to ability to contribute to economic growth and increase the profile of the neighbouring Key Employment Area site.

**Availability:** Site is currently in agricultural use (although currently not in active use) and is controlled by an owner / developer with an intention to realise employment development. The owner estimates the site is available within 3 years and would take up to 5 years to develop the site, so the site is considered **available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, therefore the site is considered **achievable**. The site is suitable for all B class uses, is in close proximity to an existing Key Employment Area and has the ability to contribute to sustainable economic growth and respond to market needs.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	2.9ha
Density applied (m <sup>2</sup> per ha):	Ave. 4066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	11,791m <sup>2</sup>
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield

**E/002RC/11 - Kilby Road (Fleckney)**



**Site Description:** The site is located on the western edge of Fleckney, adjacent to residential development and the Arnesby Road / Main Street. Open countryside lies to the west of the site and the site is in good proximity (<400m) to a basic range of services and facilities located in the centre of Fleckney.

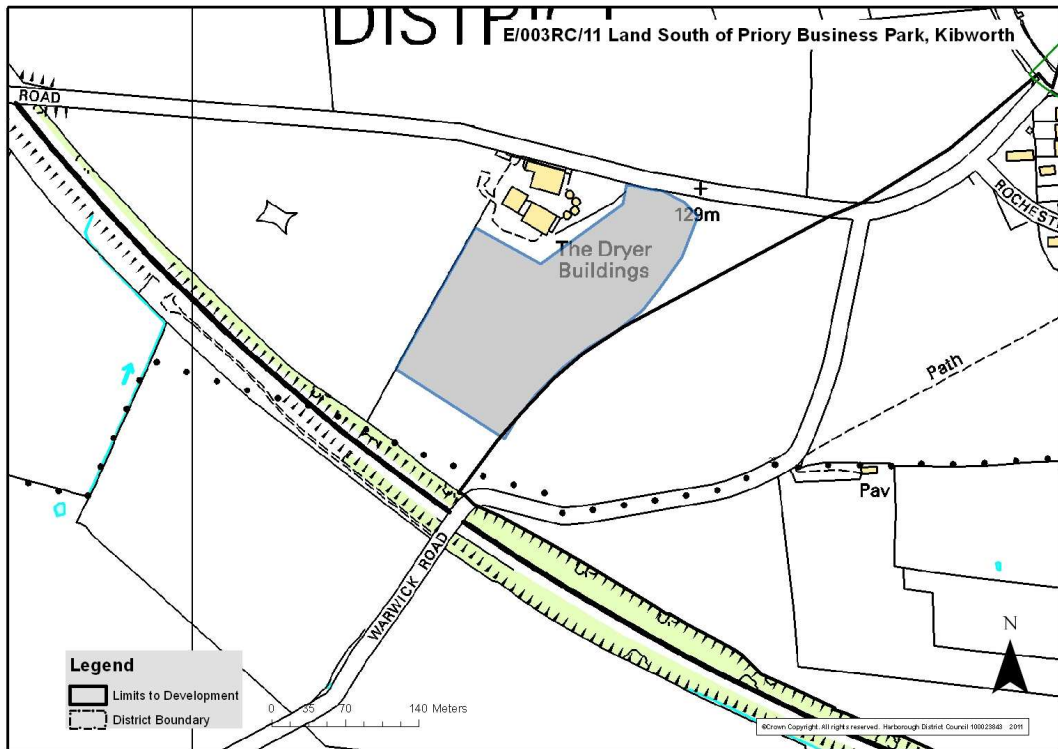
**Suitability:** The site has no physical or environmental constraints and is accessible by sustainable modes. The site is consistent with the Core Strategy and lies mostly adjacent to the existing limits to development, and therefore is considered **suitable**.

**Availability:** Site is currently in agricultural use and is in multiple ownership, with an intention to release for employment development. It currently has no consent. The owner estimates the site is available within 3 years but it is not known how long the site would take to develop the site, so the site is considered **potentially available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, and the site is considered suitable for all B class uses and potentially, subject to separate assessment, mixed uses. However, due to the size of Fleckney, the local employment market is unlikely to support development on the scale proposed. Should the site be proposed in future at a smaller scale a different outcome may be reached, but at present the site is considered **not currently achievable**.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	14.16ha
Density applied (m <sup>2</sup> per ha):	Ave. 4066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	57,574m <sup>2</sup>
Likely Use Class:	B1/B2/B8/potentially Mixed
Greenfield / PDL	Greenfield

**E/003RC/11 Land south of Priory Business Park, Wistow Road (Kibworth)**



**Site Description:** The site is located on the NW side of Kibworth, and is bordered by Wistow Road and an existing small business park to the north, open countryside to the west, and housing development (still under construction) to the east. The site is located approximately 1km by road to the centre of Kibworth, and the basic services and facilities present.

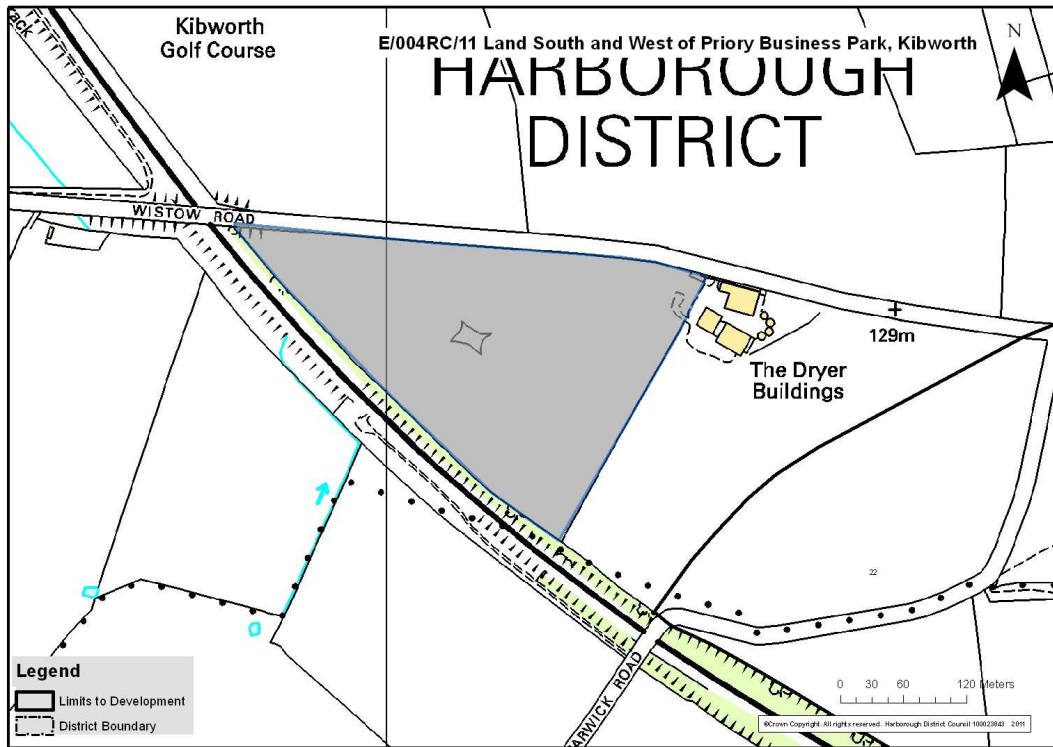
**Suitability:** The site has no physical or environmental constraints. The site is consistent with the Core Strategy and lies adjacent to the existing limits to development, however Local Plan Policy KB/1 will, once completed, change the adjacent use on the eastern boundary to residential units. The site has limited accessibility by sustainable modes and is not considered readily accessible to the services and facilities of Kibworth, therefore the site is considered **potentially suitable**, subject to an acceptable access being identified.

**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intension for employment development. It currently has no consent or planning history for B class employment. The owner estimates the site is deliverable within 3 years and would take 2 years to develop the site, so the site is considered **available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, therefore the site is considered **achievable**. The site is in close proximity to a major A road, and is identified as suitable for all B class uses and has the potential to contribute to sustainable economic growth and respond to market needs.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	2.5ha
Density applied (m <sup>2</sup> per ha):	4,066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	10,165m <sup>2</sup>
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield

**E/004RC/11 Land south & west of Priory Business Park, Wistow Road (Kibworth)**



**Site Description:** The site is located on the NW side of Kibworth, and is bordered by Wistow Road and an existing small business park to the north, open countryside to the east, and the Midland Mainline to the south and west. The site is located approximately 1000m by road to the centre of Kibworth, and the basic range of services and facilities present.

