



Harborough District Council

**Strategic Employment Land
Availability Assessment (SELAA)**

2017 Update

March 2017

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Please note that the Strategic Employment Land Availability Assessment (SELAA) DOES NOT represent planning policy and does not determine whether a site should be allocated or granted permission for development. The assessment provides information on the range of sites available to meet needs, but Development Plan Documents will determine which sites are most suitable to meet those needs. The SELAA is just one of the key evidence base documents that provide details in relation to future growth.

1. Introduction

1.1 Background to this report

- 1.1.1 The Strategic Employment Land Availability Assessment (SELAA) 2017 Update forms a key component of the evidence base for the emerging Local Plan, and will inform the delivery of sufficient land to meet employment land requirements within Harborough District over the plan period. The assessment, which is required by the National Planning Policy Framework (NPPF) (2012), assesses the various opportunities that exist for the future supply of land for economic development, allowing the Council to choose sites to go forward into the Local Plan to meet objectively assessed needs.
- 1.1.2 This update report replaces the previous Employment Land Availability Assessment undertaken in 2012. It will enable the monitoring of employment land supply and provide the evidence base for the new Local Plan to ensure the Council can meet its objectively assessed need for employment land provision as set out in the Housing and Economic Development Needs Assessment (HEDNA, 2017).
- 1.1.3 The National Planning Policy Framework (NPPF) reflects the Government's commitment to securing economic growth and ensuring that the planning system does everything it can to support sustainable economic development (paras. 18 and 19). It requires Local Plans to set out a clear economic vision and strategy for their area, set criteria or identify sites to meet anticipated need over the plan period and support existing business sectors.
- 1.1.4 It requires local planning authorities to work with county/neighbouring authorities and the Local Enterprise Partnership to prepare an evidence base that can be used to assess the need for land or floor-space for economic development over the plan period. It advises that reviews of land available for economic development should be undertaken alongside Strategic Housing Land Availability Assessments (SHLAA) and should include a reappraisal of the suitability of previously allocated employment land (NPPF para. 161). The Council published its updated SHLAA in May 2016.

1.2 Employment land requirements

- 1.2.1 The Core Strategy, adopted in 2011, sets out how Harborough's employment needs will be met, but is based on outdated evidence and does not allocate sites for employment or provide specific policies.
- 1.2.2 As evidence for the preparation of the new Local Plan, a Housing and Economic Needs Assessment (HEDNA) was completed early in 2017 for Leicester and

Leicestershire (this geographical area represents both the Housing Market Area and the Functional Economic Market Area). The HEDNA sets out the requirement for employment land over the periods to 2031 and 2036 by Use Class, figures for the period 2011-2031(which aligns with the plan period for the emerging Harborough Local Plan) are set out in Figure 1 below.

Figure 1: Employment Land Needs 2011-2031 Hectares (excluding strategic B8¹)

Hectares	Office B1a/b	Industrial B1c/B2	Small Storage Distribution B8 ²	Total
Harborough District	Range 14 – 21	22	8	Range 44 – 51

Source: HEDNA 2017 (Table 83)

1.2.3 The need for further land for strategic B8 use is assessed separately to the HEDNA as part of the 2014 Leicester and Leicestershire Strategic Distribution Sector Study (SDSS) (further confirmed by the 2016 Update report). This identifies minimum gross land requirements for strategic B8 development of 361 hectares by 2031 and 472 hectares by 2036 across the Functional Economic Housing Market Area (FEMA) (Leicester and Leicestershire). These figures:

- include both rail-served and non rail-served need;
- are not broken down by district; and
- do not take into account the supply of sites which have been delivered since 2011 or have planning consent for strategic distribution

1.2.4 Whilst emerging Local Plan policy will take into account the fact that Harborough can only contribute to non rail-served need and the level of completions and commitments across the FEMA, it will also recognise that the District is affected by key areas of opportunity (as identified in the SDSS) with potential to meet future strategic B8 land requirements and therefore in a position to make a contribution to FEMA needs.

1.2.5 In setting out employment land allocations and policies for the emerging Local Plan to meet the requirement during the plan period (2011-2031), the following will be taken into account:

- Employment land already built or committed through the granting of planning permission or through allocation in neighbourhood plans;
- The need to replace poor quality existing employment floor-space which is expected to be lost during the plan period; and
- Economic aspirations, local circumstances and local objectives.

