



Harborough District Council

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

Sites Companion Guide

March 2017

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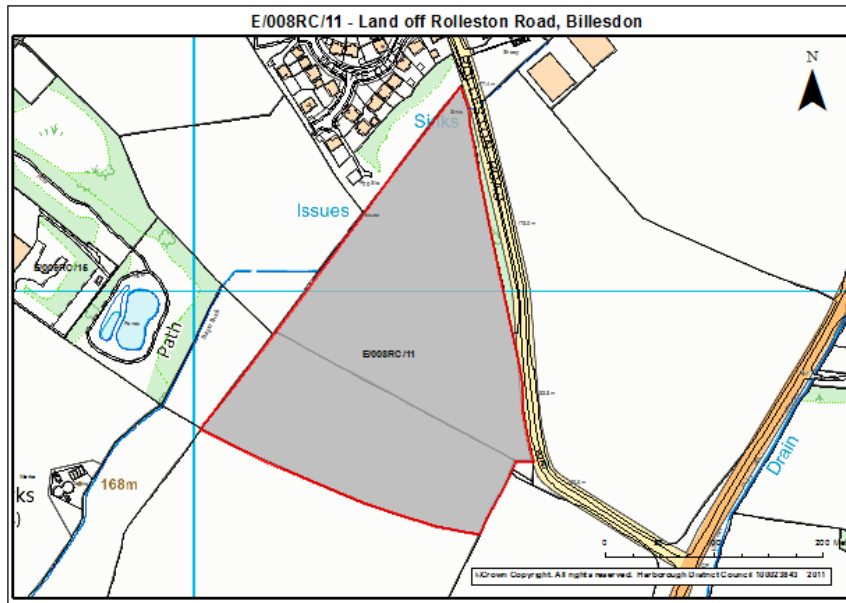
Appendix A: SELAA ineligible or excluded sites

Table 1: SELAA - Ineligible Sites						
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	0.12	Redundant farm buildings	Below 1ha size threshold.
E/006OC/11	The Paddock (off Lutterworth Road), Arnesby	Arnesby	Call for Sites 2011	0.79	Paddock land	Below 1ha size threshold.
E/021OC/11	Land adjacent to Bowden Business Village	Great Bowden	Call for Sites 2011	0.95	Agricultural land	Below 1ha size threshold.
E/007OC/11	Land north of Frolesworth Road, Leire	Leire	Call for Sites 2011	0.94	Agricultural land	Below 1ha size threshold

Table 2: SELAA - Excluded Sites				
Ref	Site Address	Settlement	Year Excluded	Reason for Exclusion
E/005M/11	West of Northampton Road, Market Harborough	Market Harborough	2017	Undeveloped Local Plan (2001) allocation MH/4 – not taken forward for assessment.
E/008M/11	Railway Goods Yard, Market Harborough	Market Harborough	2017	Undeveloped Local Plan (2001) allocation MH/4 – not taken forward for assessment.
E/002M/11	Land at Airfield Farm, Market Harborough	Market Harborough	2017	Superseded by submission relating to adjacent site.
E/001OC/11 E/002OC/11 E/003OC/11	Tree Tops, Bruntingthorpe Airfield Land south of Bruntingthorpe Industrial Estate Land west of Bruntingthorpe Industrial Estate	Bruntingthorpe	2017	Sites superseded by 2016 submission at Bruntingthorpe Airfield.
E/002LT/11	Vedonis Works, Lutterworth	Lutterworth	2017	Site has planning permission for housing.
E/005OC/11	Land south of A4303, Magna Park, Lutterworth	Lutterworth	2017	Superseded by current applications for S&D relating to the site (15/00865/OUT and 15/01531/OUT).
E/005RC/11	Land adjoining the A6 (north of Wistow Road)	Kibworth	2017	Site has planning permission for housing.
E/003RC/11 E/004RC/11	Land south of Priory Business Park, Wistow Rd Land south and west of Priory Business Park, Wistow Rd	Kibworth	2017	Combined site now has planning permission and included as E/013RC/15.
E/003LT/11	Leaders Farm, Lutterworth	Lutterworth	2017	Site under development for housing.

Appendix B: Deliverable or developable site maps and summary information

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 lies adjacent to Billesdon, a Rural Centre. It has no physical or environmental constraints. However, the site is of a scale that extends well beyond the existing built form of the village. Although close to the A47, the local access road is narrow with limited capacity for commercial traffic. There is limited public transport available in the village. The Highway Authority is unlikely to support development which generates HGV movements due current 7.5 tonne weigh restriction on surrounding roads. Therefore the site is considered **potentially suitable** for employment development.

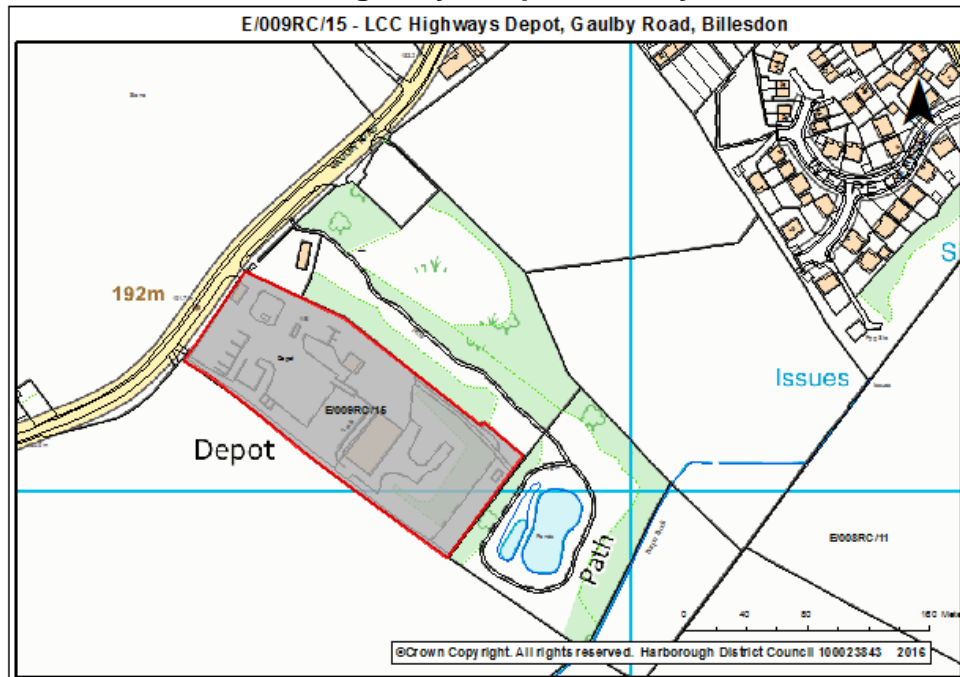
Availability: The site is currently in agricultural use and is in single ownership. It currently has no consent or planning history for B class employment. The owner estimated in 2011 that the site could be available within 3 years. There has been no availability update since 2011. The site is therefore considered **not currently available**.

Achievability: Access road has limited capacity for commercial traffic on this scale, with uses involving an increase in HGV movements unlikely to be acceptable. The site is identified as suitable for B1/B2 use classes, with small business units /offices considered most likely and potentially mixed uses, subject to separate assessment. There is no up to date availability information and the scale of the site is such that it is considered likely to exceed local market demand in this rural location. The overall marketability and attractiveness of the site is assessed as low. The site is considered **not currently achievable**.

Summary: The above factors result in the site being **developable in 11 – 15 years** for employment. However, the site is not allocated in the Neighbourhood Plan. Development of the site is likely to exceed market demand given the size of the site and that there is a brownfield site allocated for employment in the NP (application currently under consideration). Should the site come forward at a different scale in the future, the outcome may be subject to change.

Site Capacity:	
Total site area available for development (hectares):	6.6ha
Density applied (sq.m per ha):	3850sq.m per ha (Ave)
Estimated capacity (sq.m):	25,410sq.m
Likely Use Class:	B1/B2
Greenfield / PDL	Greenfield
Timeframe for development	Developable in 11 – 15 years

E/009RC/11 – LCC Highways Depot, Gaulby Road, Billesdon



Site Description: This site is currently in use as the County Council's 'Living Water' recycling facility with the majority of the site being hard standing. It is bordered by open countryside to the south west, Gaulby Road to the north west and designated local green space to the north east and south east. The site is approximately 1km from the centre of the village, where a limited range of services and facilities are present.

Suitability: The site is on the edge of Billesdon identified as a Rural Centre and has no physical or environmental constraints. It is previously developed land with suitable access to the road network, particularly the A47. It is identified as an employment allocation in the Billesdon Neighbourhood Plan. The site is considered **suitable** for employment development.

Availability: The site's availability was updated in 2015 and indicated that the site is in single ownership and could be available in 0 – 5 years. In 2017 the site was granted planning permission for B1 and / B8 (small). The site is therefore considered **available**.

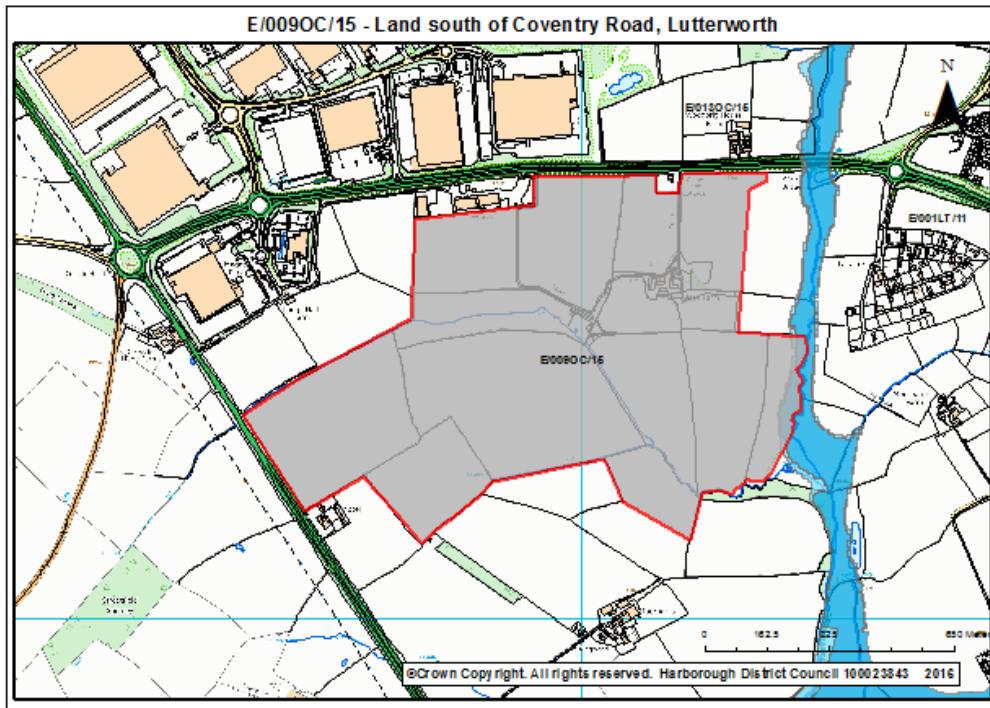
Achievability: The site is PDL, is allocated for employment use in the Neighbourhood Plan and has planning permission for employment use. Overall the marketability and attractiveness of the site is assessed as low, as demand is unlikely to be high enough, due to its rural location, scale, local road network and poor public transport links. It is therefore considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 - 5 years**.

Site Capacity:	
Total site area available for development (hectares):	1.8ha
Density applied (sq.m per ha):	3750sq.m per ha
Estimated capacity (sq.m)	6,750sq.m (3,630sq.m*)
Likely Use Class:	B1/B8(small)
Greenfield / PDL	PDL
Timeframe for Development	0 – 5 years

* internal floorspace from application 16/00273/OUT

E/009OC/15 – Land south of Coventry Road, Lutterworth



Site Description: The site lies to the south of the A4303 (southern bypass) close to the Lutterworth built up area. It adjoins the A5 to the west and extends to Bitteswell Brook to the east. A tributary to the brook runs across the site. Glebe Farmhouse lies within the site. The site is in agricultural use and lies close to the boundary of Magna Park. A wide range of services and facilities are available in nearby Lutterworth town centre approximately 2km away.