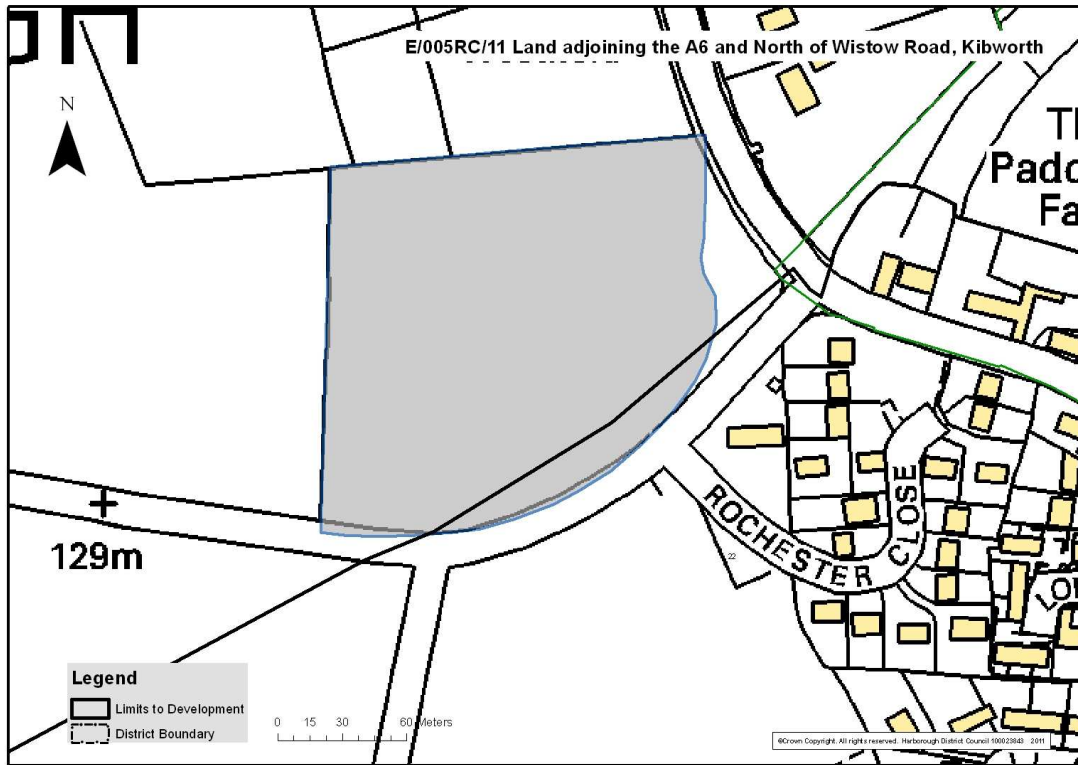
**Suitability:** The site has no physical or environmental constraints. The site is consistent with the Core Strategy and lies adjacent to the existing limits to development. The site has limited accessibility by sustainable modes and is considered remote from the services and facilities of Kibworth, therefore the site is considered **potentially suitable**, subject to an acceptable access being identified.

**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intention to realise employment development. It currently has no consent or planning history for B class employment. The owner estimates the site is deliverable within 3 years and would take up to 6 years to develop the site, so the site is considered **available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, therefore the site is considered **achievable**. The site is in close proximity to a major A road, is identified as suitable for all B class and subject to separate assessment potentially mixed uses and has the potential to contribute to sustainable economic growth and respond to market needs.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	9.13ha
Density applied (m <sup>2</sup> per ha):	Ave. 4,066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	37,122m <sup>2</sup>
Likely Use Class:	B1/B2/B8/ potentially Mixed
Greenfield / PDL	Greenfield

**E/005RC/11 Land adjoining the A6 & North of Wistow Road (Kibworth)**



**Site Description:** The site is located on the NW side of Kibworth, and is bordered by Wistow Road to the south, the A6 trunk road to the east, open countryside to the west and a farm to the north. The site is located approximately 800m by road to the centre of Kibworth, and the basic services and facilities present.

**Suitability:** The site has no physical or environmental constraints and is accessible by sustainable modes to the centre of the settlement. The site is consistent with the Core Strategy and lies adjacent to and partly within the existing limits to development. It has the ability to contribute to sustainable economic growth and respond to market needs. The site is therefore considered **suitable** for employment development.

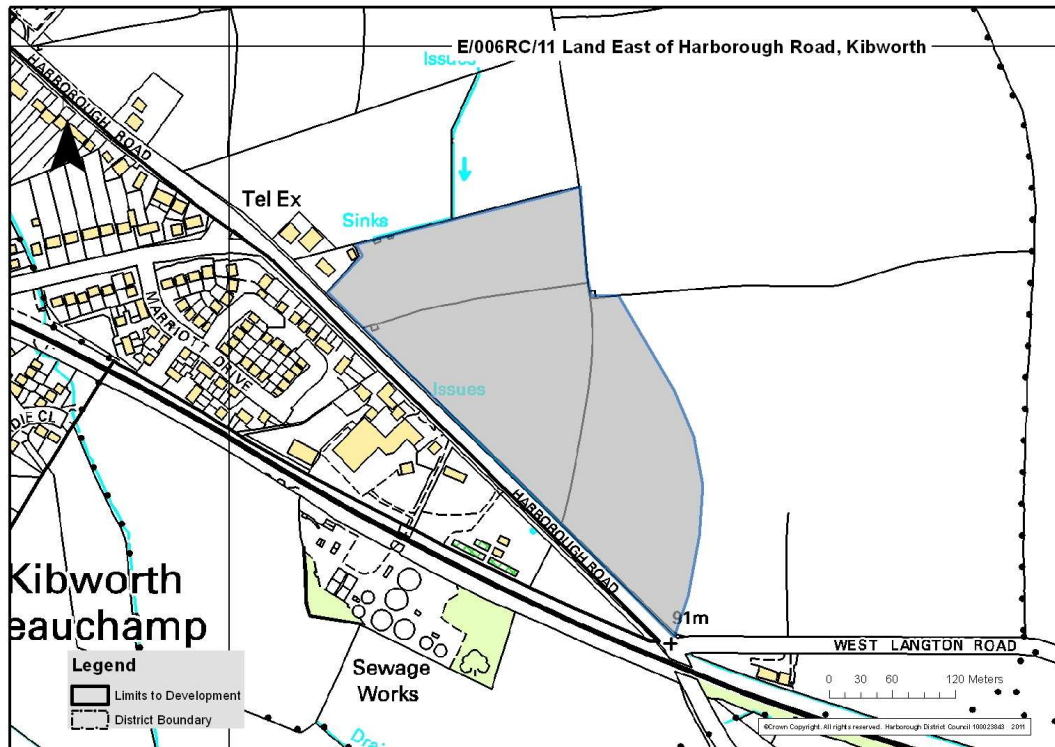
**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intention to realise employment development. It currently has no consent or planning history for B class employment. The owner estimates the site is deliverable within 3 years and would take 1 year to develop the site, so the site is considered **available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, therefore the site is considered **achievable**. The site is able to respond to market needs, is in close proximity to a major A road, and is identified as suitable for all B class uses and potentially, subject to separate assessment, other town centre uses and mixed uses.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	2.85ha
Density applied (m <sup>2</sup> per ha):	Ave. 4,066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	11,558m <sup>2</sup>
Likely Use Class:	B1/B2/B8 and potentially TC/Mixed
Greenfield / PDL	Greenfield



**E/006RC/11 Land to east of Harborough Road (Kibworth)**



**Site Description:** The site is located to the SE of Kibworth and is bordered by open countryside to the north and east, the A6 and adjacent business park to the west. The site is located approximately 600m by road to the centre of Kibworth, and the basic services and facilities present.

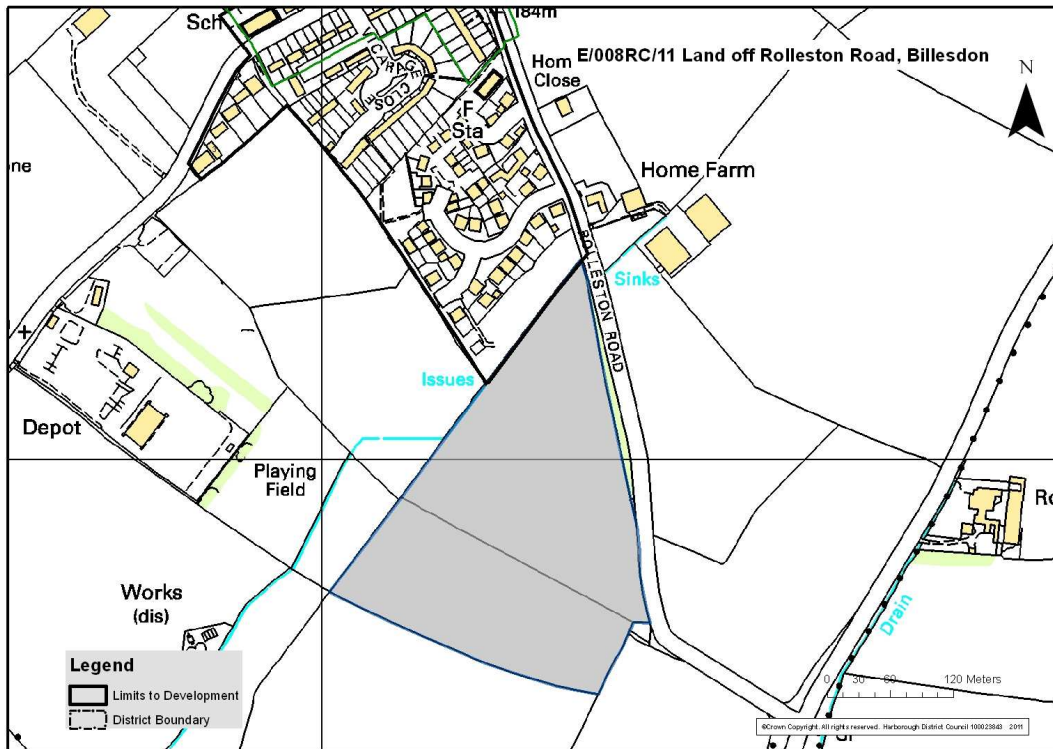
**Suitability:** The site has no physical or environmental constraints and is accessible by sustainable modes, with very good road accessibility. The site is consistent with the Core Strategy and lies adjacent to the existing limits to development. The scale proposed may exceed market demand in Kibworth, but the site has the potential to contribute to sustainable economic growth and respond to market needs. However the site is currently unacceptable on highways grounds due to access and is therefore considered as **not suitable**,

**Availability:** Site is currently in agricultural use and is in single ownership with an intention to release for employment development. It currently has no consent or planning history for B class employment. The owner estimates the site is available within 3 years but it is not known how long the site would take to develop the site, so the site is considered **potentially available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, however it is not known how long the site will take to develop and there are identified highways constraints, therefore the site is considered **not achievable**. The site is in close proximity to an existing employment area and is identified as suitable for all B class and potentially, subject to separate assessment, mixed uses.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	7ha
Density applied (m <sup>2</sup> per ha):	Ave. 4,066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	28,462m <sup>2</sup>
Likely Use Class:	B1/B2/B8/potentially Mixed
Greenfield / PDL	Greenfield

**E/008RC/11 Land off Rolleston Road (Billesdon)**



**Site Description:** The site is located to the south of Billesdon and is bordered by open countryside to the south and west, the minor Rolleston Road to the east and residential units to the north. The centre of the site is located approximately 800m to the centre of the village, and the limited range of services and facilities present.