¹ Strategic B8 – B8 Storage and Distribution use in units of 9,000sq m or more

² Small B8 – B8 Storage and Distribution use in units of less than 9,000sq m

1.3 Purpose of assessment

- 1.3.1 All local authorities are required to regularly keep their assessments up to date (on at least an annual basis). In accordance with National Planning Practice Guidance (PPG), (March 2014), the SELAA is required to:
- identify sites and broad locations with potential for employment development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

1.4 Approach to assessment

- 1.4.1 The SELAA builds on the general approach detailed within the 2016 [Leicester and Leicestershire HMA Housing and Economic Land Availability Assessment Methodology Paper \(March 2017\)](#).
- 1.4.2 The scope of the assessment and the methodology used will be reviewed each year, or as necessary, to ensure that the assessment remains as robust and relevant to the monitoring of employment land availability in order to achieve the need targets.
- 1.4.3 Harborough District is predominately rural. In addition to its Leicester Principal Urban Area settlements (Scraptoft, Thurnby and Bushby), Sub Regional Centre (Market Harborough), Key Centres³ and Rural Centres⁴, it has a large number of smaller settlements. However, the vast majority of small settlements within the District are less suitable for significant new employment development in sustainability terms. Furthermore, their capacity to meet future employment needs is likely to be limited due to land availability. This does not preclude sites within smaller settlements and the wider countryside from coming forward for development in accordance with existing and emerging policies through the Development Management process. However, the 'Call for Sites' process (see para. 2.2.5) did not request sites below Rural Centre level. Sites which are in locations below Rural Centre level and less than 1ha are therefore classed as ineligible and identified in Appendix A (Table 1) in the SELAA Sites Companion Guide.
- 1.4.4 This SELAA assesses land proposed for employment development falling within use classes B1 (a, b and c), B2 and B8 of the Use Classes Order 1987 (as amended). It should be noted however that land for strategic B8 (Storage and Distribution units of more than 9,000sq.m) is identified separately from small B8

³ Lutterworth, Broughton Astley (as proposed in emerging Local Plan)

⁴ Billesdon, Fleckney, Great Glen, Houghton on the Hill, Husbands Bosworth, Kibworth, Ullesthorpe (as proposed in emerging Local Plan)

(Storage and Distribution units of less than 9,000sq.m) as the locational requirements for the former are more specific. The SELAA does not consider offices falling within class A2 (Financial and Professional Services), or the need for land to accommodate other employment generating commercial uses such as retail, leisure, education, and health.

1.5 How to use this report

1.5.1 The purpose of this report is to assess potential future employment sites. The findings of this assessment will form an important evidence source to inform future plan making, both at a level for the Local Plan and at a County wide level for the Strategic Growth Plan and other strategies for growth, infrastructure and investment. However, this document does not in itself determine whether a site should be allocated or granted planning permission for employment development. All sites listed within the assessment will be subject to the standard Development Management process. It is the role of the Local Plan to determine which sites are the most suitable for allocation.

1.5.2 Full details of the assessment methodology are set out in Section 2 of this report. The outcomes of the assessment are summarised in Section 3. A separate Sites Companion Guide has been published to accompany this report comprising:

- Appendix A: SELAA – Ineligible sites or excluded sites
- Appendix B: Deliverable or developable site maps and summary information
- Appendix C: Not currently developable site maps and summary information
- Appendix D: Settlement maps