Suitability: The site is near to Magna Park and in close proximity to Lutterworth, a Key Centre. Although not an area consistent with the emerging Local Plan, in terms of settlement hierarchy and spatial strategy, as a location for employment development the site has potential to meet the specific locational requirements of the strategic B8 sector. The site is mostly flat, semi-regular in shape and has no physical or environmental constraints that would prevent employment development. The eastern extremity of the site (1.1ha) lies within an area of flood risk (flood zones 2 and 3) and will need to be investigated. A small portion of the eastern part of the site also lies within a mineral consultation area. Development could have a negative effect on the character and appearance of the existing landscape and, in conjunction with other proposed and permitted sites, affect the transition from urban to rural and potentially reduce the separation between the built up edge of Lutterworth and Magna Park, but there may be potential to mitigate these effects. Access to the strategic road network is good and capable of accommodating HGV traffic. The Highway Authority has indicated that 2 points of access would be needed for a site of this scale and that access taken directly from Coventry Road (A4303) is unlikely to be supported. The site is accessible by sustainable transport options, including limited public transport serving Magna Park. The site is considered **suitable** for employment development.

Availability: The site is subject to a current application for B8 and ancillary uses which was submitted in 2015. The site is in multiple ownership and could become available for development within the next 5 years. Delivery is estimated to take 5+ years, given the extent of the site. The site is considered **potentially available**.

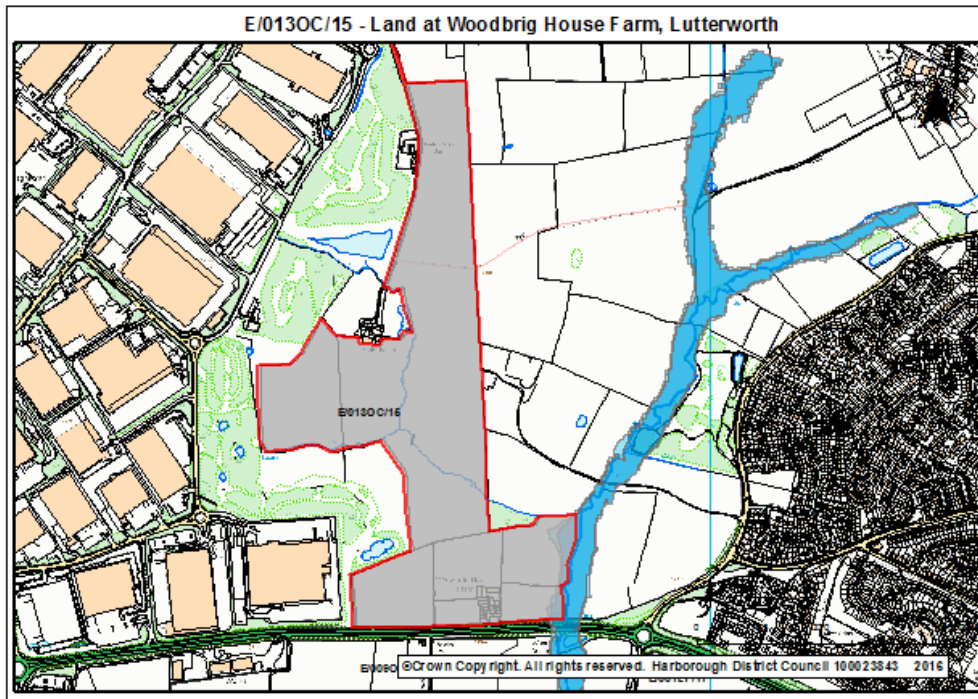
Achievability: No constraints are identified to make the site unviable for employment development. The site is prominent, well located and potentially attractive to the strategic B8 sector. Overall the sites marketability and attractiveness is assessed as medium / high with the potential to meet national demand for strategic B8. It is considered that there is a reasonable prospect of delivery in the plan period; the site is therefore **potentially achievable**.

Summary: The above factors result in the site being **developable in 6 – 10 years**. Evidence of developer interest including planning consent would be needed to reclassify the site as deliverable in 0 - 5 years.

Site Capacity:	
Total site area available for development (hectares):	87.9ha
Density applied (sq.m per ha):	4,000sq.m per ha
Estimated capacity (sq.m)	351,600sq.m (278,709sq.m)*
Likely Use Class:	B8 (strategic)
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

* taken from application 15/00865/OUT

E/0130C/15 – Land at Woodbrig House Farm, Lutterworth



Site Description: This site lies to the east of the strategic planting area directly adjacent to the eastern edge of Magna Park and lies in the area of countryside between Lutterworth/Bitteswell and Magna Park. It is currently agricultural land and runs from the A4303 southern bypass northwards to join Woodby Lane. The southern part of the site incorporates Woodbrig House Farm and adjoins Bitteswell Brook to the east. Land adjacent to Bitteswell Brook to the east adjoining Lutterworth has planning permission for residential development. A wide range of services and facilities are available in nearby Lutterworth town centre 2km away.

Suitability: The site is adjacent to Magna Park and in close proximity to the built up area of Lutterworth, a Key Centre. Development could have a negative effect on the character and appearance of the landscape and, in combination, with other proposed / permitted sites, reduce separation between the built up edge of Lutterworth and Magna Park. The site forms a substantial part of the Area of Separation as currently defined. It should be noted that this designation will be reviewed as part of the Local Plan. A small area (1.3ha) of the southern part of the site is within flood zones 2 and 3. The Highway Authority has indicated that 2 points of access would be needed and that access taken directly from Coventry Road (A4303) is unlikely to be supported. The A4303 dual carriageway (southern bypass) gives direct access to the nearby M1 Junction 20. It also gives access to the M6 Junction 1 via the A5 and A426. All are capable of accommodating HGVs. The site is accessible by sustainable transport options, including limited public transport serving Magna Park. The site is considered **potentially suitable** for employment development.

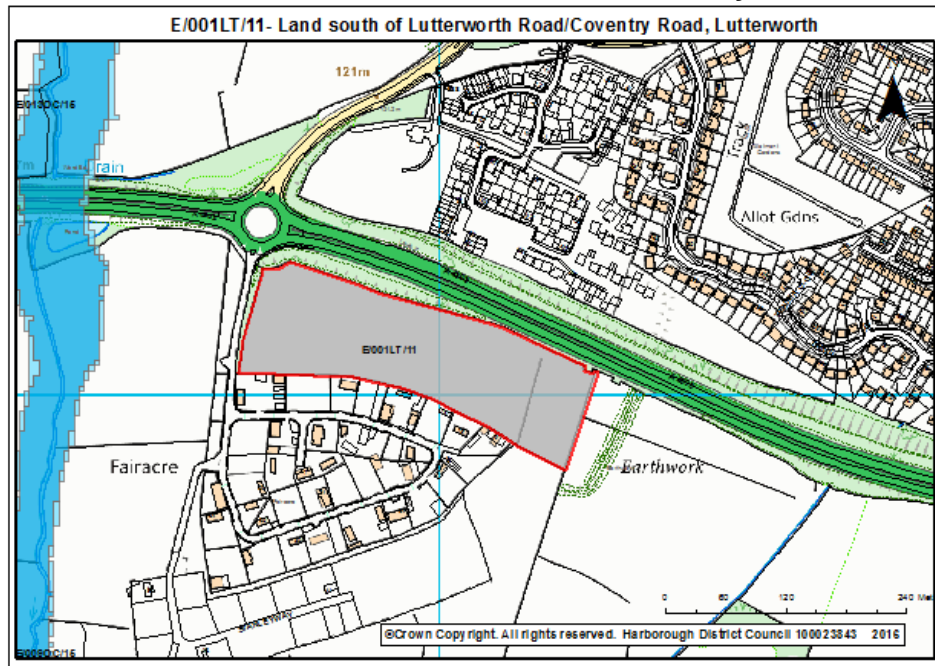
Availability: The site was put forward on behalf of the landowner in 2015 and an update was submitted in 2016. The site is in single ownership and the submission reports that the site could be available in 6 – 10 years. There is no planning consent or application relating to the site. The site is considered **potentially available** for employment development.

Achievability: There is no evidence regarding achievability or potential market interest in the site. Overall, the site's market attractiveness is assessed as medium with the potential to meet local, regional and national demand for all B class uses including strategic warehousing. Given the forecast requirement and pipeline supply of land for the strategic B8 sector to 2031, it is unlikely to be necessary to meet need. The site is awkward in shape, and its characteristics mean it is considered **not currently achievable** for employment development. A significant change in the Area of Separation boundary would also be needed through the Local Plan for this site to be achievable.

Summary: The above factors result in the site being **developable in 11 - 15 years** for employment development. However, a change in the Area of Separation boundaries and planning permission would be needed to reclassify the site as deliverable.

Site Capacity:	
Total site area available for development (hectares):	49ha
Density applied (sq.m per ha):	3900sq.m per ha
Estimated capacity (sq.m)	191,100sq.m
Likely Use Class:	B1/B2/B8 (small / strategic)
Greenfield / PDL	Greenfield
Timeframe for Development	11 - 15 years

E/001LT/11 – Land south of Lutterworth Road/Coventry Road, Lutterworth



Site Description: The site is separated from the built area of Lutterworth lying south of the southern bypass (A4303) and north of an established travelling showpeople site (Fairacres). Agricultural land lies to the east and an access road to the A4303 forms the western boundary. A wide range of services and facilities are available in nearby Lutterworth town centre 1.7km away.

Suitability: The site is well located in relation to Lutterworth (a Key Centre) and has good access to the local and strategic road network. The site lies within a Mineral Consultation Area which will need to be investigated. There is also a small area of historic landfill on the eastern edge of the site which is likely to be mitigatable. The site is regular in shape and level. It is accessible by sustainable modes of transport. The site is considered **suitable** for employment development.

Availability: The availability of the site was updated in 2016 and indicates that the site is in single ownership and could be available within the next 5 years. A resolution to grant planning permission for employment (B1) uses was taken in February 2017 (subject to S106 agreement). The site is considered **available** for employment development.

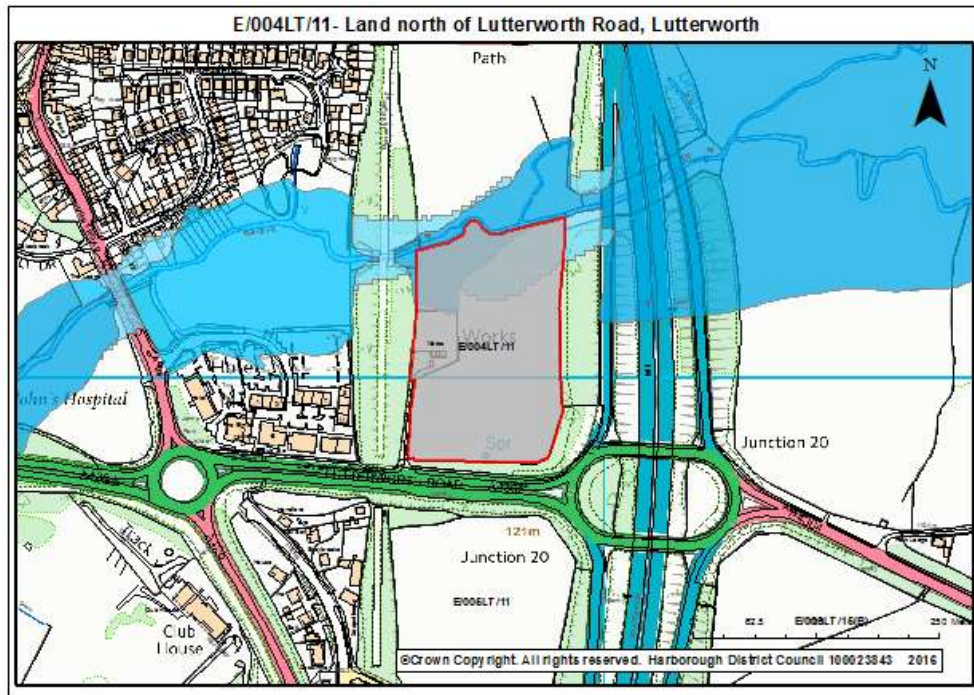
Achievability: No physical constraints have been identified to make the site unviable for employment development. Lutterworth is well located in terms of access to the strategic road network. The overall marketability and attractiveness of the site is assessed as medium/high, it is close to Magna Park with the potential to deliver smaller units to a more local market. Potential impact on nearby residents would require consideration in scheme design. The site promoter has indicated that the site could be delivered within the next 3 years. The site is considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 - 5 years**.

Site Capacity:	
Total site area available for development (hectares):	3.4ha
Density applied (sq.m per ha):	3750sq.m per ha
Estimated capacity (sq.m)	12,750sq.m (9500sq.m*)
Likely Use Class:	B1 / B2
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

* taken from application 16/01288/OUT

E/004LT/11 – Land north of Lutterworth Road, Lutterworth



Site Description: The site lies on the south eastern edge of Lutterworth and is located just off Junction 20 of the M1. It lies just north of the A4303 with the M1 forming the eastern boundary and the River Swift the northern boundary. The site is separated from St Johns Business Park to the west by the dismantled railway line. It is currently agricultural land. A range of services and facilities are available in Lutterworth town centre less than a 1km away.