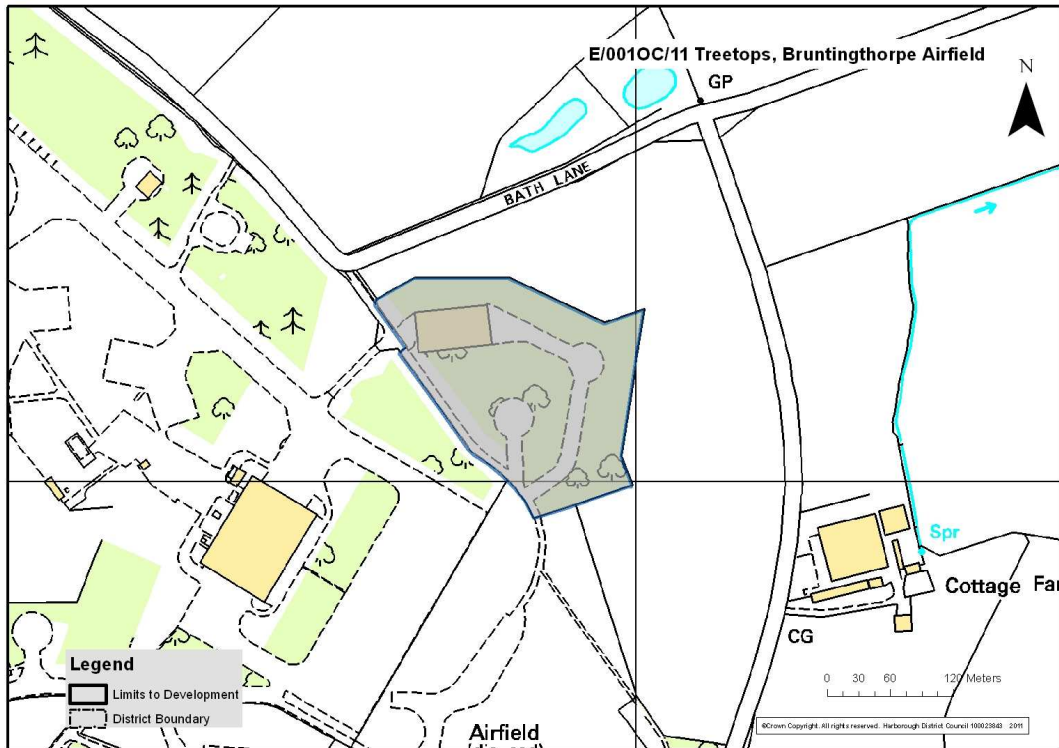
**Suitability:** The site has no physical or environmental constraints and is potentially accessible by sustainable modes due to a close proximity to the centre of the settlement. The site lies adjacent to the existing limits to development. The site is also of a scale likely to exceed local market demand in Billesdon. Therefore the site is considered **not suitable** for development

**Availability:** Site is currently in agricultural use and is in single ownership with an intention to realise employment development. It currently has no consent or planning history for B class employment. The owner estimates the site is available within 3 years but it is not known how long the site would take to develop the site, so the site is considered **potentially available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, however it is not known how long the site will take to develop, therefore the site is considered **potentially achievable**. The site is identified as suitable for all B class and potentially, subject to separate assessment, mixed uses. The site would be the main employment site in Billesdon and is likely to exceed market demand at it's current scale. Should the site come forward at a different scale in the future the outcome may be subject to change.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	6.56ha
Density applied (m <sup>2</sup> per ha):	Ave. 4066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	26,672m <sup>2</sup>
Likely Use Class:	B1/B2/B8/ potentially Mixed
Greenfield / PDL	Greenfield

**E/001OC/11 - Treetops, Bruntingthorpe Airfield (Bruntingthorpe)**



**Site Description:** Site is located to the NE of Bruntingthorpe Proving Ground (BPG), and lies adjacent to but outside its boundary (as defined in Local Plan 2001). Open countryside surrounds the site to the north, east and south, to the west is BPG. There are very limited services or facilities nearby – Fleckney is the closest rural centre (4.1 miles), Gilmorton the closest SRV (2.8 miles) and Bruntingthorpe the closest settlement (0.4 miles).

**Suitability:** The site does not conform to the adopted Core Strategy on locations for sustainable development, due to its open countryside location and remoteness from any settlements in the defined hierarchy. Site is subject to a retained Local Plan policy permitting limited intensification of current use. Site has poor links to the strategic road network, poor accessibility by sustainable modes and has potential contaminated land constraints due to the sites former uses. These factors significantly limit the sites ability to respond to market needs and its likely contribution to economic growth. The site is considered **not suitable** for employment development.

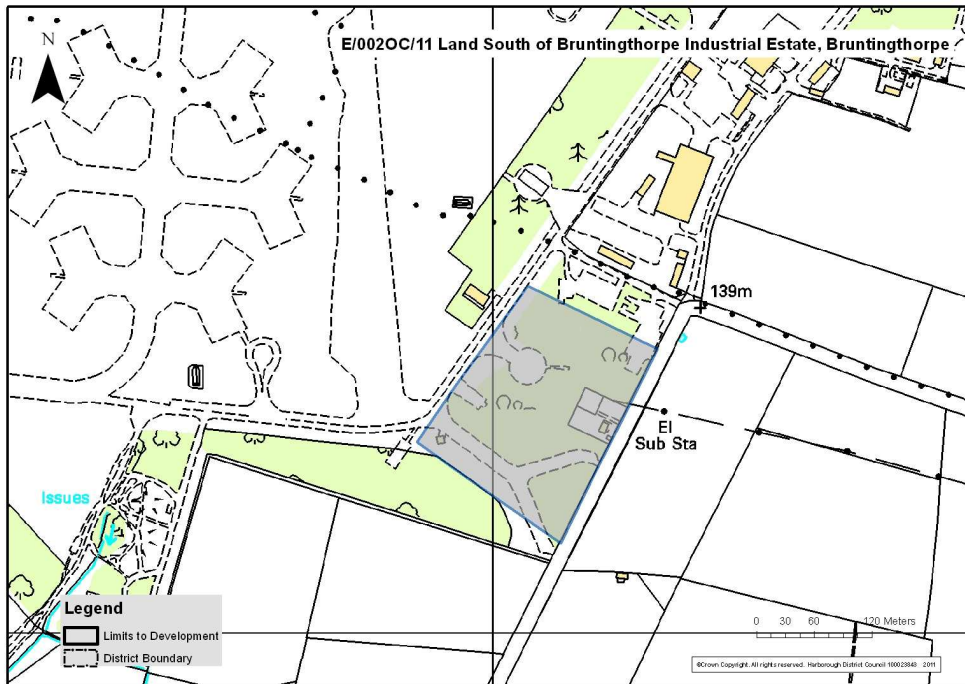
**Availability:** Site is currently in low density employment use and is controlled by an owner / developer with an intension to develop for employment uses. Some planning history – non consent for B1/B8 employment uses. Evidence suggests that the site could be available within 3yrs and take 1.5yrs to deliver, it is therefore considered **available** for employment development.

**Achievability:** No cost or delivery factors have been identified to make the site unviable for employment development. However, it is a small, remote, low profile site considered to have limited (local) market attractiveness unless its current limited B8 class use is widened. Due to market factors it is considered **potentially achievable** – if uses were widened beyond B8 to include specialist BPG related uses

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1ha
Density applied (m <sup>2</sup> per ha):	5000m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	5000m <sup>2</sup> (3000)*
Likely Use Class:	B8
Greenfield / PDL	PDL

\* site proposer estimate.

**E/002OC/11 - Land south of Bruntingthorpe Industrial Estate**  
**(Bruntingthorpe)**



**Site Description:** Site is located to the south of Bruntingthorpe Industrial Estate and lies within the boundary of BPG (as defined in Local Plan). The Proving Ground surrounds the site except to the north and east respectively where it adjoins Bruntingthorpe Industrial Estate and agricultural land. There are very limited services or facilities nearby – Fleckney is the closest rural centre (4.1 miles), Gilmorton the closest SRV (2.8 miles) and Bruntingthorpe the closest settlement (0.4 miles).

**Suitability:** The site performs poorly against suitability criteria and does not conform to the adopted Core Strategy on locations for sustainable development, due to its location and remoteness. Site is subject to saved Local Plan 2001 policies restricting the further development of proving ground / test facilities & ancillary development and controlling the use of existing hard surfaces and buildings for employment, recreation and tourism uses.

Site has poor access to the strategic road network and poor accessibility by sustainable means that limit its ability to respond to market needs and contribute significantly to economic growth. Although the site is flat & regular in shape, it incorporates a utilities sub-station and has access constraints. Mere Road is not considered of a suitable standard for access by LCC Highways - access from Bath Lane then internally to the site would provide an improvement but does not overcome LCC concerns about the sites location / poor links to the strategic road network. In addition the site has potential contaminated land constraints due to its former uses. The site is therefore considered **not suitable** for employment development.