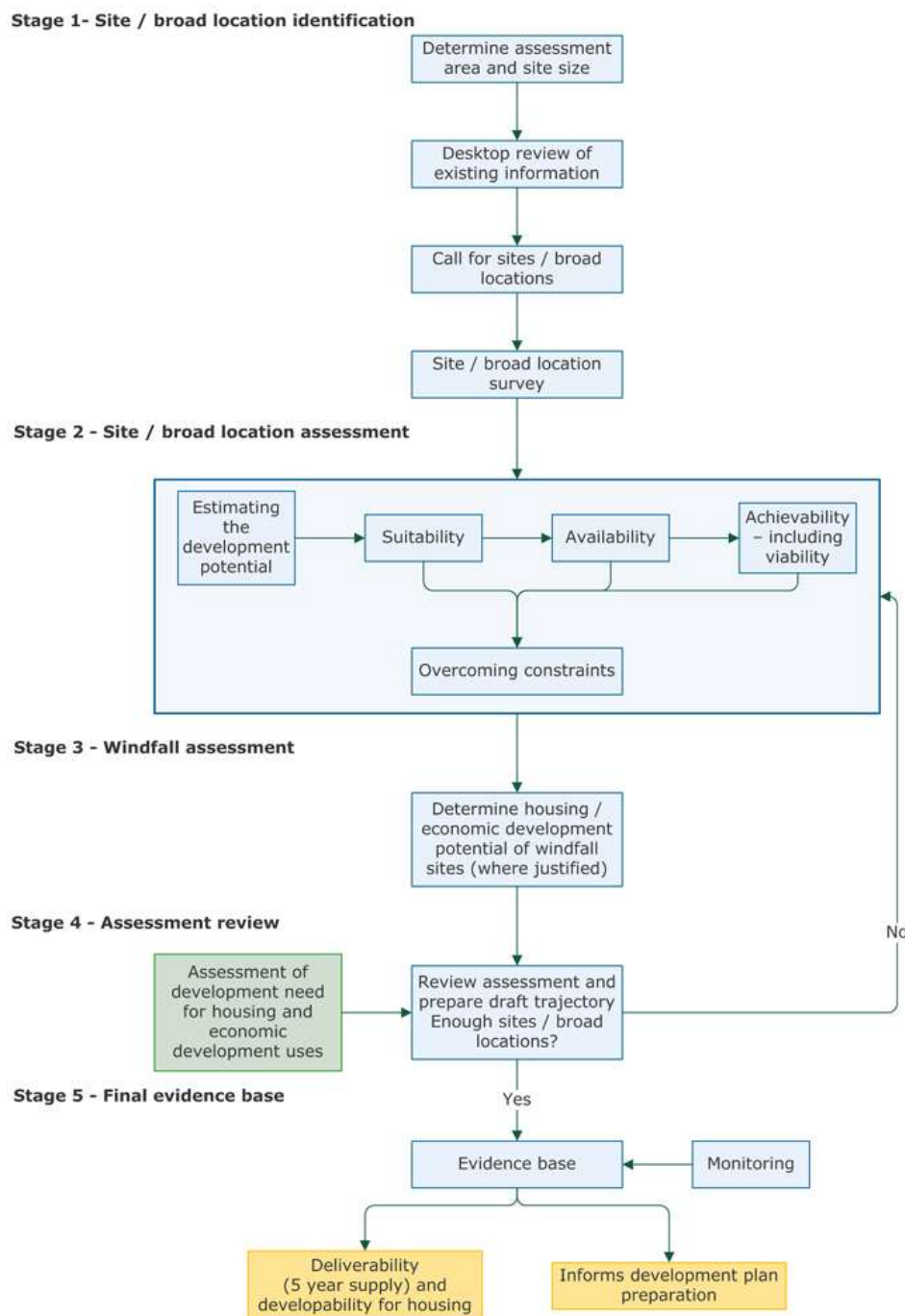
2. Methodology for the assessment

2.1 Assessment stages

2.1.1 The NPPF advises that reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land. Local Planning Authorities should have an understanding of the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs. Further detailed guidance on the process which should be followed is provided in the Planning Practice Guidance (PPG). The procedure and methodology used in this SELAA follows that recommended in the Practice Guidance.

2.1.2 [Paragraph ID: 3-006](#) in the PPG provides a flow chart to explain the process for assessing both housing and economic land availability which is reproduced in Figure 2 overleaf. It illustrates the main stages for a Housing and Economic Land Availability Assessments. Stage 3 (Windfall Assessment) is not relevant for the SELAA.

Figure 2: Housing & Economic Land Availability Assessment process and outputs (PPG, 2014)



2.2 Stage 1: Site/broad location identification

- 2.2.1 **Assessment Area:** The geographical area for the assessment is the local planning authority area of Harborough District. However, the Council has worked with other Leicester and Leicestershire local authorities and the Leicester and Leicestershire Economic Partnership in establishing housing and employment land requirement figures through the Housing and Economic Development Needs Assessment (sub-section 1.2).
- 2.2.2 **External involvement:** The Practice Guidance requires Local Planning Authorities to work with a range of representatives in order to plan an assessment which the market acknowledges to be viable and to ensure a robust evidence base in terms of employment land availability. Planning Officers hosted a Developer Panel which was held on 12 September 2013. This Panel was set up prior to the Council undertaking the housing land availability assessments in 2013/14, and followed a developer panel in 2011 for the parallel housing and employment land availability assessments in 2012.
- 2.2.3 The event invited developer viewpoints on the proposed changes to the 2012 Assessment Methodology, and provided an opportunity to raise any concerns and put forward any further recommendations or suggestions. Specific aspects discussed included development ratios, development densities, the geographical scope of the assessment and minimum site size. No changes were suggested by the panel. However, it should be emphasised that, as part of this assessment, local market expertise has been commissioned to give a view on the market attractiveness of the deliverable/developable sites (except sites for strategic B8 only).
- 2.2.4 Since the 2012 ELAA the Leicester and Leicestershire local authorities have worked together under the Duty to Cooperate on the production of an agreed Housing and Economic Land Availability Assessment Methodology Paper (Aug 2016). The HEDNA (2017) confirms that Leicester and Leicestershire is the appropriate Housing Market Area (HMA) and Functional Economic Market Area (FEMA). The Joint Methodology is a result of joint working between the Leicester and Leicestershire local authorities to ensure that assessments across the HMA/FEMA are based on similar assumptions.
- 2.2.5 **Sites identification:** A comprehensive 'Call for Sites' for housing and economic use was carried out early in 2015. Potential sites for employment in Use Classes B1, B2 and small B8 (units of less than 9,000sq.m) were required to be at least 0.25 hectare in size and be located in, or well related to, Market Harborough, Key Centres and Rural Centres. The assessment itself however only assesses sites of 1 hectare or more as sites below this threshold will not be identified as allocations in the Local Plan as it will focus on strategic allocations. Sites below 1 hectare will be dealt with through the Development Management process. Appendix A (Table 1) in the SELAA Sites Companion Guide lists these sites as ineligible sites.