Suitability: The site is adjacent to Lutterworth which is a Key Centre. It is relatively close to the centre of Lutterworth and is adjacent to the existing St. Johns Business Park. The northern part of the site lies within flood zone 2/3 and the developable area has been reduced to take this into account. The site is within a Mineral Consultation Area and adjacent to a contaminated land consultation area (disused railway line) and will need to be investigated. There are no highways issues which cannot be mitigated. The site is considered **suitable** for employment development.

Availability: The site is currently in agricultural use and is controlled by an owner/developer with an intention to realise employment development. There has been employment related permission on the site since 2015. An amended employment scheme for the site was approved in 2016. Given that there is a willing landowner and planning permission in place, the site is considered **available** for employment development.

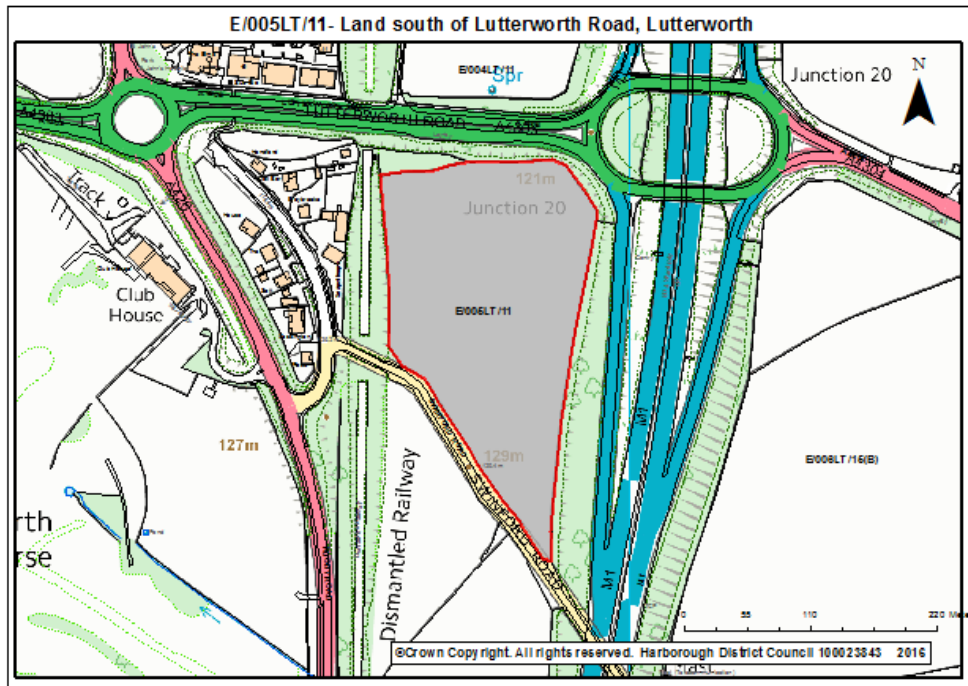
Achievability: The site is currently being marketed for employment use. Given its location in relation to the strategic road network its overall attractiveness and marketability to local/regional/national markets is assessed as high. Light industrial or warehouse use is considered most likely. The site is considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 – 5 years**.

Site Capacity:	
Total site area available for development (hectares):	2.6ha
Density applied (sq.m per ha):	4,100sq.m per ha
Estimated capacity (sq.m)	10,660sq.m (11,964sq.m* of which 10,778sq.m is B8)
Likely Use Class:	B1c/B2/B8
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

* taken from planning approval 16/00980/FUL.

E/005LT/11 – Land south of Lutterworth Road, Lutterworth



Site Description: The site is located to the south of the A4303 immediately adjacent to Junction 20 of the M1 at Lutterworth. The site is separated from a small area of low density residential development to the west by the disused railway line. The southern boundary of the site is formed by Swinford Road, a B road. The M1 is to the east and the A4303 forms the northern boundary. The site is currently in agricultural use. The site is separated from the main built up area of Lutterworth by the A4303 and is in agricultural use. A range of services and facilities are available in Lutterworth town centre less than 1km away

Suitability: The site is adjacent to Lutterworth a Key Centre. The site lies within a mineral consultation area and is adjacent to a contaminated land consultation area (disused railway line). Although close to the strategic road network, the Highway Authority has indicated that access to the site would have to be off Swinford Road which is subject to a 60 mph speed limit with generally fast moving traffic and is unlikely to be unacceptable. Pedestrian and cyclist access is poor. The site is considered to be **potentially suitable** for employment development.

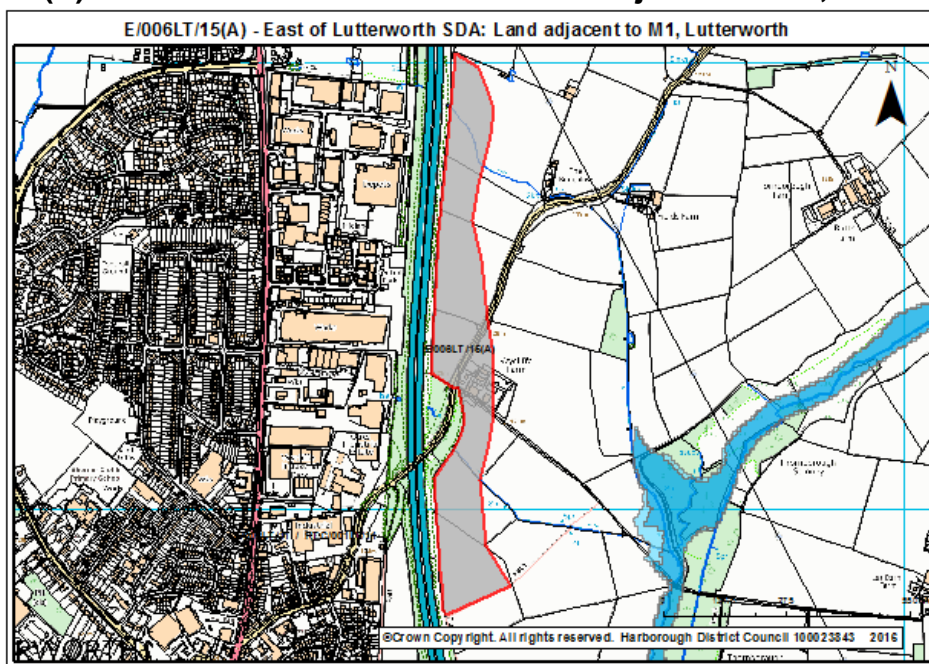
Availability: The availability of the site was last updated in 2016. There are no ownership or legal constraints. The submission indicates that the site could be available in the next 5 years (2020/21) and would take 1 year to deliver. It currently has no consent or planning history for B class employment, although the submission suggests that a planning application may be submitted in 2017 and that highways issues are mitigatable. The site is considered **potentially available** for employment development.

Achievability: Suitable access arrangements could impact on the achievability and market attractiveness of the site. Potential impact on nearby residents would require consideration in scheme design. No other market, cost or delivery factors have been identified. The site is prominent and has the potential to meet local/regional/national demand. Overall the market attractiveness of the site is assessed a high. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 6 -10 years**. Planning consent would be needed to reclassify the site as deliverable in 0 – 5 years.

Site Capacity:	
Total site area available for development (hectares):	2.5ha
Density applied (sq.m per ha):	3,750sq.m per ha
Estimated capacity (sq.m)	9,375sq.m
Likely Use Class:	B1 / B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

E/006LT/15(A) – East of Lutterworth SDA: Land adjacent to M1, Lutterworth



Site Description: The site lies to the east of the M1 at Lutterworth. It is a linear site running along the motorway for some 1.26km. Whilst separate from the town, Gilmorton Road cuts across the central part of the site leading into Lutterworth. The site, which is currently in agricultural use, has been put forward as part of a potential Strategic Development Area (SDA) on land to the east of Lutterworth. A range of services and facilities are available in Lutterworth town centre less than 1km away. More local facilities are proposed as part of the potential SDA.

Suitability: Although relatively close to Lutterworth, a Key Centre, the M1 is a barrier and the suitability of the site is reliant on the road and service infrastructure which would come forward as part of a potential SDA to the east of the M1. The site would not be accessible without new road infrastructure links to the A4304 to the south and the A426 to the north. Although the site has access to Gilmorton Road, it has very limited capacity and its use would impact on the town centre. The Highway Authority has indicated that Gilmorton Road is subject to a 7.5 tonne weight restriction and a development generating HGV movements on this road is unlikely to be supported. There would be some loss of grade 2 agricultural land, and much of the site is within a mineral consultation area. Part of the site is within an HSE consultation area. This would need to be investigated. The site is long and narrow and this may limit development. The site is considered **potentially suitable** providing the SDA is progressed and the necessary supporting infrastructure is provided.

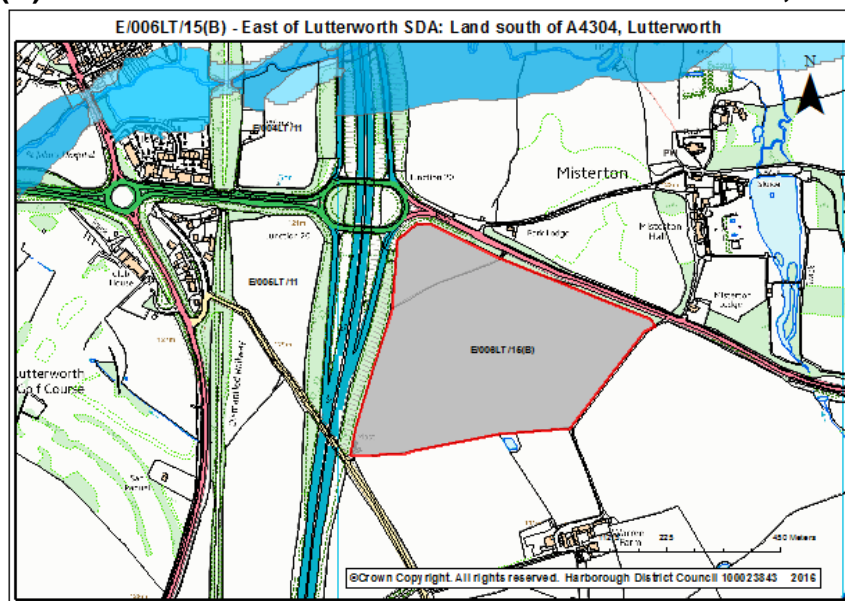
Availability: An availability update was provided in 2016. The site is being promoted as part of the East of Lutterworth SDA with the support of the 3 landowners. There is an intention to sell the land for the proposed use. Development of the majority of the site is dependent on the provision of a full link road, including a bridge over the M1 to the north of the site to join the A426 north of Lutterworth. There are outstanding ownership issues relating the provision of the bridge which need to be resolved before the link to the A426 can be achieved. However, the site promoter has indicated that up to 4ha of the site (i.e. south of Gilmorton Road) can come forward through the provision of access to the A4304. The site is considered **potentially available** for employment use.

Achievability: The site has not yet been marketed. The promoters indicated that there is a good degree of market interest in similar sites around Lutterworth. However, the site's shape and its separation from the town (by the M1) may limit its appeal. Overall the market attractiveness of the sites is assessed as low, with a likely preference for light industrial and warehouse uses rather than offices. The promoter estimates that the site could be achievable within the next 10 years. Given the lack of access, the site is not at present achievable. However, with the provision of suitable access as part of a comprehensive strategic development area its market appeal would improve and the site is likely to be achievable. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 6 - 10 years**. A suitable new access to the site would need to be provided on to the A4304 as part of a SDA to re-classify the site as deliverable in 0 – 5 years.

Site Capacity:	
Total site area available for development (hectares):	10.6ha
Density applied (sq.m per ha):	3,900sq.m per ha
Estimated capacity (sq.m)	41,340sq.m
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

E/006LT/15(B) – East of Lutterworth SDA: Land south of A4304, Lutterworth



Site Description: The site lies south east of Junction 20 of the M1. It is currently in agricultural use. The A4304 and the M1 form the northern and western boundaries of the site respectively. Agricultural land is to the south and east. The site forms part of the proposal for a Strategic Development Area (SDA) to the east of Lutterworth. A range of services and facilities are available in Lutterworth town centre just over 1km away. More local facilities are proposed as part of the potential SDA.