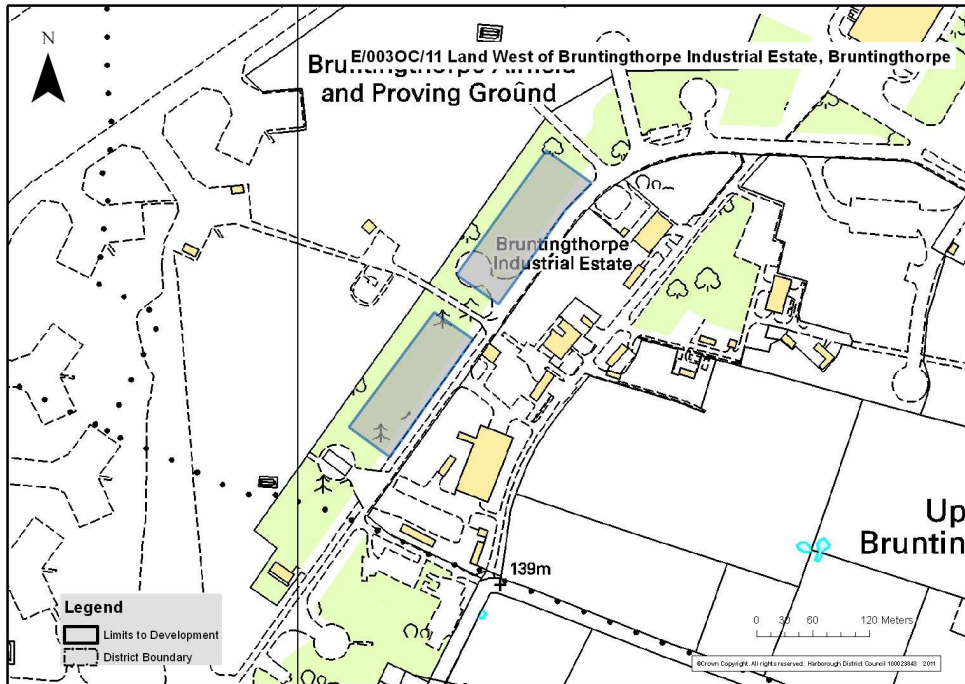
**Availability:** Site is currently vacant and is controlled by an owner / developer with an intension to develop for employment uses. BPG has an extensive planning history for permanent and temporary uses. Evidence suggests that the site could be available within 3yrs and take 5yrs to deliver, it is therefore considered **available** for employment development.

**Achievability:** No cost or delivery factors have been identified by the owners to make the site unviable for employment development. However it is a remote site with access constraints which, with the exception of specialist proving ground / test facilities and ancillary uses that may have a prospect of being delivered during the plan period, is considered to have limited market appeal for general B1/B2 uses. The site is considered **potentially achievable** based on restricted / specialist BPG related uses.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	3.5ha
Density applied (m <sup>2</sup> per ha):	3,600m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	12,600m <sup>2</sup> (6,000)*
Likely Use Class:	B1/B2
Greenfield / PDL	PDL

\* site proposer estimate.

**E/003OC/11 - Land west of Bruntingthorpe Industrial Estate (Bruntingthorpe)**



**Site Description:** Site comprises 2 parcels of land located to the west of Bruntingthorpe Industrial Estate, which lie within the boundary of BPG (as defined in Local Plan). The Proving Ground surrounds the site except where it adjoins Bruntingthorpe Industrial Estate. There are very limited services or facilities nearby – Fleckney is the closest rural centre (4.1 miles), Gilmorton the closest SRV (2.8 miles) and Bruntingthorpe the closest settlement (0.4 miles).

**Suitability:** The site performs poorly against suitability criteria and does not conform to the adopted Core Strategy on locations for sustainable development, due to its location and remoteness. Site is subject to a retained Local Plan policies restricting the further development of proving ground / test facilities & ancillary development and controlling the use of existing hard surfaces and buildings for employment, recreation and tourism uses. Site has poor access to the strategic road network and poor accessibility by sustainable modes which limit its ability to respond to market needs and contribute significantly to economic growth. Mere Road is not considered of a suitable standard for access by LCC Highways - access from Bath Lane then internally to the site would provide an improvement but does not overcome LCC concerns about the sites location / poor links to the strategic road network. The site also has potential contaminated land constraints due to its former uses. The site is therefore considered **not suitable** for employment development.

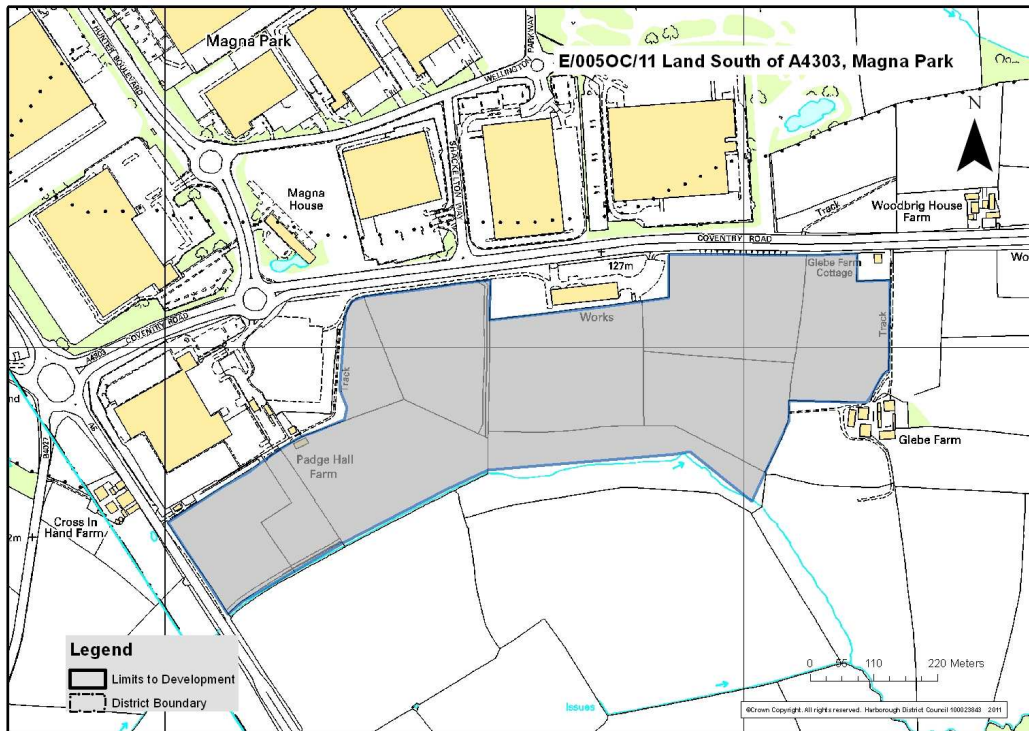
**Availability:** Site is currently vacant with existing tree cover and is controlled by an owner / developer with an intention to develop for employment uses. BPG has an extensive planning history for permanent and temporary uses. Evidence suggests that the site could be available within 3yrs and take 5yrs to deliver, it is therefore considered **available** for employment development.

**Achievability:** No cost or delivery factors have been identified by the owners to make the site unviable for employment development. However, it is a remote site with access constraints which, with the exception of specialist proving ground / test facilities and ancillary uses that may have a prospect of being delivered during the plan period, is considered to have limited market appeal for B1/B2 uses. The site is considered **potentially achievable** based on restricted / specialist BPG related uses.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1.65ha
Density applied (m <sup>2</sup> per ha):	Ave. 3,600m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	5,940m <sup>2</sup> (6000)*
Likely Use Class:	B1/B2
Greenfield / PDL	PDL

\* site proposer estimate.

**E/005OC/11 - Land south of A4303, Magna Park (Lutterworth)**



**Site Description:** Site is located approx. 1 mile from the built up area of Lutterworth to the south of the A4303 & boundary of Magna Park (as defined in Local Plan) and to the east of the A5. Open countryside / agricultural uses surround the site except where it adjoins Magna Park Strategic Distribution Centre. A wide range of services and facilities are available at a distance via Lutterworth town centre (3 miles) or Bitteswell the nearest SRV (3.4 miles).

**Suitability:** The site is not in an area consistent with the adopted Core Strategy on sustainable locations for development and conflicts with policy CS7h) - so is considered **not suitable** for employment development. It is mostly flat, semi –regular in shape and has no physical or environmental constraints that would prevent employment development but development would have a significant negative effect on the existing landscape. The site has good access to the strategic road network, and is reasonably accessible by sustainable modes. It could respond to regional / national need for B8 but has limited ability to contribute to local sustainable economic growth.