2.2.6 Submissions for potential strategic B8 sites (storage and distribution) were required to be at least 2.5 ha in size (i.e. capable of accommodating a unit or units in excess of 9,000sq.m) and have good connections with the strategic highway network. This effectively meant that potential sites needed to 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.

2.2.7 Further sites were submitted in response to the new Local Plan Options consultation (September/October 2015), the Sustainability Appraisal Second Interim SA Report Appraising Options for the Provision of Strategic Distribution Growth (February 2016) and as a result of dialogue with developers throughout 2016 in respect of the preparation of the Local Plan.

2.2.8 The SELAA also assesses sites from the refreshed list of site sources identified in the PPG and the Joint Methodology. These site sources include:

- planning permissions for employment sites under construction;
- unimplemented/outstanding planning permissions for employment use on sites of 1 hectare or more;
- planning applications that have been refused or withdrawn;
- remaining 2001 Local Plan employment land allocations;
- sites in the Council's ownership;
- sites allocated in Neighbourhood Plans;
- surplus and likely to become surplus public sector land; and
- vacant and derelict land and buildings.

2.2.9 In addition to 31 sites from the ELAA 2012, another 19 sites from the various other sources listed have been identified and are included in the SELAA.

2.2.10 Due to the 'policy off' nature of the SELAA the identification of policy constraints on a site, including highway constraints, do not result in that site being 'excluded' but constraints are used in the determination of their development timeframes.

2.3 Stage 2: Site/broad location assessment

2.3.1 Sites already within the planning system have been assessed using the same criteria as newly submitted sites. However for sites with planning permission it has been assumed that issues, such as access, have been addressed and adequately evidenced through the Development Management process.

2.3.2 For sites already within the planning process, Building Control records were checked to identify the current level of development progress on site. In addition a

series of site visits were also carried out by Planning Officers where necessary to ensure that the starts and completions records were accurately reflected.

2.3.3 It is important to note that the approach taken to the SELAA 2017 has been 'Policy Off'. The SELAA update is one of several pieces of evidence which will be used to inform future land allocations in the District, in the new Local Plan. Details of the constraints against which a site is assessed are explained in paragraph 2.5.2.

2.3.4 The SELAA update applies to sites that meet the following criteria:

2.3.5 **Site Size:** The assessment considers all sites and broad locations capable of delivering B class employment uses on sites of 1 hectare or more. Sites of below 1 hectare are not assessed and instead are expected to come forward for development through the Development Management process.

2.3.6 **Employment use:** For the purposes of this assessment each site is assessed in the context of its likely function and likely use class as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

2.3.7 **Site Density:** The potential amount of development an employment site can deliver is dependent on the likely density of development. Calculations of employment potential are based upon average ratios of gross floor-space to site area for different classes of employment use as set out in the HEDNA (2017) and the SDSS (2014) as follows:

- B1a/b (Office, Leicestershire outside Leicester) – 0.35 (3,500sq.m per ha)
- B1c/B2 (Industrial) – 0.42 (or 4,200sq.m per ha)
- B8 (Warehousing) – 0.40 (or 4,000sq.m per ha)

2.3.8 The density of office development can vary significantly between rural, town centre, city and out of town locations or in mixed use schemes. For the purposes of this assessment 3,500m² per hectare is used to work out the development potential of an office (B1 (a) or B1(b)) site.

2.3.9 An estimate of employment potential is calculated for each site using the following formula:

Site area x density (for likely use class) = employment potential (sq. m)

2.3.10 In cases where a mix of B uses is assessed as potentially appropriate on a single site an equal split of uses is assumed and an average of the densities for the appropriate uses is taken and multiplied by the site area. Where a site has planning consent the application reference and permitted development capacity is detailed in a footnote.

2.3.11 **Development Potential:** As explained above the development potential of sites in the list compiled is assessed in relation to their suitability, availability, achievability

and viability using the advised methodology in Section 5 of the PPG. It follows a similar assessment to that used for the undertaking of a SHLAA.

2.3.12 Suitability: The suitability of sites is assessed using the following criteria:

- The site represents a sustainable location for employment development being compliant with the emerging Local Plan settlement hierarchy (in, adjacent or well related to Market Harborough, Lutterworth or one of the Rural Centres);
- The development plan, including neighbourhood plans, emerging plan policy and national policy;
- Market and industry requirements in that housing market or functional economic market area;
- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contaminations;
- Potential impacts including the effect upon land use designations, landscape features, nature and heritage conservation;
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas;
- Flood Zones 2 & 3;
- Non-inert landfill sites;
- Active mineral extraction sites;
- Mineral Consultation Areas;
- Hazardous installations;
- Grade 1 agricultural land;
- Oil and high pressure gas pipelines and 400kv buffer zones / easements;
- SSSIs and Scheduled Monuments;
- LCC Highways Assessments.