Suitability: The site is close to Lutterworth, a Key Centre identified as a sustainable location for employment development. Although close to the built up area of the town, the M1 is a barrier to walking and cycling and would need careful mitigation. The site is well related to the strategic and local road networks, being adjacent to the M1 Junction 20 and with the potential for direct access onto the A4304. Suitable access is likely to be reliant on wider strategic highway improvements resulting from the potential development of the SDA. The site is grade 2 agricultural land and the eastern edge of the site is within a Mineral Consultation Area. The site is relatively flat. Development of the site for B8 has the potential to impact on the amenity of future residents of the proposed SDA to the east of Lutterworth through visual intrusion, light and noise pollution. The site is considered **potentially suitable** for employment development.

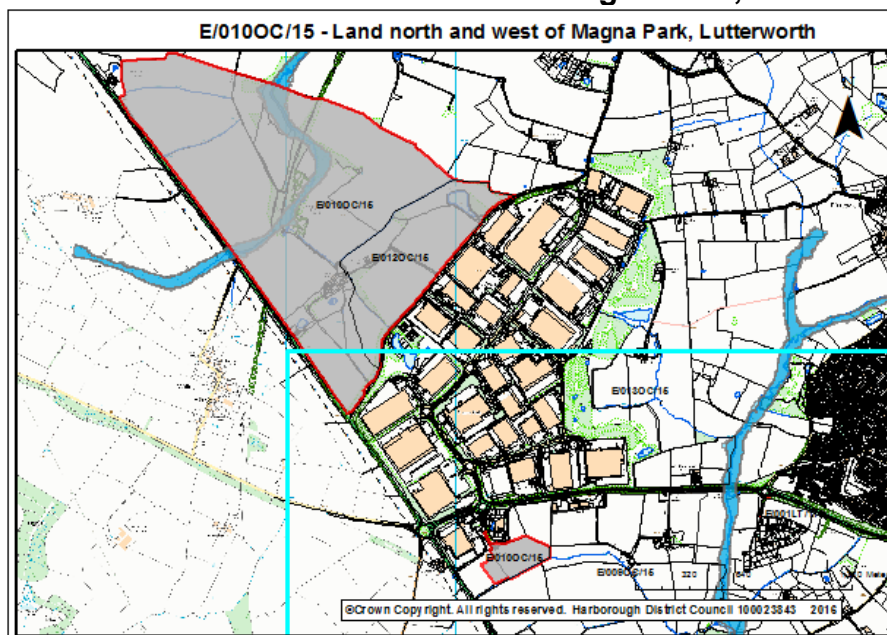
Availability: The land is being promoted as part of a Strategic Development Area to the east of Lutterworth and for the development of small B8 (units of less than 9,000sq.m). Information provided in 2016 confirmed there are no ownership or legal constraints that would prevent delivery of the site. The site is considered **potentially available** for employment use.

Achievability: The site has not yet been marketed. The promoter indicates that there is a good degree of market interest in similar sites around Lutterworth. The promoter estimates that the site could be achievable within the next 5 years. An access on to the A4304 is likely to be achievable but only as part of wider improvements to the highway network resulting from development of the potential SDA. The site is considered **potentially achievable**

Summary: The above factors result in the site being **developable in 6 - 10 years**. A suitable new access to the site on to the A4304 would be needed to re-classify the site as deliverable in 0 – 5 years.

Site Capacity:	
Total site area available for development (hectares):	13.1ha
Density applied (sq.m per ha):	4,000sq.m per ha
Estimated capacity (sq.m)	52,400sq.m
Likely Use Class:	B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

E/0100C/15 – Land north and west of Magna Park, Lutterworth



Site Description: The site lies adjacent to the north western edge of the Magna Park Distribution Centre and is bordered by the A5. The site is predominantly in agricultural use although contains Bittesby House, several properties and a scheduled monument (Bittesby Medieval Village). Open countryside in agricultural use surrounds the remainder of the site to the north and beyond the A5. A wide range of services and facilities are available at a distance via Lutterworth town centre (4.5km via A5 and A4303).

Suitability: Site is adjacent to Magna Park, with direct access from the A5 to dual carriageway giving access to the M1 junction 20. Although not an area consistent with the emerging Local Plan in terms of settlement hierarchy and spatial strategy, as a location for employment development the site has potential to meet the specific locational requirements of the strategic B8 sector. The site is fairly regular in level and shape although potential contaminated land issues, areas of flood zone 2/3 (10.6ha) and the presence of a Scheduled Monument, could reduce the developable area. Development could have a negative effect on the existing landscape and heritage assets, but there may be the potential to mitigate. Site is within consultation area for gas pipeline. Site has limited access by sustainable modes of transport. The site is considered **potentially suitable**.

Availability: Site is currently greenfield and is controlled by a developer with an intention to develop for employment uses. The site is the subject of 2 pending planning applications. Evidence suggests that the site could be available within 0-5 years and take 10 years to deliver, it is therefore considered **potentially available** for development.

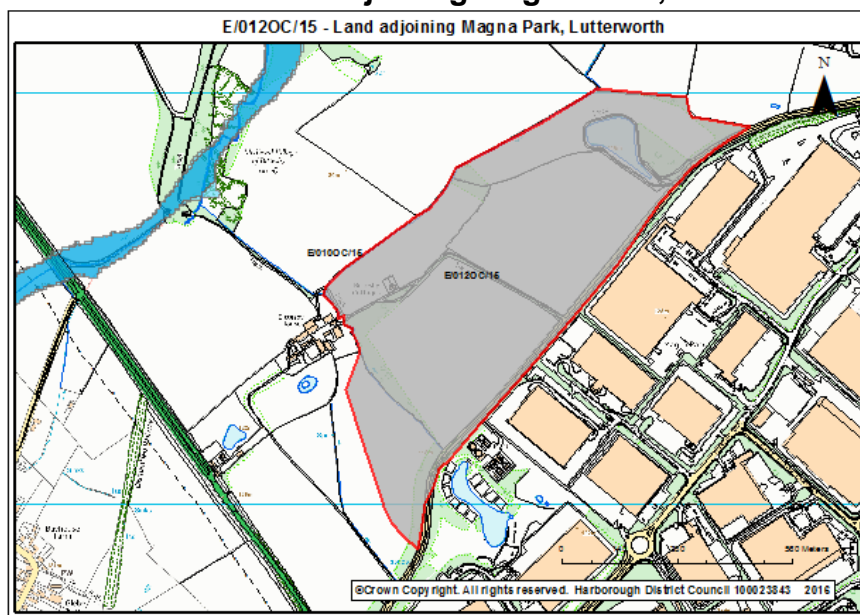
Achievability: No market, cost or delivery factors have been identified to make the site unviable for employment use. Given the extent of the site it's assumed that impact on the Scheduled Monument could be suitably mitigated. The site is prominent, attractive to the distribution market and could form an extension to the existing Magna Park site. However, it is remote from Lutterworth and with the exception of strategic B8 that has a reasonable prospect of being delivered during the plan period, its overall marketability and attractiveness is assessed as medium. It is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 6 - 10 years**. The developable area would need to be reviewed to reflect the presence of the Scheduled Monument.

Site Capacity:	
Total site area available for development (hectares):	220 ha
Density applied (sq.m per ha):	4,000sq.m per ha
Estimated capacity (sq.m)	880,000sq.m

Likely Use Class:	B8 (strategic)
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

E/0120C/15 – Land adjoining Magna Park, Lutterworth



Site Description: The site lies adjacent to the north western edge of Magna Park Strategic Distribution Centre and to the east of the A5. Bittesby House lies adjacent to the north western edge of the site. Open countryside in agricultural use surrounds the remainder of the site. The site is predominantly in agricultural use although there are 2 properties (Bitteswell Cottages) within the site boundary.

Suitability: The site is adjacent to Magna Park with direct access from the A5 dual carriageway approximately 350m to the south west which gives access to the M1 Junction 20. The site is fairly regular in shape and reasonably level. However, Bittesby deserted medieval village (a Scheduled Monument) is approximately 320m of the north western edge of the site. Part of the site lies within a mineral consultation zone. An HSE gas pipeline consultation area runs along the south eastern boundary. Although not an area consistent with the emerging Local Plan, in terms of settlement hierarchy and spatial strategy, as a location for employment development the site has potential to meet the specific locational requirements of the strategic B8 sector. Site has limited access by sustainable modes of transport. The site is considered **suitable** for employment development.

Availability: Site is currently greenfield and is controlled by a developer with an intension to develop for employment uses. The resolution to allow planning permission for strategic B8 on the site is currently undergoing a judicial review. Evidence suggests that the site could be available within 0-5 years, it is therefore considered **available** for development.

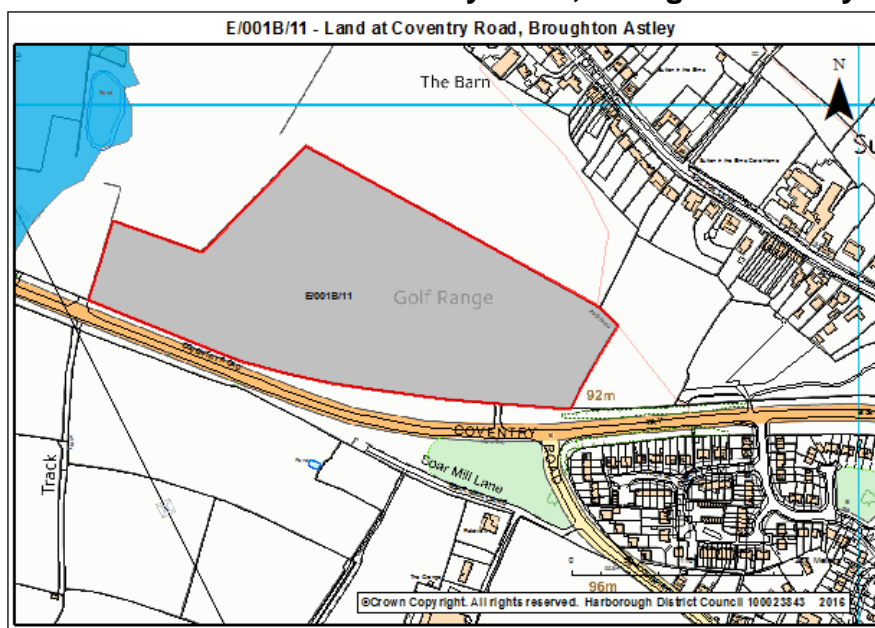
Achievability: No market, cost or delivery factors have been identified to make the site unviable for employment use. The site is prominent, attractive to the distribution market and could form an extension to the existing Magna Park site. However, it is remote from Lutterworth and, with the exception of strategic B8 which has a reasonable prospect of being delivered during the plan period, its overall marketability and attractiveness is assessed as medium. It is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 0 - 5 years**.

Site Capacity:	
Total site area available for development (hectares):	55 ha
Density applied (sq.m per ha):	4000sq.m per ha
Estimated capacity (sq.m)	220,000sq.m (100,844sq.m)*
Likely Use Class:	B8 (strategic)
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

* Taken from application 15/00919/FUL (currently subject to a judicial review)

E/001B/11 – Land at Coventry Road, Broughton Astley



Site Description: Site is located on the north western 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 village centre less than a kilometre away.

Suitability: The site is located adjacent to Broughton Astley, a Key Centre. It is regular in shape, elevated, and has no physical or environmental constraints that would prevent employment development. It has good accessibility to the road network and reasonable accessibility by sustainable modes. The Highway Authority has indicated that speed reduction measures would be needed. The site is semi-prominent on the approach to Broughton Astley and has the ability to respond to local and regional market needs and to contribute to sustainable economic growth. It is allocated in the Broughton Astley Neighbourhood Plan for employment uses including A1 (not retail food stores)/A3 and D1/D2. The site is therefore considered **suitable** for employment uses.

Availability: Site is vacant and is controlled by an owner/developer. Availability was updated in 2016 and the submission specified that the site was being marketed and could be available within the next five years. There is no consent or planning history for B class employment uses to date. It is therefore considered **available** for employment development.