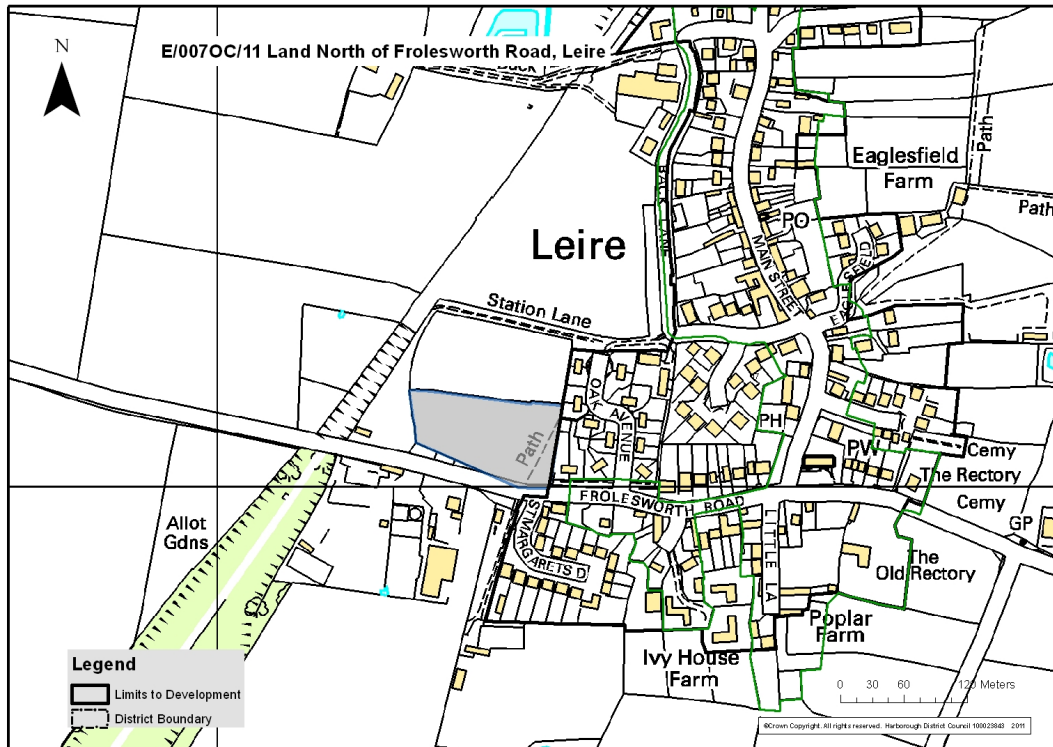
**Availability:** Site is currently greenfield and is controlled by an owner / developer with an intension to develop for employment uses. The site currently has no consent or planning history for employment uses – promoted via Core Strategy as potential 3<sup>rd</sup> phase of Magna Park. Evidence suggests that the site could be available within 3yrs and take 3yrs to deliver, it is therefore considered **available** for employment development.

**Achievability:** No market, cost or delivery factors have been identified to make the site unviable for employment use. The site is prominent, attractive to the distribution market and would adjoin the existing successful Magna Park site. However, it is a remote site which, with the exception of B8 / ancillary uses that have a reasonable prospect of being delivered during the plan period, is considered to have restricted market attractiveness. It is therefore considered **potentially achievable**.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	40ha
Density applied (m <sup>2</sup> per ha):	5000m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	200,000m <sup>2</sup> (138,000)*
Likely Use Class:	B8
Greenfield / PDL	Greenfield

\* site proposer estimate.

**E/007OC/11 - Land north of Frolesworth Rd (Leire)**



**Site Description:** Site is located to the west of Leire, adjacent to the limits to development for the settlement. Very limited services and facilities are available in Leire, the closest key centre is Broughton Astley (2 miles) and the nearest SRV is Dunton Bassett (1.6 miles). The site is largely surrounded by countryside (agricultural uses) except for residential to the east.

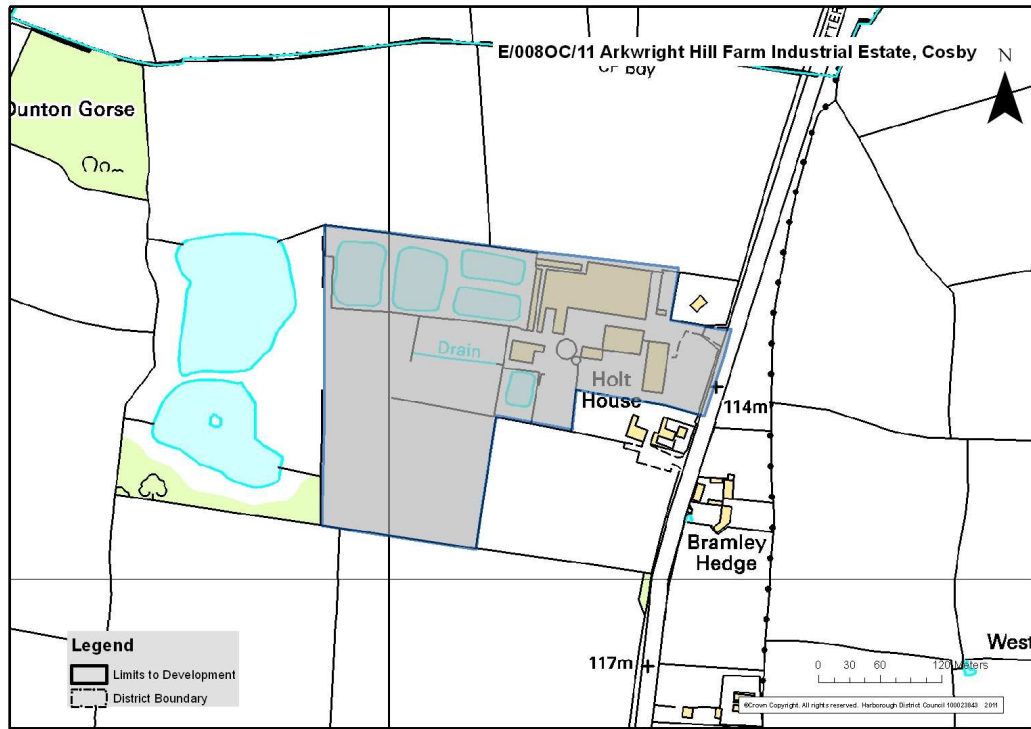
**Suitability:** The site does not conform to the Core Strategy on sustainable locations for development. It is regular in shape and has no physical or environmental constraints but development could have a negative impact on the landscape. The site is remote and has poor accessibility by road and sustainable modes. It has limited ability to respond to market needs or to contribute to sustainable economic growth and is therefore considered **not suitable** for employment development.

**Availability:** Site is currently in agricultural use and is controlled by an owner with an intention to realise employment development. It currently has no consent or planning history for B class employment use. The owner estimates that it could become available for development within 3 yrs & take 2 years to deliver, so it is considered **potentially available**.

**Achievability:** No cost, market or delivery factors have been identified by the owner that may restrict the development potential of the site. However, it is a small, remote, low profile site potentially suitable for B1 uses only due to adjacent residential use that is considered to have limited market appeal for employment uses. Due to market factors it is considered that employment development is unlikely to be delivered at some stage within the plan period, so considered **not currently achievable**.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	1ha
Density applied (m <sup>2</sup> per ha):	4,200m <sup>2</sup>
Estimated capacity (m <sup>2</sup> ):	4,200m <sup>2</sup>
Likely Use Class:	B1
Greenfield / PDL	Greenfield

**E/008OC/11 Arkwright Hill Farm Industrial Estate, Lutterworth Rd (Cosby)**



**Site Description:** The site is located approximately 2000m from Dunton Bassett, the closest settlement and SRV, with a limited range of services. The closest key / rural centre is Broughton Astley approximately 3 miles away. The site lies on the A426 Lutterworth Road (to the west) and is surrounded by open countryside on all remaining sides.

**Suitability:** The site does not conform to the Core Strategy on sustainable locations for development. It is regular in shape and has no physical or environmental constraints and is previously developed land, but development could have a negative impact on the landscape. However, the site is remote and has poor accessibility by sustainable modes. The site is therefore considered **not suitable** for employment development.

**Availability:** Site is currently in agricultural use and is controlled by an owner / developer with an intension for employment development. It currently has various permissions for a range of B class and sui generis uses on site and on adjacent sites and a history of (mainly retrospective) permissions. The owner estimates the site is deliverable within 3 years but does not state how long it would take to develop the site, so the site is considered **potentially available**.

**Achievability:** The site has no identified accessibility, market or cost factors to make the site unviable or that will affect development within 3 years, therefore the site is considered **achievable**. The site is in close proximity to a major A road, and is identified as suitable for all B class and, subject to separate assessment, potentially mixed uses.

<b>Site Capacity:</b>	
Total site area available for development (hectares):	7.76ha
Density applied (m <sup>2</sup> per ha):	Ave. 4,066m <sup>2</sup> per ha
Estimated capacity (m <sup>2</sup> ):	31,552m <sup>2</sup>
Likely Use Class:	B1/B2/B8/potentially Retail/Mixed
Greenfield / PDL	PDL