2.3.13 In addition the Council also considers a site's sustainability by its proximity to existing centres and highway infrastructure.

2.3.14 The assessment of site suitability also takes into account the proximity to a suitable site access and the proximity of the site to residential development and other neighbouring uses. If a proposed site is not compatible with neighbouring uses, including residential uses, and does not have a suitable site access for its proposed use, this counts negatively in respect of the suitability of the site and results in the site being put back in the development timeframe.

2.3.15 Depending upon the outcome of the assessment sites are categorised as either:

Suitable
Potentially Suitable
Not Currently Suitable
Not Suitable

2.3.16 **Availability** is assessed to help determine how soon in the plan period the site may be developable. A site with the benefit of planning permission is generally considered deliverable in the next 5 years unless there is evidence to the contrary. Evidence from planning applications is also taken into account in assessing the availability of sites. A site owned by developers or sites where a developer has a legal interest in the land is developable earlier than others where a period of land assembly may be required. Evidence of availability is provided by site promoters and assessed by officers. Sites are only identified as unavailable where legal or ownership problems mean the site is not available for development within the timeframe, or where the owner has not identified the site as available for development within the timeframe. Land ownership details for sites are obtained via desktop reviews and discussions with external sources, where necessary.

2.3.17 Depending upon the outcome of the assessment sites are categorised as either:

Available
Potentially Available
Not Currently Available
Not Available

2.3.18 **Achievability** assesses the likelihood that a site will be developed for a particular type of development at a particular point in time and takes into account phasing projections for sites, where the information has been provided. Factors with the potential to impact on delivery are also assessed at this stage, based on information from the pro forma and knowledge of the site and the possible mitigation measures it may require. Achievability is considered through discussions with external stakeholders and individual site promoters, where necessary, and through the additional market expertise sought by the Council.

2.3.19 Depending upon the outcome of the assessment sites are categorised as either:

Achievable
Potentially Achievable
Not Currently Achievable
Not Achievable

2.4 Desktop review of existing information

2.4.1 In order to classify sites according to their development potential they are categorised into one of 4 possible categories as a result of the Suitability, Availability and Achievability assessments:

Deliverable in the next 5 yrs.
Developable in the next 6 - 10 yrs.
Developable in the next 11-15 years
Not currently developable

2.4.2 For a site to be considered as **deliverable**, it is considered to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years; for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2.4.3 For a site to be considered **developable** it should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

2.4.4 Sites will be allocated into a timeframe as above based on the following criteria:

Deliverable in the next 5 years:

- Sites under construction;
- Sites with planning permission (unless developer indicates otherwise); or
- The site is owned or controlled by a developer or builder who is ready to start the development.

Developable within 6-10 years:

- The site has planning permission, but, after discussion with the applicant, it is no longer their intention to develop the site within 5 years; or
- The site may only be available in this slightly longer time period or is more likely to be achievable or suitable later in the plan period due to existing policy or site restrictions.

Developable within 11-15 years:

- The site may only be available in a longer timeframe or is more likely to be achievable or suitable later in the plan period due to existing policy or site restrictions, greater than those placed in the 6–10 years category as above (for instance major infrastructure required for the site to be achievable).

2.4.5 As planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that a site is available.

2.4.6 In order to classify all sites as accurately as possible, sites with an existing planning permission were treated the same as sites without planning permission. Hence a site with planning permission would still have to supply adequate evidence to meet the 'available' criteria defined above.

2.5 Overcoming constraints

2.5.1 Where a site is subject to a severe constraint to development in its entirety (i.e. a red constraint), then it is classed as non-developable. Where a site is less than entirely subject to a red constraint, deliverability of the site will be assessed on the part of the site not subject to the constraint (providing it is 1ha or more) with any yield adjusted accordingly.

2.5.2 Constraints that are considered "Red" (i.e. showstoppers that render the site not developable and unworthy of further consideration and assessment) are as follows:

- The Functional Floodplain (Flood Zone 3b) (as set out in the relevant Strategic Flood Risk Assessment)
- Scheduled Monuments (nationally important sites as listed by Historic England)
- Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI, SPA) as designed by Natural England or the European Commission.
- Major Hazardous Facilities (as defined by the Health and Safety Executive)

2.5.3 Some constraints are mitigatable potentially allowing the site to meet requirements. Only where the red constraint affects the whole site and there is no prospect of mitigation will the site be considered not developable.

2.6 Market Attractiveness

2.6.1 In order to assist with the assessment of potential employment sites for allocation within the Local Plan, the Council has sought local market expertise through a local surveyor. This expert advice provides the following:

- an overview of the current level of demand for employment land / premises in Harborough District and enquiries where the request could encompass the Harborough District area using local and other sources; and

- a comparative assessment of the likely market attractiveness of proposed employment sites, assessed by the SELAA Update 2017, for Office (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (small B8 in units of less than 9,000sq.m) uses.