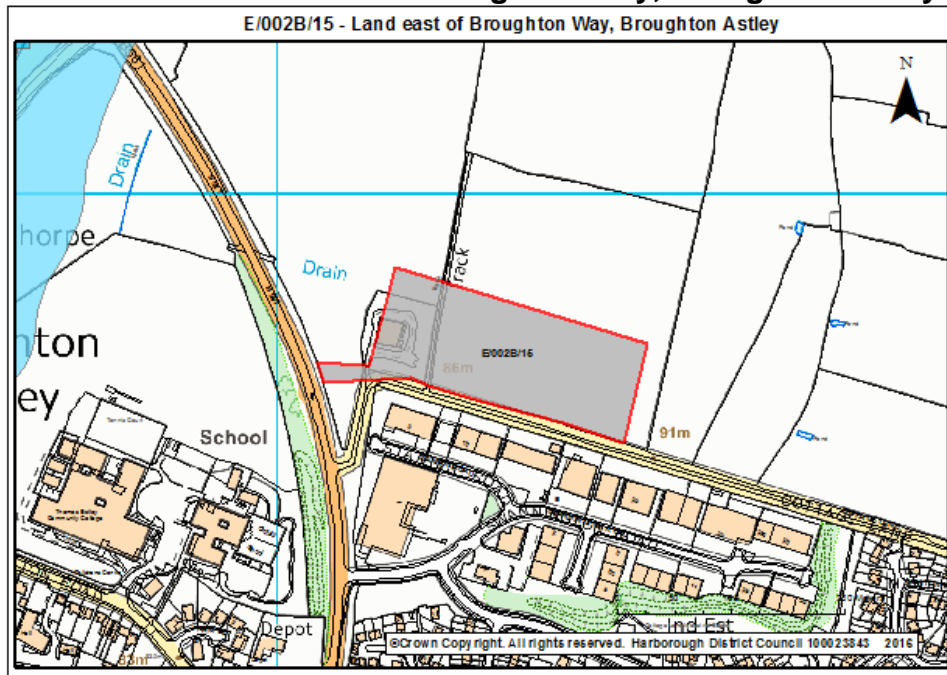
Achievability: Despite being allocated in the Neighbourhood Plan in 2014 there has been no planning application relating to the site. No cost or delivery factors have been identified to make the site unviable for employment development and the market attractiveness of the site is considered to be high/medium to meet local or wider needs. Whilst 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, this may take some time. It is therefore considered **potentially achievable** for employment development.

Summary: The above factors result in the site being **developable in 6 – 10 years**. Evidence of developer interest including planning consents relating to the site would be needed to reclassify the site as deliverable in 0 – 5 years.

Site Capacity:	
Total site area available for development (hectares):	6.9ha
Density applied (sq.m per ha):	3,900sq.m per ha (Ave.)
Estimated capacity (sq.m)	26,910sq.m (12,544sq.m*)
Likely Use Class (specified in BANP policy EMP1):	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

* as set out in BANP policy EMP1.

E/002B/15 – Land east of Broughton Way, Broughton Astley



Site Description: This site lies immediately north of the existing Swannington Road employment area in Broughton Astley. It has access to Broughton Way which runs around the north eastern edge of the village. The site is currently in agricultural use.

Suitability: The site is adjacent to Broughton Astley, a Key Centre. The site has no physical or environmental constraints and lies adjacent to Broughton Astley’s main existing employment area Swannington Road (identified as a Key Employment Area in the Broughton Astley Neighbourhood Plan). The site has access onto Broughton Way and forms part of a mixed use allocation in the Neighbourhood Plan. The site is considered **suitable** for employment development.

Availability: Currently in agricultural use, the site has full planning permission for 18 industrial units (B1/B2/B8). The site is considered **available** for employment development.

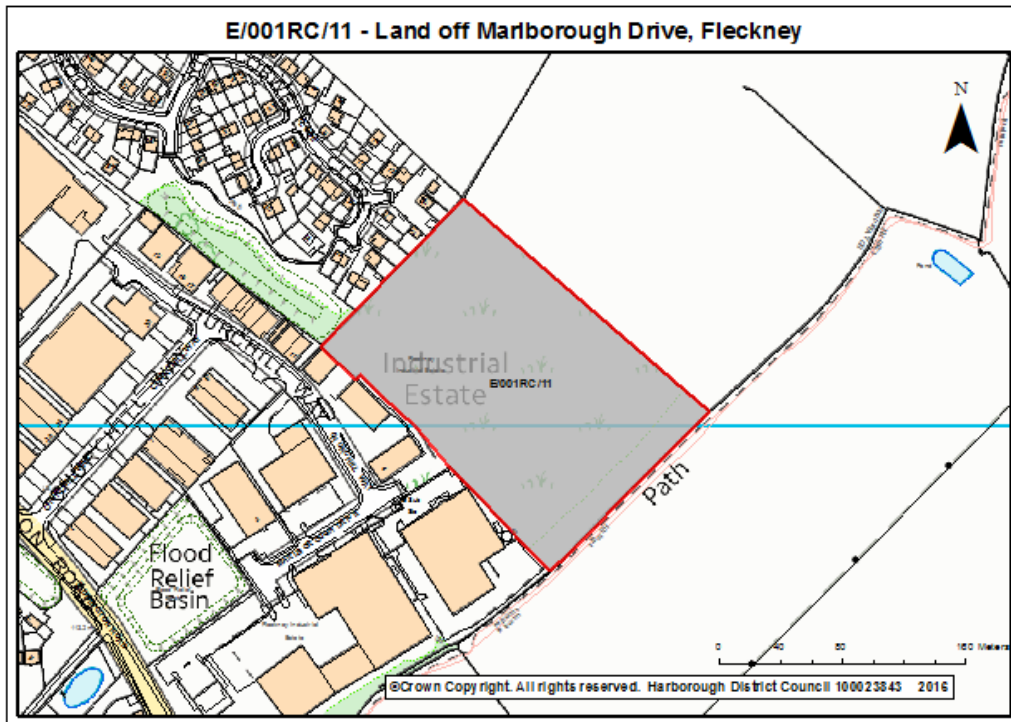
Achievability: Given there is a limited supply of employment premises in the village, it is expected that these units will meet a local market demand. The units form part of a larger area of mixed use development as allocated in the Neighbourhood Plan and an extension to the popular existing employment area. Overall the market attractiveness of the site is assessed as high/medium. The site is considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 – 5 years**.

Site Capacity:	
Total site area available for development (hectares):	2.2ha
Density applied (sq.m per ha):	3,900sq.m per ha
Estimated capacity (sq.m)	8,580sq.m (5,500sq.m)*
Likely Use Class:	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

* Taken from planning application 15/01105/REM

E/001RC/11 – Land off Marlborough Drive, Fleckney



Site Description: The site is located to the south west edge of Fleckney, adjacent to an existing industrial estate, identified as a potential Key Employment Area, along the SW boundary. Open countryside is located to both the north east (including the canal 250m away) and south east of the site, with residential development to the north west. The site is located approximately a kilometre from the centre of Fleckney which has a basic range of services and facilities available.

Suitability: The site is adjacent to Fleckney, a Rural Centre and a sustainable location for employment development. Whilst the site is adjacent to a contaminated land area (associated with the neighbouring employment area), there are no other physical or environmental constraints. The site is potentially accessible by sustainable modes of transport and relates well to the existing employment area. The site is considered **suitable** for employment development.

Availability: The site is currently in agricultural use. A planning application for B1/B2/B8 employment use is currently under consideration, and the promoter has carried out local consultation on the proposal prior to submission. The site is being marketed and is expected to be available within 5 years. The site is considered **available** for employment development.

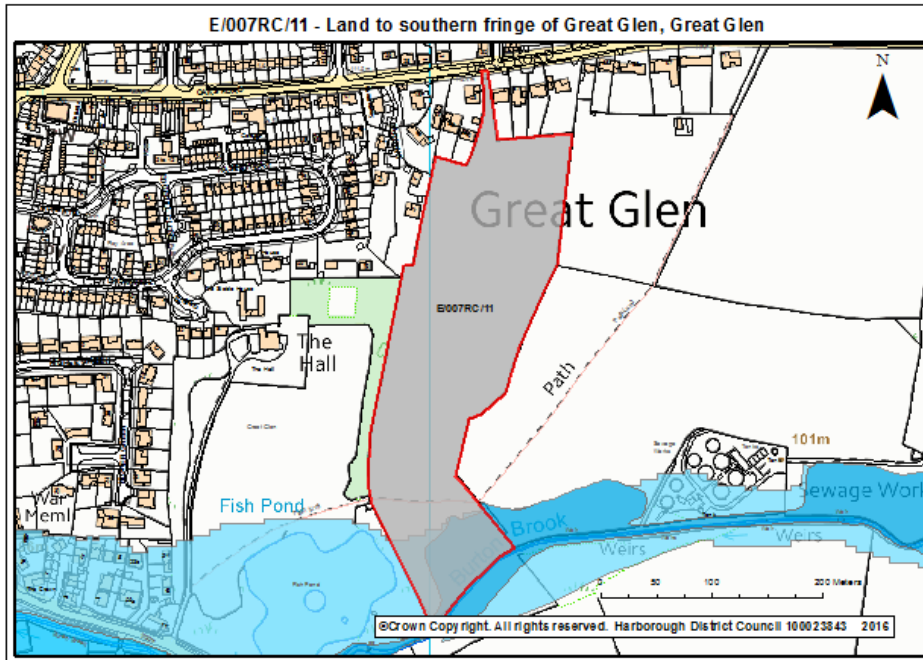
Achievability: The site has the potential to contribute to economic growth and increase the profile of the neighbouring employment area site. The promoter reports strong interest in the site from potential occupiers. The site has no identified accessibility, market or cost factors which would affect its viability or deliverability. Overall the market attractiveness of the site is assessed as medium. The site is considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 – 5 years**.

Site Capacity:	
Total site area available for development (hectares):	2.9ha
Density applied (sq.m per ha):	3,900sq.m per ha
Estimated capacity (sq.m)	11,310sq.m (9,200sq.m)*
Likely Use Class:	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

* Taken from planning application 16/02030/OUT.

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



Site Description: The site is located to the south of Oaks Road to the south east of Great Glen. The site is bordered by residential to the north and open countryside to all other sides. It is approximately 0.5km from Great Glen village centre which has a limited range of facilities and services.

Suitability: The site is adjacent to Great Glen, a Rural Centre. However, access to the A6 would be through residential areas and the village centre and is unlikely to be appropriate. The Highway Authority has indicated that the roads surrounding the site have a 7.5 tonne restriction and development generating HGV is unlikely to be supported. The southern part of the site is within Flood Zones 2 and 3 resulting in a reduction of the developable area. The scale of the site and/or appropriate uses may need to be reduced to make the site suitable. Therefore the site is considered **potentially suitable**.

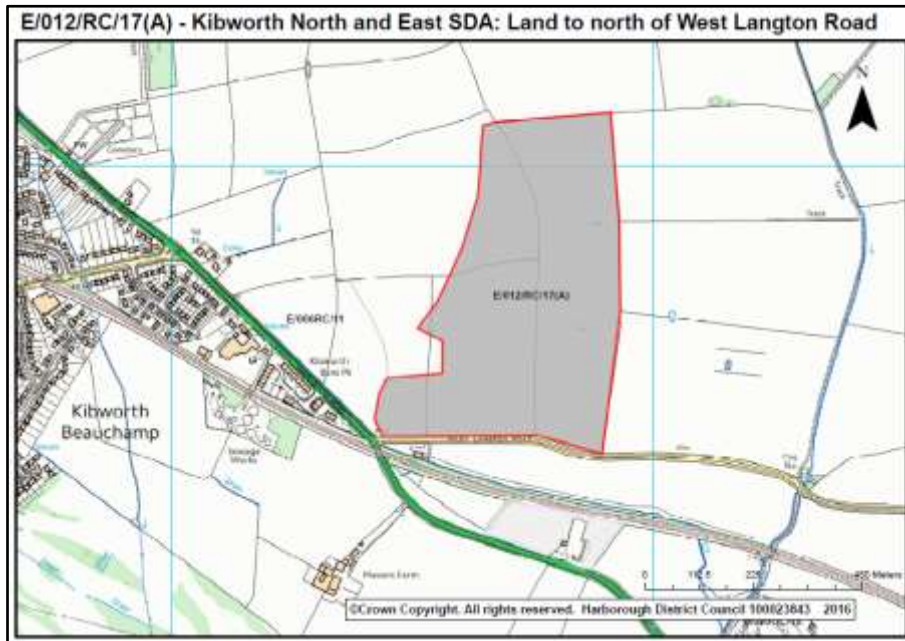
Availability: In 2012 the site promoters indicated that the site was in single ownership and could be available in 0 – 5 years. There has been no update relating to availability. There is no consent relating to the site. The site is considered to be **not currently available**.