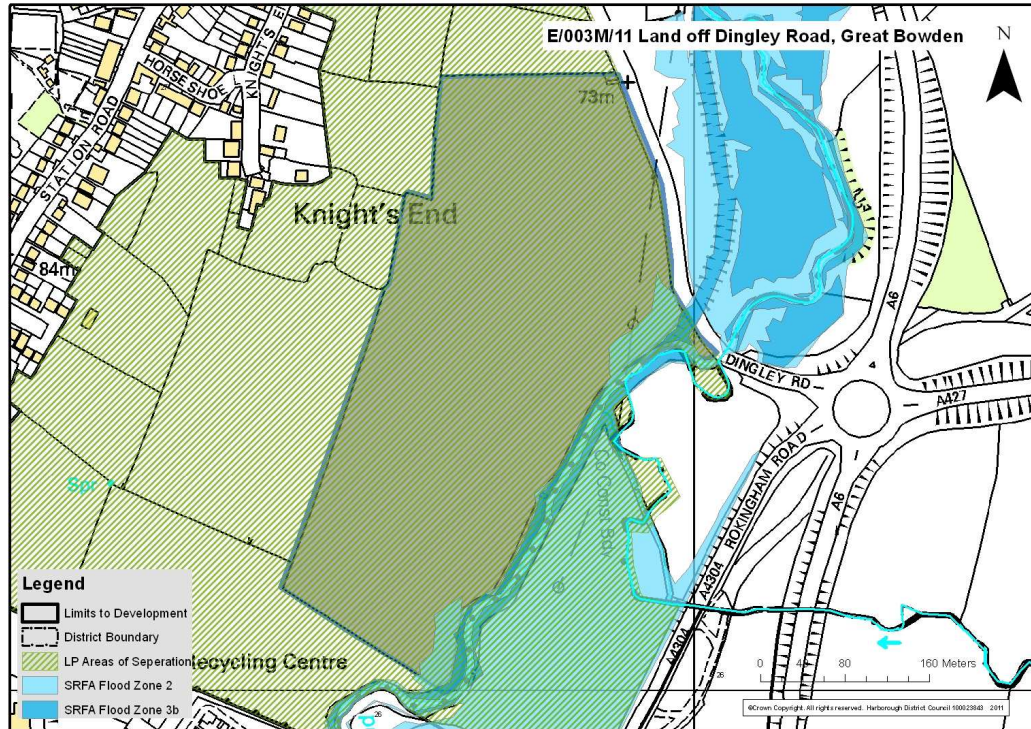


## Appendix C



## ERTCAA (Initial Assessment) Failed Sites

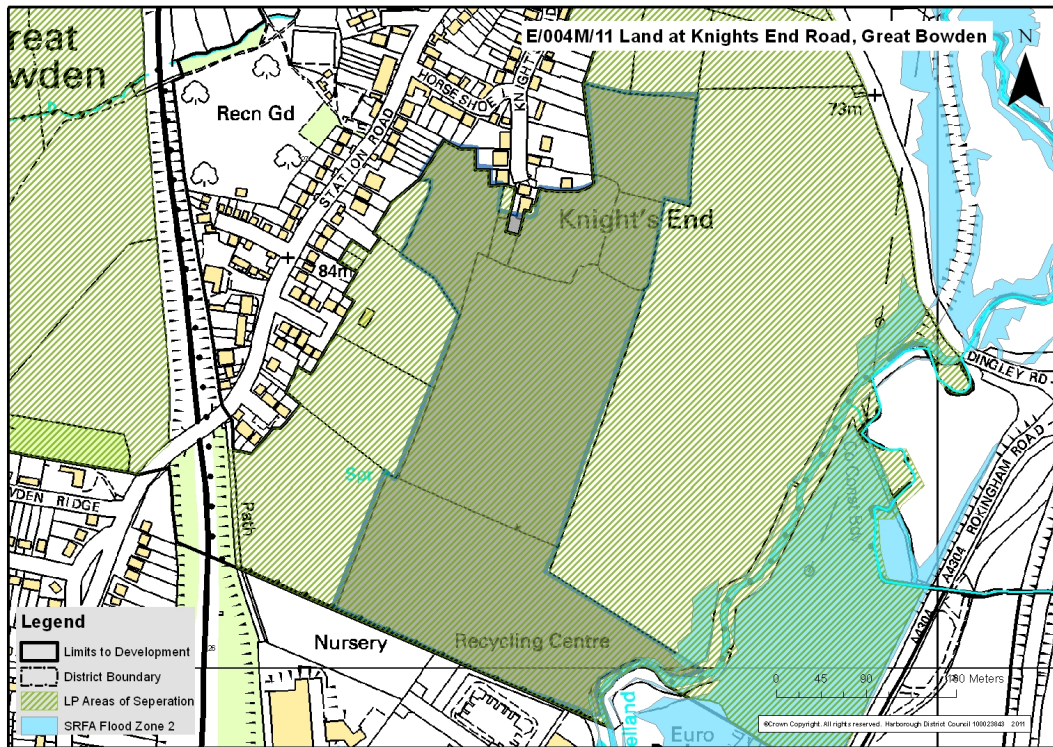
### E/003M/11 Land off Dingley Road, (Great Bowden), LE16 7ET



**Site Description:** The site is located to the NE of Market Harborough and to the SE of Great Bowden. The site is a large Greenfield site and bordered by Dingley Road to the east and ERTCAA sites E/004M/11 and E/007M/11 (both currently open countryside) to the west and south respectively.

**Reason Failed:** The site lies in the area of separation between Market Harborough and Great Bowden (as recommended in the Area of Separation Review Report) contrary to Policy CS8 and a small part of the site lies within Flood Zone 2. The site will not be considered for employment use in the future if it remains within the area of separation. The site is also currently not suitable due to highways constraints.

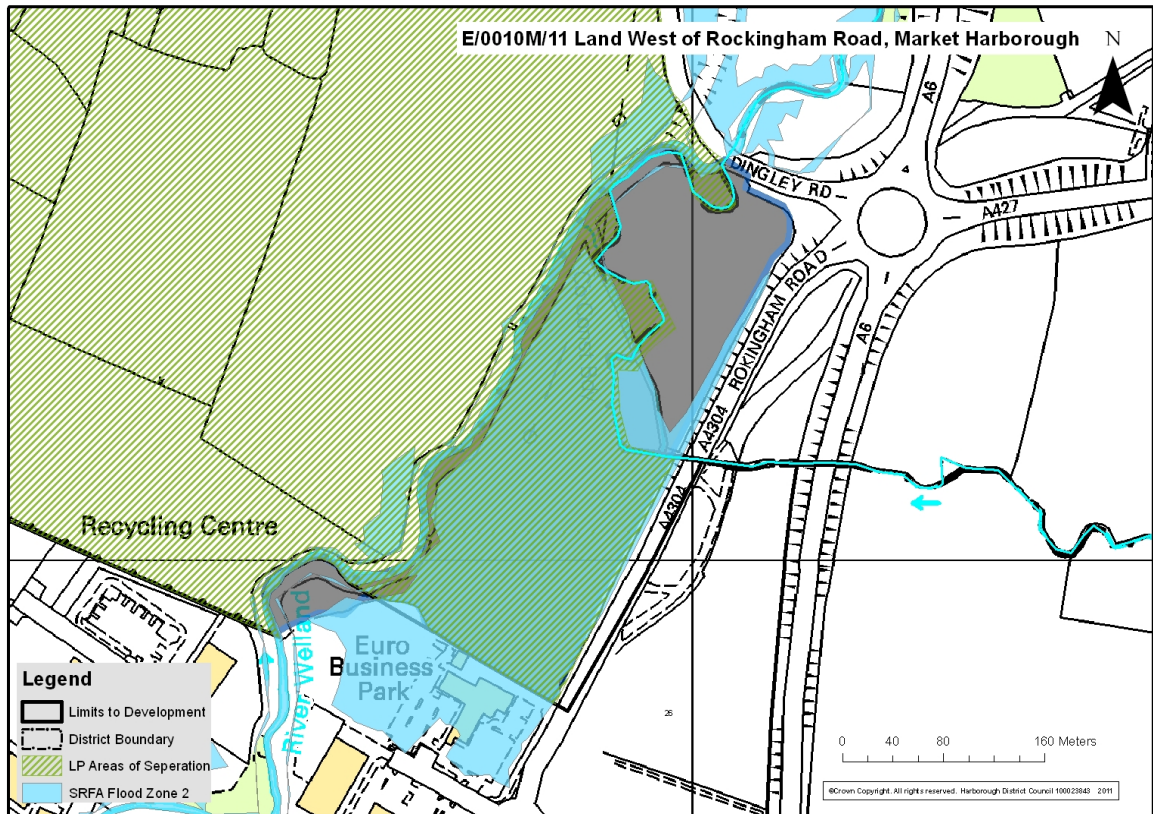
**E/004M/11 Land at Knights End Rd (Great Bowden)**



**Site Description:** The site is located to the NE of Market Harborough and to the SE of Great Bowden. The site is a large Greenfield site and bordered by Great Bowden and open countryside to the west, ERTCAA site E/003M/11 to the east and an industrial estate to the south.

**Reason Failed:** The site lies in the area of separation between Market Harborough and Great Bowden (as recommended in the Area of Separation Review Report) contrary to Policy CS8 and a small part of the site lies within Flood Zone 2. The site will not be considered for employment use in the future if it remains within the area of separation.

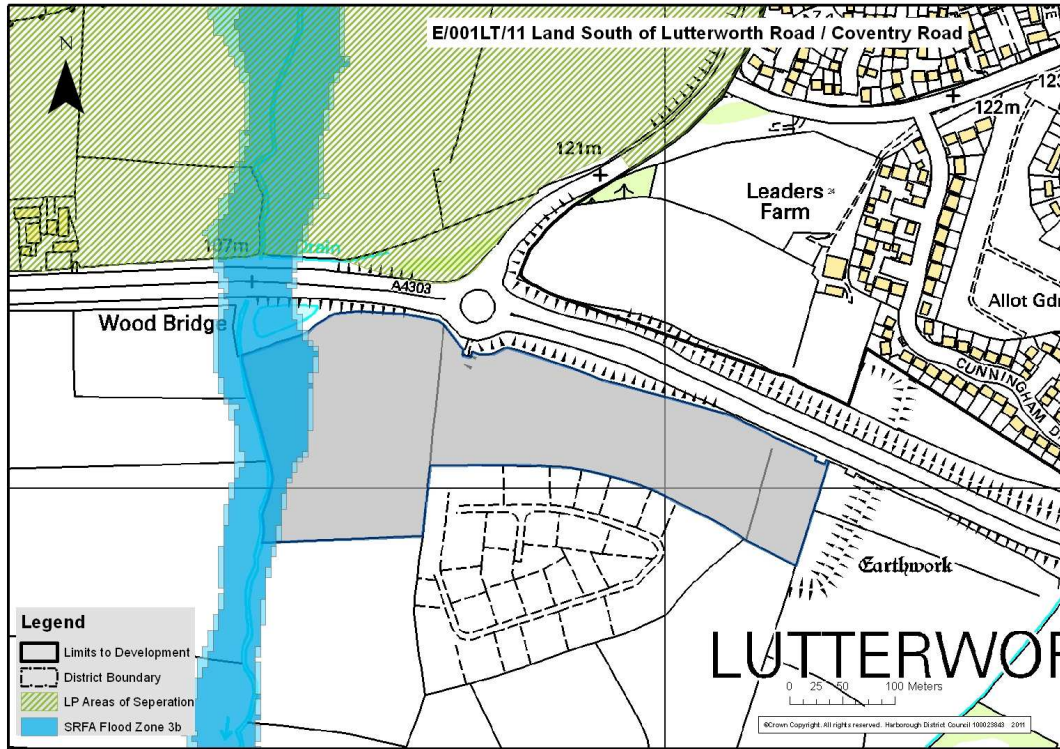
**E/010M/11 Land West of Rockingham Rd (Market Harbourough)**



**Site Description:** The site is located to the NE of Market Harbourough adjoining the limits to development. The site is a medium sized greenfield site bordered by the A4303, Dingley Road to the north and east, open countryside to the west and an existing industrial estate to the south. The northern part (approx. 1/3<sup>rd</sup> of the area) of the site lies within the administrative area of Kettering Borough Council.