2.6.2 For each site (excluding strategic B8 only sites) the specialist advice provides consideration of the:

- scope of the site to meet market demand;
- accessibility of the site for employees, suppliers, distribution and for different types of use;
- marketability of the site for different types of use, types of space and sizes of units; and
- any other market, cost or delivery factors which may affect the site's viability and attractiveness to the market.

2.6.4 In addition to the market attractiveness assessment as above, regard in this assessment has been made to the Council's emerging Economic Development Strategy, with the Business Support Manager a consultee in this process.

3. Outcomes of Employment Land Availability Assessment

3.1 Summary of Assessment

3.1.1 The 2017 SELAA Update has assessed a total of 50 sites for their potential to accommodate B class employment uses. Of these:

- 16 sites were excluded from the assessment because they:
 - have been superseded by later submissions; or
 - are now fully developed; or
 - do not meet one or more of the site assessment criteria set out at section 2.3 relating to location or size of the site.
- 34 sites were assessed with the following outcomes:
 - 7 sites are current commitments
 - 10 sites are categorised as 'Deliverable' within the next 5 years
 - 14 sites are categorised as 'Developable' beyond the next 5 years
 - 10 sites are 'Not Currently Developable'

3.1.2 Paragraph 48, footnote 11 of the Framework explains that to be identified as deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that economic development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be

viable, there is no longer a demand for the type of units or sites have long term phasing plans.

- 3.1.3 Paragraph 48, footnote 12 of the Framework states: “To be considered developable, sites should be in a suitable location for economic development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”
- 3.1.4 Of the 34 sites assessed only 5 (3%) are on previously developed land and of these just 1 is assessed as deliverable. This reflects the fact that Harborough District is predominantly rural. The potential estimated capacity of land for economic development is heavily focussed on Greenfield sites.

3.2 Assessment Outcomes

- 3.2.1 Excluding the 16 ineligible or excluded sites the results of the assessment is as set out in Figure 3 below.

Figure 3: Number of sites assessed by outcome

Site categories	Number of sites assessed	% (figures rounded)
Deliverable sites with planning permission	7	21%
Deliverable sites without planning permission	3	9%
Potentially developable sites	14	41%
Not currently developable sites	10	29%
Total sites	34	100%

- 3.2.2 Section 2.3 of this report sets out the categories used to assess a site’s suitability, availability and achievability. A summary of the application of categories to individual sites is set out in Appendix 1.
- 3.2.3 Site maps and summary information for individual sites is provided in Appendix B of the accompanying SELAA Sites Companion Guide. Where sites have been assessed as not currently developable, maps and summary information is provided in Appendix C of the accompanying SELAA Sites Companion Guide.
- 3.2.4 Collectively the 24 sites assessed as having some potential for economic development could provide up to 492 ha of land estimated to deliver some 1,947,673 sq. m of floor-space for B class employment uses. Figure 4 below provides a breakdown by settlement of the sites assessed as having some potential for economic development.

Figure 4: Deliverable / Potentially Developable Sites[#] – capacity by Settlement

Settlement	No. of Sites	Total Area (ha)	Estimated Total Floor-space (sq. m)
Market Harborough	5	37.5	145,565
Lutterworth	5	32.2	126,526
Broughton Astley	2	9.1	35,490
Rural Centres	8	56.3	217,393
Other	4	356.9	1,422,700
Total	24	491.9	1,947,673

[#] totals excludes site E/012OC/15 which is within another site (to avoid double counting)

3.2.5 In terms of the capacity for different types of B class use, based on the most likely use/s for each individual site, of the 24 sites the majority are considered to have the potential for more than one B class use. A small number of large sites, potentially appropriate for Storage and Distribution (B8 uses in units of 9,000sq m or more) only, account for the vast majority of total floor-space. Figure 5 below sets out the estimated floorspace breakdown by use while Figure 6 gives the breakdown by hectares.

Figure 5: Deliverable / Potentially Developable Sites by Settlement – Estimated Floor-space Breakdown by use[#]

Sq. m	Office (B1)	Industrial (B1c/B2)	Small Storage & Distribution (B8)	Strategic B8 only	Total (sq. m)
Market Harborough	54,233	50,383	40,950	0	145,565
Lutterworth	24,843	19,110	82,573	0	126,525
Broughton Astley	11,830	11,830	11,830	0	35,490
Rural Centres	110,001	58,361	49,031	0	217,393
Other	63,700	63,700	63,700	1,231,600	1,422,700
Total	264,606	203,384	248,084	1,231,600	1,947,673

[#] totals excludes site E/012OC/15 which is within another site (to avoid double counting) Figures may not sum, due to rounding.

Figure 6: Deliverable / Potentially Developable Sites by Settlement – Hectare Breakdown by use[#]

Hectares	Office (B1)	Industrial (B1c/B2)	Small Storage & Distribution (B8)	Strategic B8 only	Total (Ha)
Market Harborough	14.1	13	10.5	0	37.5
Lutterworth	6.5	4.8	20.9	0	32.2
Broughton Astley	3	3	3	0	9.1
Rural Centres	28.7	14.9	12.6	0	56.3
Other	16.3	16.3	16.3	307.9	356.9
Total	68.6	52	63.3	307.9	492

[#] Totals excludes site E/012OC/15 which is within another site (to avoid double counting).