Achievability: The site's access is through primarily residential areas and it is some distance from the A6. Overall the attractiveness and marketability of the site is assessed as low with the potential to meet local demand. It is unlikely that the full extent of the site will be achievable in this location of the village. The draft Neighbourhood Plan for the parish does not identify any employment allocations. The site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 11 - 15 years**. Further clarity around access arrangements and owners intentions regarding bring the site forward would be needed to reclassify the site as deliverable.

Site Capacity:	
Total site area available for development (hectares):	4.0ha
Density applied (sq.m per ha):	3,500sq.m per ha
Estimated capacity (sq.m)	14,000sq.m
Likely Use Class:	B1
Greenfield / PDL	Greenfield
Timeframe for Development	11 – 15 years

E/012/RC/17(A) – Kibworth North and East SDA, Land to north of West Langton Road, Kibworth



Site Description: The site is located to the north of West Langton Road close to the south eastern edge of Kibworth. It is in agricultural use and is currently surrounded by open countryside. The south western tip of the site abuts the A6 beyond which is Kibworth Business Park. It is approximately 1.3km from Kibworth Beauchamp village centre. The site has been put forward as part of a potential Strategic Development Area (SDA) on land to the north and east of Kibworth Harcourt.

Suitability: The site is adjacent to Kibworth, a Rural Centre. Although there is some frontage on to the A6, the suitability of this site is reliant on the delivery of a bypass as part of the SDA. This would provide a roundabout adjacent to the south western edge of the site and therefore provide suitable access for the scale of employment land proposed. The site is flat and regular in shape. Southern part of site lies within landfill consultation zone. There is access to sustainable modes of transport. Therefore the site is considered **potentially suitable** for employment development.

Availability: The site has been put forward in 2017 as part of a potential mixed use SDA to the north and east of Kibworth Harcourt and will be come available only as part of such a development. There are no landownership issues. The site is considered **potentially available** for employment use.

Achievability: The site has not yet been marketed. The promoter estimates that the site could be achievable within the next 6 -10 years and is dependent on the delivery of an A6 bypass as part of an SDA. The site is close to the A6 and an existing employment area. However, identified access constraints are likely to have viability and achievability implications for the sites development in isolation. Overall market attractiveness of the site is assessed as medium, to meet local and potentially wider demand. Whilst there is a prospect that employment development can be delivered, the scale of the site may exceed market demand (particularly for office use) in this location and reasonably delivery may extend beyond the plan period. The site is therefore considered **potentially achievable** for employment use.

Summary: The above factors result in the site being **developable in the next 11-15 years**. The site is dependent on the delivery of major infrastructure delivery (A6 bypass) associated with the development of a potential mixed use Strategic Development Area.

Site Capacity:	
Total site area available for development (hectares):	23.5ha
Density applied (sq.m per ha):	3900sq.m per ha
Estimated capacity (sq.m)	91,650sq.m

Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield
Timeframe for Development	11 -15 years

E/012/RC/17(B) – Kibworth North and East SDA, Land to east of A6, Kibworth



Site Description: The site is located to the east of the A6 to the north of Kibworth Harcourt. It is in agricultural use and is currently surrounded by open countryside. It is approximately 1.6km from Kibworth Beauchamp village centre. The site has been put forward as part of a potential Strategic Development Area (SDA) on land to the north and east of Kibworth Harcourt.

Suitability: The site is adjacent to Kibworth, a Rural Centre. Although there is frontage on to the A6, the suitability of this site is reliant on the delivery of a bypass as part of the SDA. This would provide a roundabout adjacent to the east of the site and therefore provide suitable access. There is access to sustainable modes of transport. Therefore the site is considered **potentially suitable** for employment development.

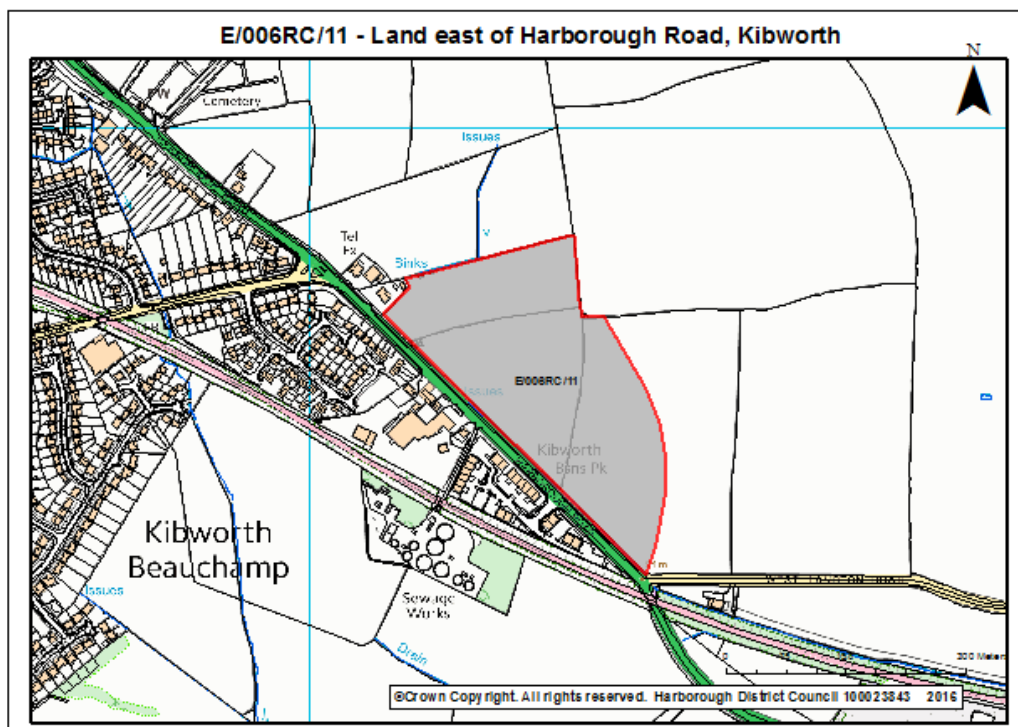
Availability: The site has been put forward in 2017 as part of a potential mixed use SDA to the north and east of Kibworth Harcourt and will become available only as part of such a development. There are no landownership issues. The site is considered **potentially available** for employment use.

Achievability: The site has not yet been marketed. The promoter estimates that the site could be achievable within the next 6 -10 years and is dependent on the delivery of an A6 bypass as part of an SDA. Identified access constraints are likely to have viability and achievability implications for the sites development in isolation. Overall market attractiveness of the site is assessed as medium, to meet local demand. Reasonable prospect that employment development of this scale in this location could be delivered. The site is therefore considered **potentially achievable** for employment use.

Summary: The above factors result in the site being **developable in 6 -10 years**. The site is dependent on the delivery of major infrastructure delivery (A6 bypass) associated with the development of a potential mixed use Strategic Development Area.

Site Capacity:	
Total site area available for development (hectares):	1.5ha
Density applied (sq.m per ha):	3,900sq.m per ha
Estimated capacity (sq.m)	5,850sq.m
Likely Use Class:	B1/B2/B8
Greenfield / PDL	Greenfield
Timeframe for Development	6 -10 years

E/006RC/11 – Land east of Harborough Road, Kibworth



Site Description: The site is located to the south east 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 0.6km by road from the centre of Kibworth Beauchamp which has a good range of services and facilities. It is currently in agricultural use.

Suitability: The site is adjacent to Kibworth, a Rural Centre and a sustainable settlement for employment development. The site has no physical or environmental constraints and is accessible by sustainable modes of transport. However the development of the site in isolation is likely to raise highways issues due to access onto the A6. Therefore the site is considered **potentially suitable** for employment development.

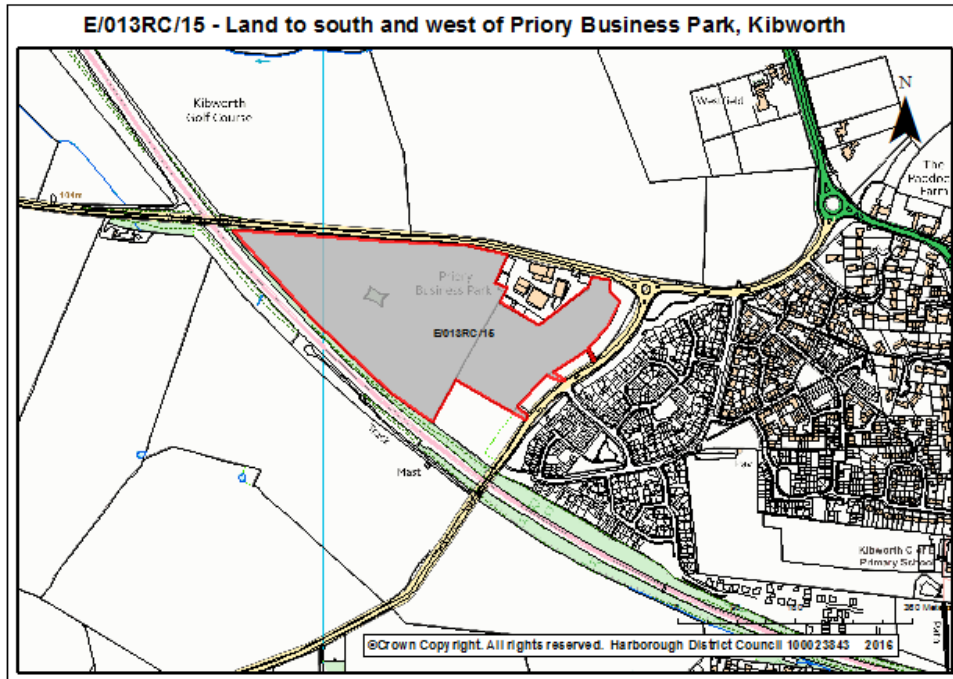
Availability: The site's availability for employment development was last updated in 2012 and indicated that the site is in single ownership with an intention to release for employment development. There are no consents on the site. There has been no update regarding the owner's intentions although the site has more recently been included in a potential Strategic Development Area site for Kibworth. The site is considered **potentially available** for employment development

Achievability: The site is situated on the A6 and in close proximity to an existing employment area. However, identified highways access constraints are likely to have viability and achievability implications for the site's development in isolation. Overall the market attractiveness of the site is assessed as medium with the potential to meet local needs. The site is of a scale which may exceed market demand for offices in Kibworth; restricting the proportion of B1 office use may be appropriate although industrial and warehouse uses are considered most likely. Therefore the site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 6–10 years**. Suitable access arrangements and planning permission would be needed to re-classify the site as deliverable.

Site Capacity:	
Total site area available for development (hectares):	7.1ha
Density applied (sq.m per ha):	3966sq.m per ha
Estimated capacity (sq.m)	28,158sq.m
Likely Use Class:	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	6 - 10 years

E/013RC/15 – Land to south and west of Priory Business Park, Kibworth



Site Description: The site is located on the north eastern 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. Recent housing development lies to the east. The site is located approximately 1km by road from the centre of Kibworth Beauchamp which has a good range of services and facilities.

Suitability: The site is on the edge of Kibworth, a Rural Centre and a sustainable settlement for employment development. Other than being adjacent to a contaminated land consultation zone, the site has no physical or environmental constraints. The site is considered **suitable** for employment development.

Availability: Planning permission for employment use (commercial/industrial/office/retail) on the site was approved in 2016. The site is considered **available** for employment development.

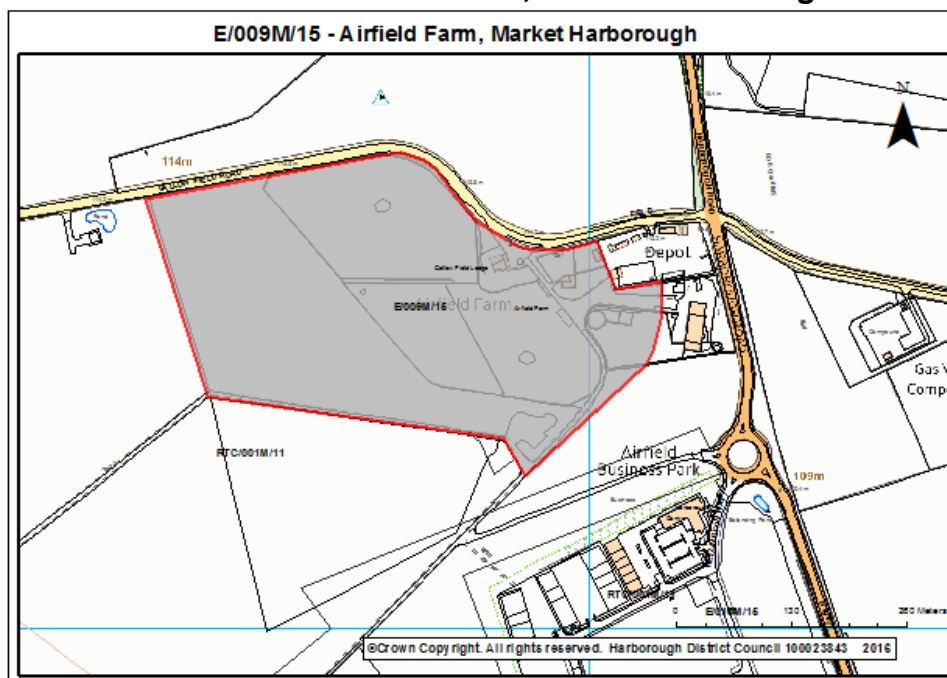
Achievability: No constraints have been identified to make the site unviable for employment development. The site is well located close to the A6 and existing business premises, and has good road frontage. Overall the market attractiveness of the site is considered medium/high. Therefore the site is considered **achievable**.