**Reason Failed:** The site lies in the area of separation between Market Harbourough and Great Bowden (as recommended in the Area of Separation Review, Dec 2011), contrary to Policy CS8. In addition the vast majority of the site lies within flood zone 2 with flood zone 3b at the western boundary with the River Welland. Adjusting the site boundary, limiting the developable area and appropriate management measures may be capable of mitigating the flood constraints, such that some development for employment uses becomes possible. However, the site will not be considered for employment use in the future if it remains within the area of separation.

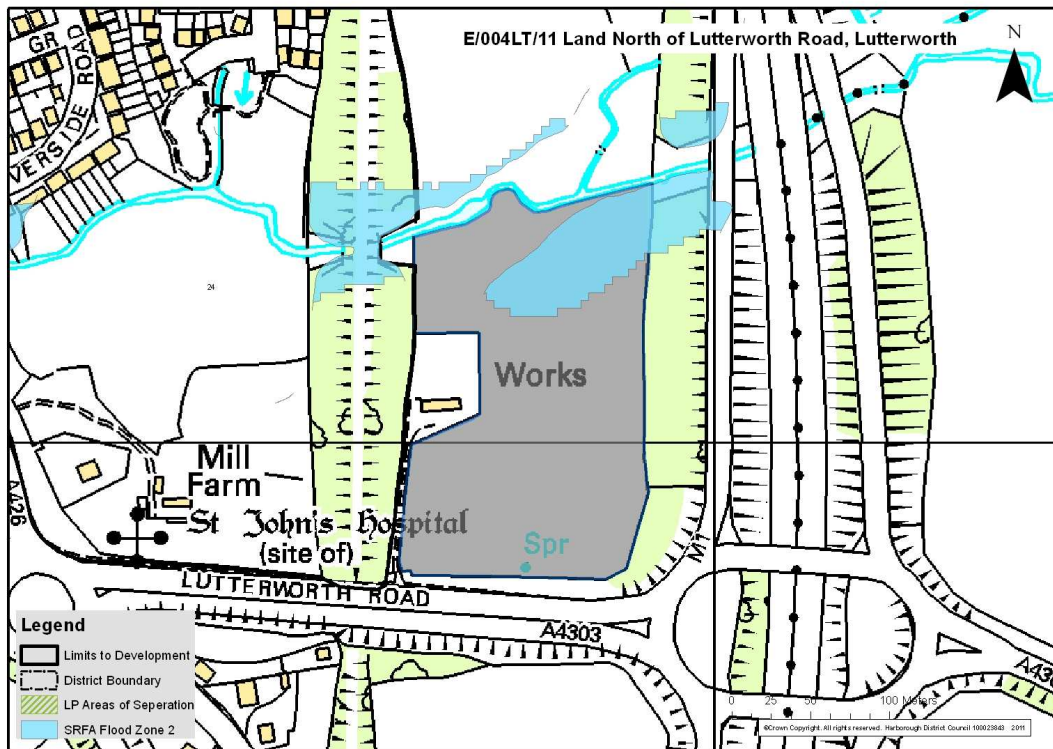
**E/001LT/11 Land south of Lutterworth Rd / Coventry Rd (Lutterworth)**



**Site Description:** Site is separated from Lutterworth by the A4303 and lies outside limits to development adjoining the SW edge of the town. To the north is the A4303, to the east and west open countryside and to the south an established Travelling Showpeoples site.

**Reason Failed:** The River Swift bounds the west of the site, consequently approximately 1/10<sup>th</sup> of the site area lies within flood zone 3b. The site lies close to, but outside, the area of separation between Bitteswell and Lutterworth within areas considered to have either a high or medium / high capacity for development in terms of landscape character. Adjusting the site boundary may address the flood issue to enable a 'Pass' and progression to a second stage assessment, such that in future some development for employment purposes may be possible.

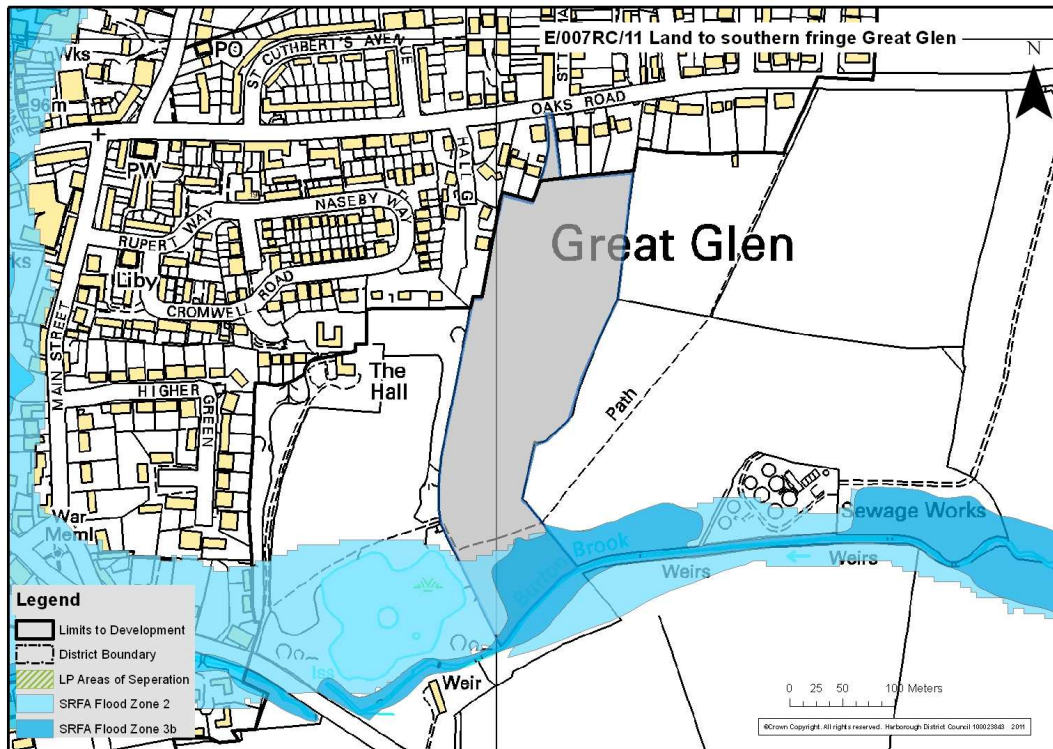
**E/004LT/11 Land north of Lutterworth Road (Lutterworth)**



**Site Description:** Site is located on the SE edge of Lutterworth adjoining the limits to development. It lies between the M1 / disused railway line to the west and east, is bounded by the A4303 to the south, and has open countryside and the River Swift to the north.

**Reason Failed:** The River Swift runs through the northern part of the site, consequently approximately 1/5<sup>th</sup> of the site area lies within flood zone 2 and 3b. The site is within an area considered to have medium capacity for development in terms of landscape character. Adjusting the site boundary may address the flood issue to enable a 'Pass' and progression to a second stage assessment, such that in future some development for employment purposes may be possible.

**E/007RC/11 Land to southern fringe of Great Glen**

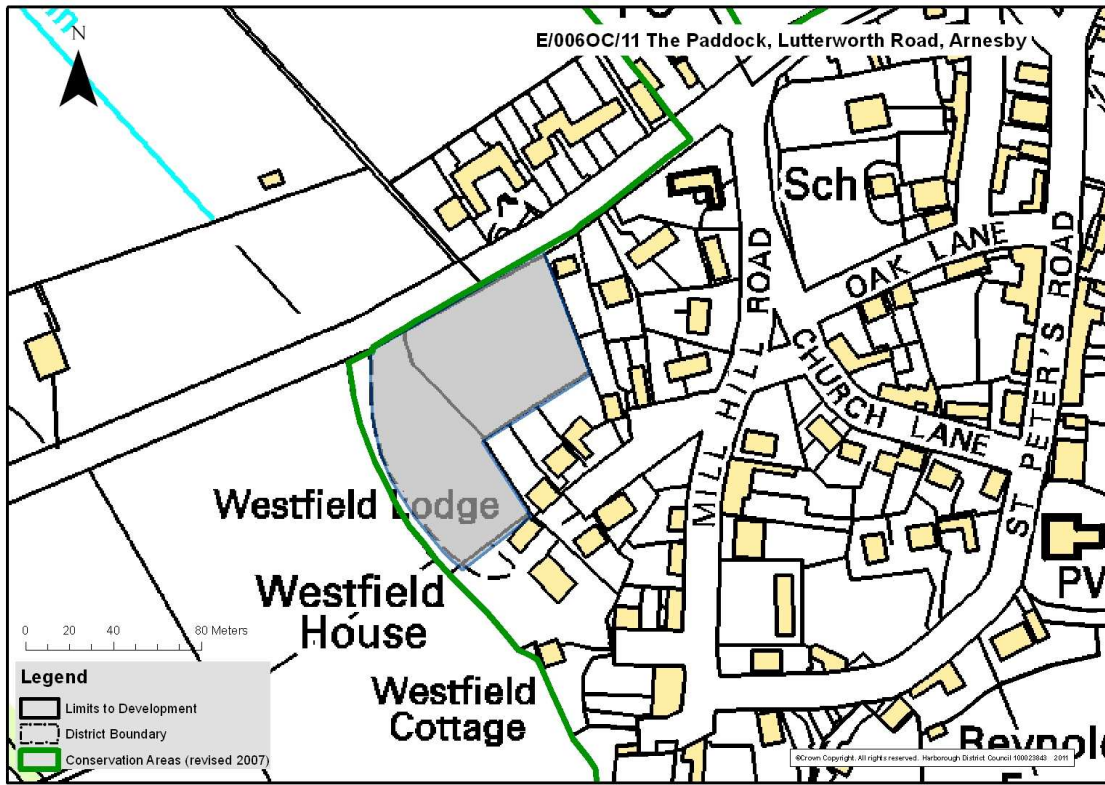


**Site Description:** The site is located to the south of Oaks Road to the SE of Great Glen. The site is bordered by residential to the north and open countryside to all other sides.