- 3.2. Overall the SELAA, undertaken on a ‘policy-off’ basis, indicates that there are sufficient deliverable or developable sites with sufficient estimated capacity for economic development to meet forecast district need for different types of B class use and to contribute towards the delivery of land to meet the forecast need for strategic B8 within the FEMA, during the plan period.

3.3 Trajectory

- 3.3.1 The guidance requires that once sites have been assessed, the development potential of all sites is collected to produce an indicative trajectory. The trajectory is set out in Figure 7 below and gives an indication of the amount of economic development land that can be provided at what point in the future.

Figure 7: Indicative Trajectory for Deliverable / Potentially Developable Sites by Settlement[#]

Hectares	0 – 5 Years		6 -10 Years		11 – 15 Years		Total All Years	
	General Emp.	Strategic B8	General Emp.	Strategic B8	General Emp.	Strategic B8	General Emp.	Strategic B8
Market Harborough	12	0	13.1	0	12.4	0	37.5	0
Lutterworth	6	0	26.2	0	0	0	32.2	0
Broughton Astley	2.2	0	6.9	0	0	0	9.1	0
Rural Centres	13.6	0	8.6	0	34.1	0	56.3	0
Other	0	0	0	307.9	0	49	0	356.9
Total	33.8	0	54.8	307.9	46.5	49	135.1	356.9

[#] Totals excludes site E/012OC/15 which is within another site (to avoid double counting).

Appendix 1: Summary of SELAA Outcomes

HDC ELAA Ref	Hierarchy	Settlement	Site Address	Site Area (Ha) Assessed	Is the Site Suitable?	Is the Site Available?	Is the Site Achievable ?	Is the Site Deliverable or Developable as defined by NPPF footnotes 11 & 12?	Total Site Area Available for Development (Ha)	Estimated Total Capacity (sq. m)	Likely Use Class	Next 5 Yrs	6-10 Yrs	11 - 15 Yrs
E/008RC/11	Rural Centre	Billesdon	Land off Rolleston Road, Billesdon	6.6	Potentially Suitable	Not currently available	Not currently achievable	Developable 11 -15 yrs	6.6	25,410	B1/B2	0	0	6.6
E/009RC/15	Rural Centre	Billesdon	LCC Highways Depot, Gaulby Road	1.8	Suitable	Available	Achievable	Deliverable 0 - 5 yrs	1.8	6,750	B1/B8 (small)	1.8	0	0
E/009OC/15	Key Centre	Bitteswell / Lutterworth	Land South of Coventry Road	87.9	Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	87.9	351,600	B8 (strategic)	0	87.9	0
E/013OC/15	Key Centre	Bitteswell / Lutterworth	Land at Woodbrigg House Farm	49.0	Potentially Suitable	Potentially available	Not currently achievable	Developable 11 -15 yrs	49.0	191,100	B1/B2/ B8 (small/strategic)	0	0	49

E/001LT/11	Key Centre	Lutterworth	Land south of Lutterworth Rd / Coventry Rd	3.4	Suitable	Available	Achievable	Deliverable in 0-5 yrs	3.4	12,750	B1/B8 (small)	3.4	0	0
E/004LT/11	Key Centre	Lutterworth	Land North of Lutterworth Road	3.5	Suitable	Available	Achievable	Deliverable in 0-5 yrs	2.6	10,660	B1c/B2/B8	2.6	0	0
E/005LT/11	Key Centre	Lutterworth	Land South of Lutterworth Road	4.1	Potentially Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	2.5	9,375	B1/B8 (small)	0	2.5	0
E/006LT/15(A)	Key Centre	Lutterworth	East of Lutterworth SDA - Land adjacent to M1	10.6	Potentially Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	10.6	41,340	B1/B2/B8	0	10.6	0
E/006LT/15(B)	Key Centre	Lutterworth	East of Lutterworth SDA: Land south of A4304)	13.1	Potentially Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	13.1	52,400	B8	0	13.1	0
E/010OC/15	Key Centre	Bitteswell / Lutterworth	Land North & West of Magna Park	220.0	Potentially suitable	Potentially available	Potentially achievable	Developable in 6 -10 yrs	220.0	880,000	B8 (strategic)	0	220	0
E/012OC/15	Key Centre	Bitteswell / Lutterworth	Land adjoining Magna Park	55.0	Suitable	Available	Potentially Achievable	Deliverable 0-5 yrs	55.0	220,000	B8 (strategic)	55	0	0