Summary: The above factors result in the site being **deliverable in 0 - 5 years** for employment development.

Site Capacity:	
Total site area available for development (hectares):	8.9ha
Density applied (sq.m per ha):	3850sq.m per ha
Estimated capacity (sq.m)	34,265sq.m (12,250sq.m)*
Likely Use Class:	B1
Greenfield / PDL	Greenfield
Timeframe for Development	0 - 5 years

* taken from planning application 16/00286/OUT

E/009M/15 – Airfield Farm, Market Harborough



Site Description: The site lies to the north of Market Harborough just to the west of the B6047 Harborough Road. Its northern boundary is Gallow Field Road and the proposed Agricultural Showground lies to the west and south. Airfield Business Park and the committed North West Market Harborough Strategic Development Area lie south of the site. An LCC depot is adjacent to the east. The majority of the site is agricultural land. A wide range of services and facilities are currently available locally in Market Harborough town centre approximately 2km to the south.

Suitability: Market Harborough is the principal town in the District and a sustainable location for employment development. Although currently relatively isolated from the town, the site is identified as a new employment area in the North West Market Harborough Strategic Development Area Master Plan (December 2013) to meet needs to 2028. It is adjacent to Airfield Business Park. Access arrangements via Gallow Field Road and/or Leicester Road will need to be clarified. Some alterations to junction with Leicester Road may be required to allow access from Gallow Field Road. With the development of the SDA there will be access to local services, facilities and public transport. The site is potentially affected by an HSE gas buffer zone and a contaminated land consultation zone and these will need to be investigated. The site is considered **suitable** for employment development.

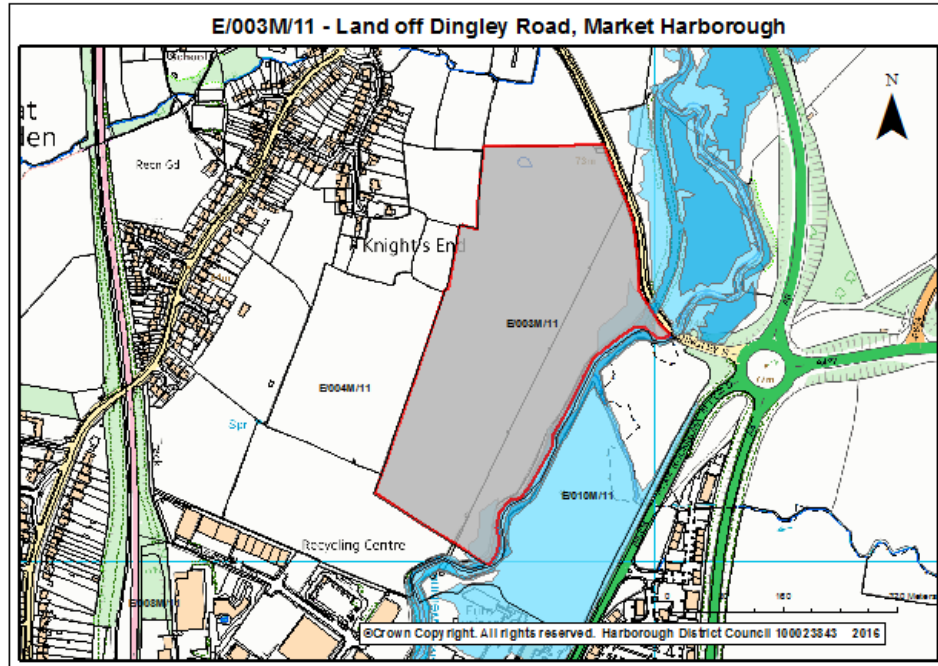
Availability: The availability of the site was last updated in 2016 and indicates that the landowner supports employment development which could come forward in 0 – 5 years. The landowner estimates that the site would take up to 10 years to develop. There is no planning consent on the site. The site is considered **potentially available** for employment development.

Achievability: The site has no market or cost factors affecting delivery. Overall the market attractiveness assessment of the site is medium with the potential to meet local/regional demand, although the site may be too large for the location and current demand. Delivery of the site may also be affected by the SDA delivery timescale. Therefore the site is considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 6 – 10 years**.

Site Capacity:	
Total site area available for development (hectares):	13.1ha
Density applied (sq.m per ha):	3,900sq. m per ha
Estimated capacity (sq.m)	51,090sq m
Likely Use Class:	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	6 – 10 years

E/003M/11 - Land off Dingley Road, Market Harborough



Site Description: The site is located to the north east of Market Harborough and to the south east of Great Bowden. The site is a large greenfield site and bordered by Dingley Road to the north east and agricultural land to the north, west and south. The River Welland forms much of the eastern boundary. Site E/003M/11 is to the east and an industrial estate is close (but not adjoining) to the south. A wide range of services and facilities are currently available locally in Market Harborough town centre approximately 1.7km to the south west.

Suitability: The site lies on the District boundary close to existing development along Rockingham Road but separated by the river. Some parts of the site lie within flood zones 2 and 3 and the developable area has been adjusted accordingly. The whole site lies in a mineral consultation area and a contaminated land consultation zone which would need to be investigated. The site currently lies within the Area of Separation between Great Bowden and Market Harborough, although this is currently under review as part of the Local Plan. Access via Dingley Road is unlikely to be acceptable for a site of this size. The Highway Authority has indicated that the site would require 2 points of access and that Dingley Road is currently subject to 7.5 tonne weight restriction. Any intensification of HGV traffic would need further investigation. The site is considered **potentially suitable** for employment development.

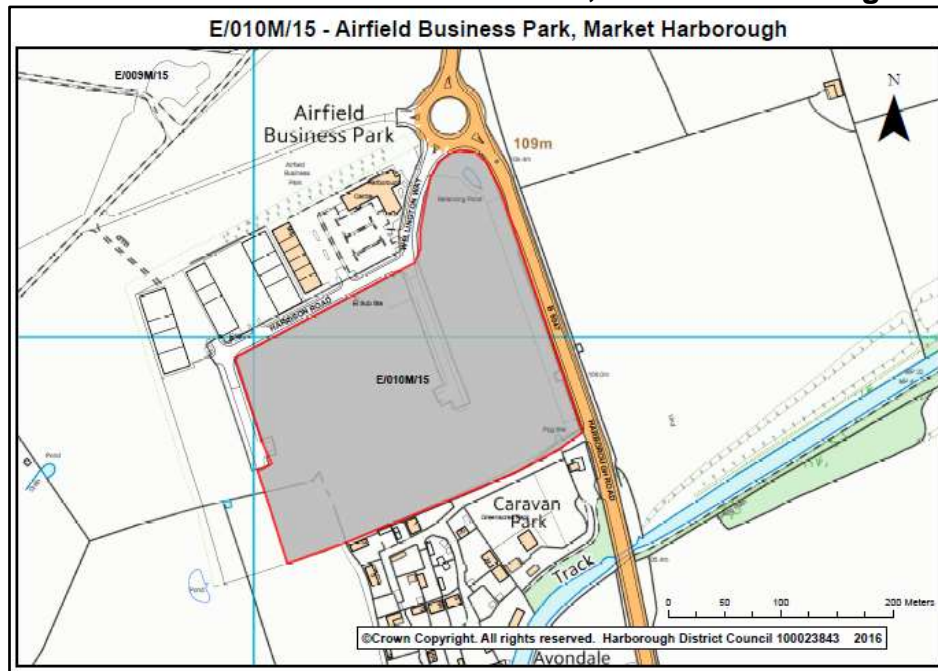
Availability: Availability was last updated in 2012 and indicated that the single landowner expected the site to become available for development in 5 – 10 years. There is no recent update. There is no consent or recent planning history on the site. Due to lack of up to date information, the site is considered **not currently available** for employment development.

Achievability: Access to the site is likely to affect its achievability as Dingley Road is unsuitable for large volumes of traffic without substantial improvement. This could impact on viability. Regarding flood risk, climate change forecasts could impact on the developable area. The inclusion of some or the entire site as Area of Separation could impact on the achievability of the site (although this is a policy on issue and not taken into account in this study). Overall the market attractiveness of the site is assessed as medium. The site could potentially meet local/regional demand. The site is therefore considered **potentially achievable**.

Summary: The above factors result in the site being **developable in 11 - 15 years**. Clarity around availability, access and flood risk issues, along with a change to the Area of Separation boundary, and up to date evidence of owner's intentions would be needed to reclassify the site as deliverable.

Site Capacity:	
Total site area available for development (hectares):	12.4ha
Density applied (sq.m per ha):	3,900sq.m per ha
Estimated capacity (sq.m)	48,360sq.m
Likely Use Class:	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	11 -15 years

E/010M/15 – Airfield Business Park, Market Harbourough



Site Description: This site forms part of the existing Airfield Business Park to the north of Market Harbourough. Whilst some of the Business Park has been developed or has planning permission, this site represents the undeveloped part. It is adjacent to the B6047 Harbourough Road and Greenacres Park is to the south. A wide range of services and facilities are currently available locally in Market Harbourough town centre approximately 2km to the south.

Suitability: The site is adjacent to the committed North West Market Harbourough Strategic Development Area and benefits from roundabout access directly from the B6047. It forms part of the Airfield Business Park which is a proposed Key Employment Area. Market Harbourough is the principal town in the District and a sustainable location for employment development. The site is regular in shape with no environmental constraints. It is in a prominent edge of centre location at a gateway to the town and is accessible by sustainable transport modes. The site is considered **suitable** for employment development.

Availability: The site is in single ownership and forms part of a business park which is partially developed and is being actively marketed. The site has a history of allocation and permission for employment development. There is currently planning permission on the site for employment uses within B1/B2/B8 Use Classes. Development is ongoing and the site is therefore considered **available** for employment development.

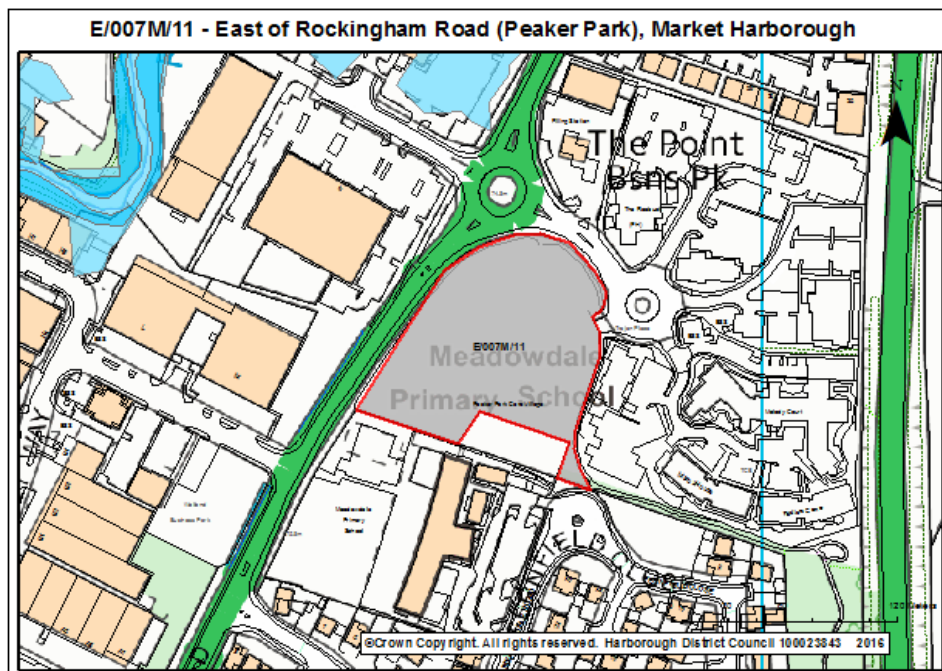
Achievability: As part of Airfield Business Park the site's overall market attractiveness is assessed as medium. It has the potential to meet local/regional demand. No market, cost or delivery factors have been identified to make the site unviable for employment development. Development of the Business Park is ongoing. The site is considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 – 5 years**.