**Reason Failed:** The southern fringe of the site is located within Flood Zone 2 (approximately 1/10<sup>th</sup> of the site) due to its proximity to Burton Brook. The site could be considered for employment use in the future if the site boundary is adjusted to take account of the flood zone issue.



**E/006OC/11 The Paddock, off Lutterworth Road, Arnesby**



**Site Description:** The site is located to the west of Arnesby village, bordered by a road to the north, a private drive to the west and residential to the east and south aspects. The site is located within limits to development and the Arnesby Conservation Area.

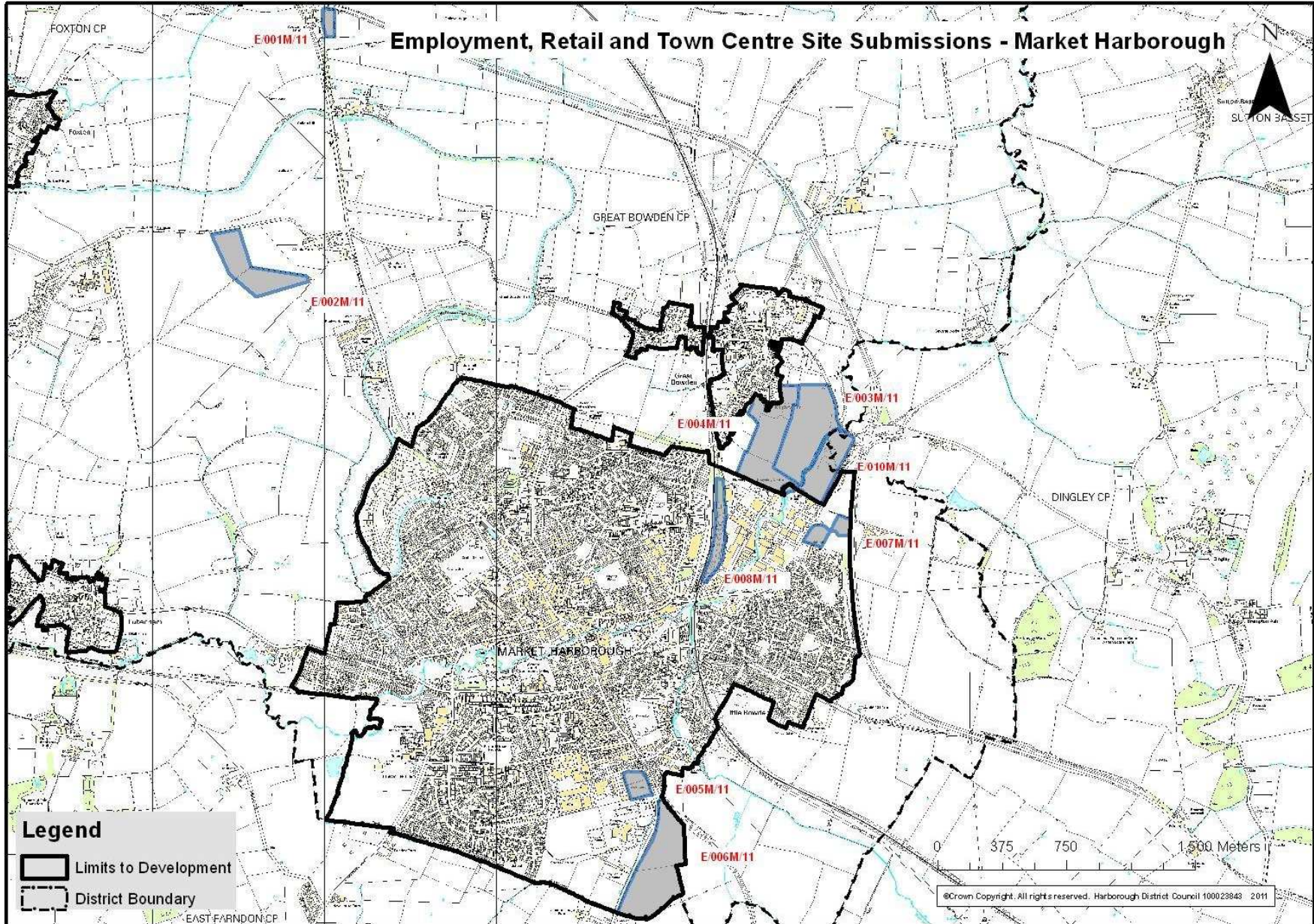
**Reason Failed:** The site is located within the conservation area for Arnesby, and employment uses on the scale given is considered not suitable. The site will not be considered suitable for employment use at this scale owing to its potential impact on the conservation area.



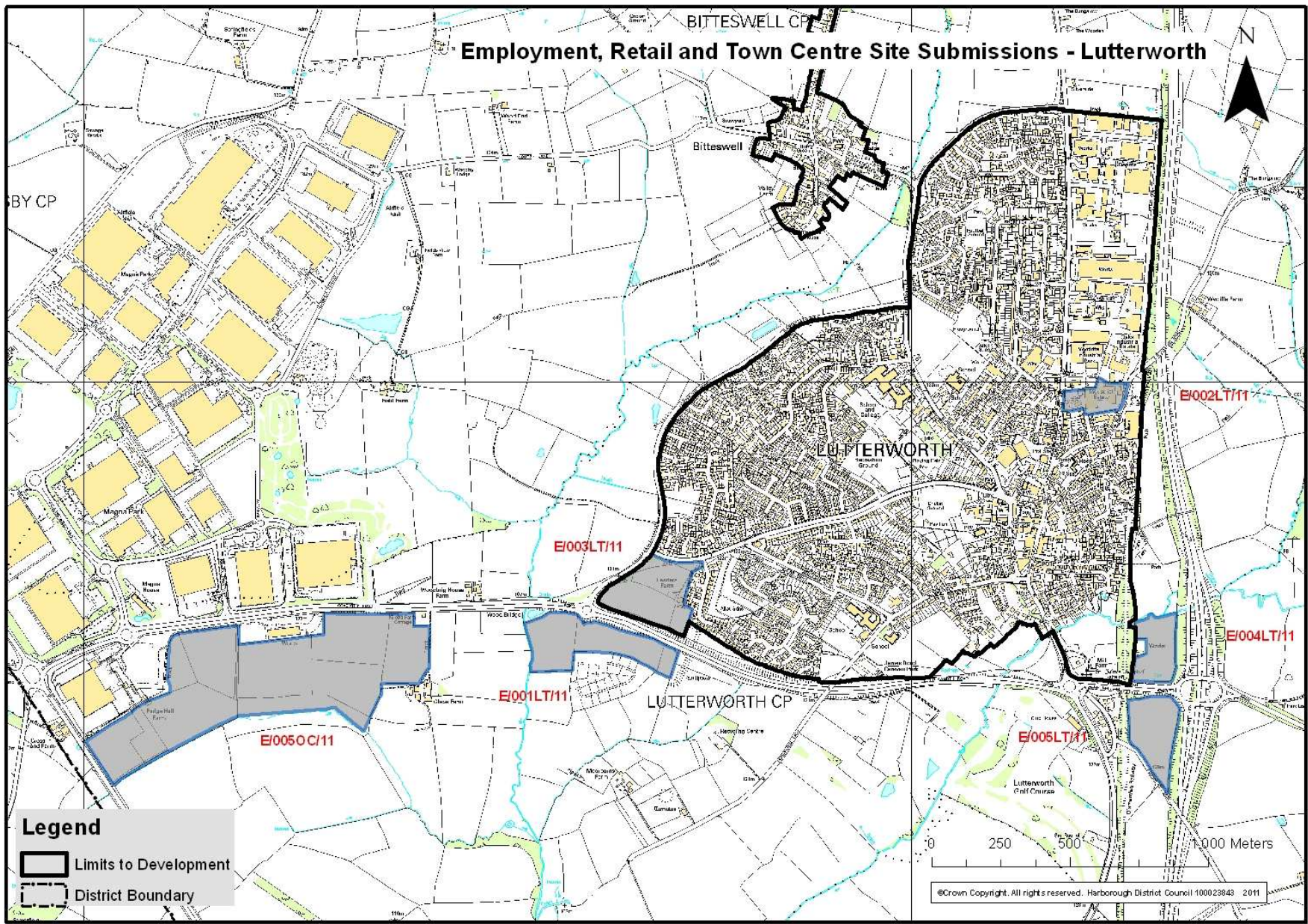
## Appendix D



# Employment, Retail and Town Centre Site Submissions - Market Harbourough



# Employment, Retail and Town Centre Site Submissions - Lutterworth



**Legend**

- Limits to Development
- District Boundary

0 250 500 1000 Meters

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