E/001B/11	Key Centre	Broughton Astley	Land at Coventry Road	6.9	Suitable	Available	Potentially achievable	Developable 6-10 yrs	6.9	26,910	B1/B2/B8 (small)	0	6.9	0
E/002B/15	Key Centre	Broughton Astley	Land east of Broughton Way	2.2	Suitable	Available	Achievable	Deliverable 0-5 yrs	2.2	8,580	B1/B2/B8 (small)	2.2	0	0
E/001RC/11	Rural Centre	Fleckney	Land off Marlborough Drive	2.9	Suitable	Available	Achievable	Deliverable in 0-5 yrs	2.9	11,310	B1/B2/B8 (small)	2.9	0	0
E/007RC/11	Rural Centre	Great Glen	Land to southern fringe of Great Glen	4.6	Potentially Suitable	Not currently available	Potentially achievable	Developable in 11 -15 yrs	4.0	14,000	B1	0	0	4
E/012/RC/17(A)	Rural Centre	Kibworth	Kibworth North and East SDA, Land to north of West Langton Road	23.5	Potentially Suitable	Potentially available	Potentially achievable	Developable in 11 -15 yrs	23.5	91,650	B1/B2/B8	0	0	23.5
E/012/RC/17(B)	Rural Centre	Kibworth	Kibworth North and East SDA, Land to east of A6	1.5	Potentially Suitable	Potentially available	Potentially achievable	Developable 6-10 yrs	1.5	5,850	B1/B2/B8	0	1.5	0

E/006RC/11	Rural Centre	Kibworth	Land east of Harborough Road, Kibworth	7.1	Potentially suitable	Potentially available	Potentially achievable	Developable in 6 -10 yrs	7.1	28,158	B1/B2/ B8 (small)	0	7.1	0
E/013RC/15	Rural Centre	Kibworth	Land South & West of Priory Business Park	9.0	Suitable	Available	Achievable	Deliverable in 0-5 Yrs	8.9	34,265	B1	8.9	0	0
E/009M/15	Principal Centre	Market Harborough	Airfield Farm	13.1	Suitable	Potentially Available	Potentially achievable	Developable 6-10 yrs	13.1	51,090	B1/B2/ B8 (small)	0	13.1	0
E/003M/11	Principal Centre	Market Harborough	Land off Dingley Road	12.4	Potentially suitable	Not currently available	Potentially achievable	Developable in 11 -15 yrs	12.4	48,360	B1/B2/ B8 (small)	0	0	12.4
E/010M/15	Principal Centre	Market Harborough	Airfield Business Park	6.0	Suitable	Available	Achievable	Deliverable in 0-5 yrs	6.0	23,400	B1/B2/ B8 (small)	6	0	0
E/007M/11	Principal Centre	Market Harborough	East of Rockingham Road (Peaker Park)	1.1	Suitable	Available	Achievable	Deliverable in 0-5 yrs	1.1	3,850	B1a/b	1.1	0	0
E/006M/11	Principal Centre	Market Harborough	East of Northampton Road (Compass Point)	4.9	Suitable	Available	Achievable	Deliverable in 0-5 Yrs	4.9	18,865	B1/B2	4.9	0	0

E/014OC/15	Open Countryside	Cosby (Dunton Bassett parish)	Whetstone Pasture Estate (Land centred on A426, south Leicester, Willoughby Waterleys.	185.0	Not currently suitable	Potentially available	Not currently achievable	Not currently developable	80.0
E/015OC/15	Open Countryside	Bruntingthorpe	Bruntingthorpe Industrial Estate extension	13.3	Not suitable	Potentially available	Not currently achievable	Not currently developable	13.3
E/008OC/11	Open Countryside	Cosby (Dunton Bassett parish)	Arkwright Hill Farm Industrial Estate	7.8	Not suitable	Potentially available	Not currently achievable	Not currently developable	7.8
E/002RC/11	Rural Centre	Fleckney	Kilby Road, Fleckney	12.4	Not currently suitable	Not currently available	Not currently achievable	Not currently developable	12.4
E/019OC/15	Open countryside	Kibworth	Land off Fleckney Road, Kibworth	1.8	Not suitable	Potentially available	Not achievable	Not currently developable	1.8
E/021OC/15	Open Countryside	Market Harborough	land west of Airfield Farm	37.9	Not currently suitable	Potentially available	Not currently achievable	Not currently developable	37.9
E/010M/11	Principal Centre	Market Harborough	Land west of Rockingham Rd	6.6	Not suitable	Not currently available	Not currently achievable	Not currently developable	6.6

E/004M/11	Principal Centre	Market Harborough	Land at Knights End Rd	10.6	Not currently suitable	Not currently available	Not currently achievable	Not currently developable	10.6
E/011OC/15	Open Countryside	Shawell	Shawell Quarry, Gibbet Lane	7.5	Not currently suitable	Not currently available	Not currently achievable	Not currently developable	7.5
E/016OC/15	Open Countryside	Stoughton	Leicester Airfield (3 phases)	30.0	Not currently suitable	Potentially available	Not currently achievable	Not currently developable	25.0