Site Capacity:	
Total site area available for development (hectares):	6.0ha
Density applied (sq.m per ha):	3,900sq.m per ha
Estimated capacity (sq.m)	23,400sq m (30,700sq.m)*
Likely Use Class:	B1/B2/B8 (small)
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

* Taken from planning application 15/01609/OUT.

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 and forms the undeveloped part of Peaker Park to the east of Rockingham Road. A wide range of services and facilities are easily accessible locally and in the town centre (0.8 miles). It is surrounded by employment uses to the north and east with Meadowdale primary school to the south. There is a Tesco express and filling station within Peaker Park.

Suitability: This site is adjacent to an existing employment area (Peaker Park) within Market Harborough (principal town) which is a sustainable location for employment development. The site is within easy walking distance of the railway station and town centre and a local convenience store is located at Peaker Park. The site is well located and has excellent accessibility by sustainable modes of transport. The land is flat and has no physical or environmental constraints that would prevent employment development. The site is therefore considered **suitable** for employment development.

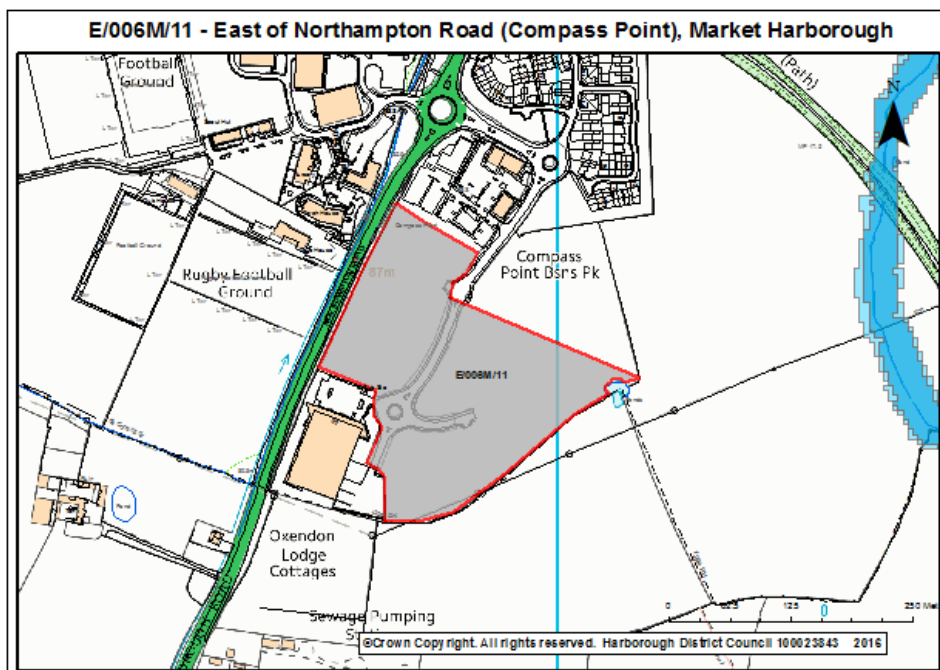
Availability: Site is currently being marketed for uses including B class employment. Adjacent plots have recently been developed for employment and commercial mixed uses. There is no consent relating to the site. No information is available regarding ownership or developer interest however, recent development activity indicates availability. 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 recent development activity. Overall the market attractiveness of the site is assessed as high with the potential to meet local/regional/national demand. The site is therefore considered **achievable** for employment development.

Summary: The above factors result in the site being **deliverable in 0 – 5 years** for employment development.

Site Capacity:	
Total site area available for development (hectares):	1.1ha
Density applied (sq.m per ha):	3,500 sq.m per ha
Estimated capacity (sq.m)	3,850 sq.m
Likely Use Class:	B1a/b
Greenfield / PDL	Greenfield
Timeframe for Development	0 – 5 years

E/006M/11 – East of Northampton Road (Compass Point), Market Harbourough



Site Description: This site abuts the District boundary on the southern edge of Market Harbourough. It is adjacent to the A508 and forms part of the Compass Point Business Park. It lies opposite the leisure centre and new housing development known as Blackberry Grange is to the north of the site. A wide range of services and facilities are currently available locally in Market Harbourough town centre approximately 1.2km to the south.

Suitability: This area represents a consolidated area for employment development (linking the two areas where employment development has taken place) at Compass Point Business Park. The site is well located on the outskirts of the town and has good access to the strategic road network. It is within walking distance of the town centre and has good accessibility by sustainable modes of transport. The site is flat and has existing on-site infrastructure. The site is considered **suitable** for employment development.

Availability: The site has an allocation and permission history for employment. As of November 2016 there was an initial agreement with the potential developer of housing site 'Land south and east of Blackberry Grange' to release part of the remaining MH/5 allocation for housing. The site is therefore considered **available** for employment development.

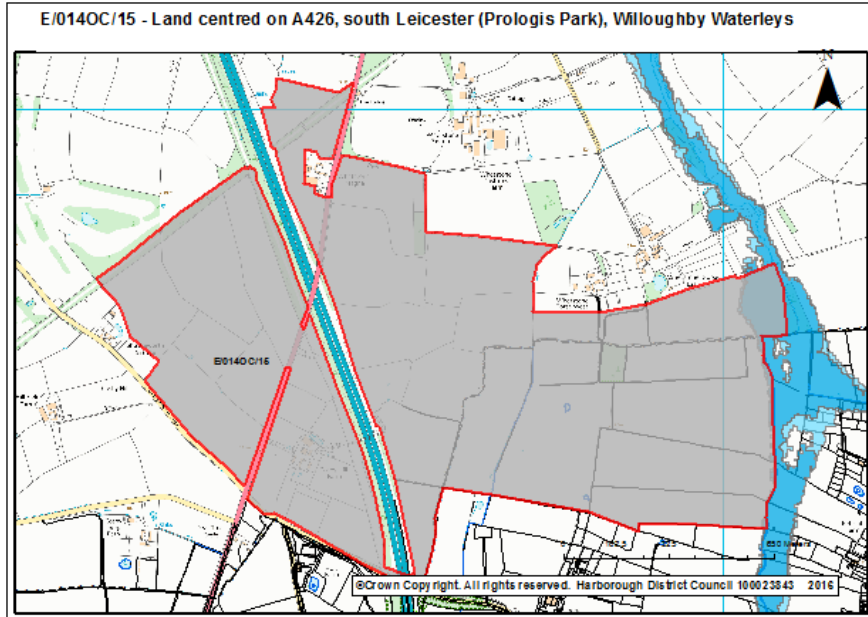
Achievability: There has been development on the site within the past 5 years although delivery has been relatively slow. The site would constitute an extension of the Compass Point Business Park which has infrastructure partially in place. Overall the market attractiveness of the site is assessed as medium with the potential to meet local/regional demand. With an appropriate level of promotion and marketing the site is considered to be **achievable** for employment development.

Summary: The site is considered to be **deliverable in 0 – 5 years**.

Site Capacity:	
Total site area available for development (hectares):	4.9ha
Density applied (sq.m per ha):	3,850sq m
Estimated capacity (sq.m)	18,865sq m
Likely Use Class:	B1/B2
Greenfield / PDL	Greenfield
Timeframe for Development	0 - 5 years

Appendix C: Not currently developable site maps and summary information

E/0140C/15 – Whetstone Pasture Estate (Land centred on A426, south Leicester (Prologis Park), Willoughby Waterleys)



Site Description: The site is centred on the intersection of the A426 Lutterworth Road and M1 motorway, to the south of Leicester and lies partially within Harborough and Blaby administrative districts. The site is close to Willoughby Waterleys which is a small rural settlement. It is approximately 4km from the Countesthorpe which has a range of services and facilities. Open countryside in agricultural use surrounds the site. The site has been put forward in conjunction with the creation of a new motorway junction (proposed to be 20a) on the M1 and the relocation of a motorway service area.

Suitability: Site is not in a sustainable location for employment development, but could represent a potentially suitable location for strategic B8 uses. Site has access to the A426 but it is unlikely to be suitable without major new highway infrastructure (incl. proposed new M1 junction) to provide direct access. Limited access is available by sustainable modes of transport including to settlements outside Harborough district. The eastern fringe of the site lies within flood zone 2/3, and historic landfill on and adjacent to site will need to be investigated, mitigation likely. The site is considered **not currently suitable**.

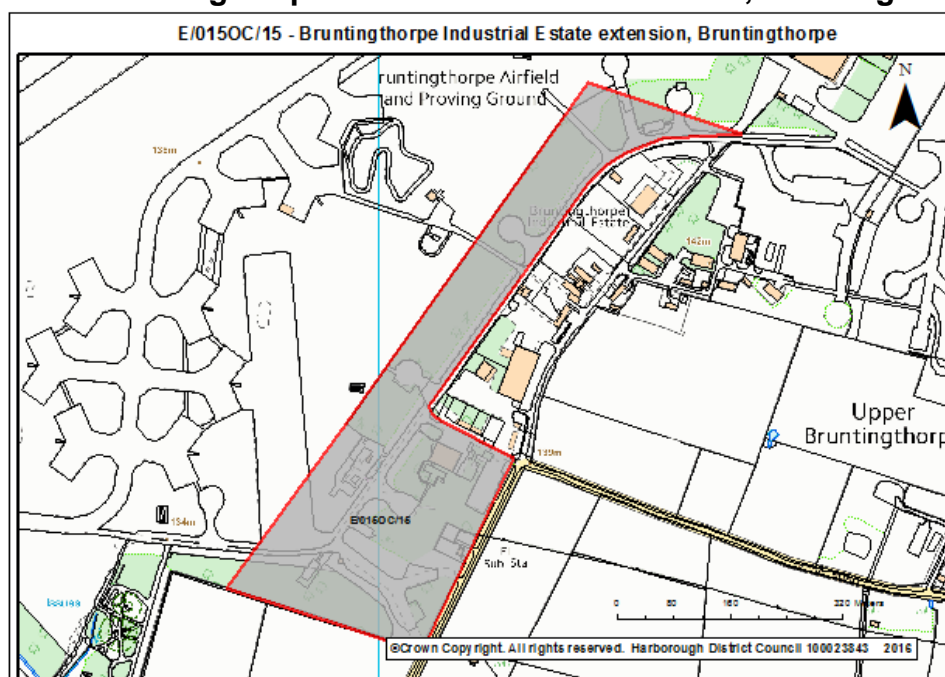
Availability: The site is in dual ownership and under option to a developer with an intension to realise employment development. It currently has no planning consent or planning history for employment use. Site promoter suggests that the site could become available for development in 6-10 years, with delivery estimated to take 15 years. The site is considered **potentially available**.

Achievability: Accessibility factors that could significantly restrict the sites delivery in the next 0-5 years have been identified, due to the need for major new highway infrastructure (new M1 junction) to provide access to the site. No market or cost factors preventing development are identified by the promoters. The overall attractiveness and marketability of the site is likely to be medium / high, but given the infrastructure constraints it is considered **not currently achievable** in the plan period.

Summary: The above factors result in the site being **not currently developable** due to site access restrictions. The provision of a new, all movement junction on the M1, to the agreement of Highways England, would be needed to make the site developable.

Site Capacity:	
Total site area available for development (hectares):	80 ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield
Timeframe for Development	Not currently developable

E/0150C/15 – Bruntingthorpe Industrial Estate extension, Bruntingthorpe



Site Description: The site forms part of the Bruntingthorpe Proving Ground close to the villages of Bruntingthorpe and Upper Bruntingthorpe. It lies to the west of Bruntingthorpe Industrial Estate. There are very limited services and facilities nearby. Fleckney is the nearest Rural Centre (4.1 miles) and Gilmorton the closest SRV (2.8 miles).

Suitability: The site not well related to Market Harborough, the Key Centres or Rural Centres recognised as sustainable locations for employment development. It lies in open countryside and is relatively remote. It is previously developed land but has poor access to the strategic road network and poor accessibility by sustainable modes. The Highway Authority has indicated that Mere Road is not considered of a suitable standard for access. Access from Bath Lane then internally to the site would provide an improvement but does not overcome Highway Authority 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. At its current scale, the site is considered **not suitable** for employment development.

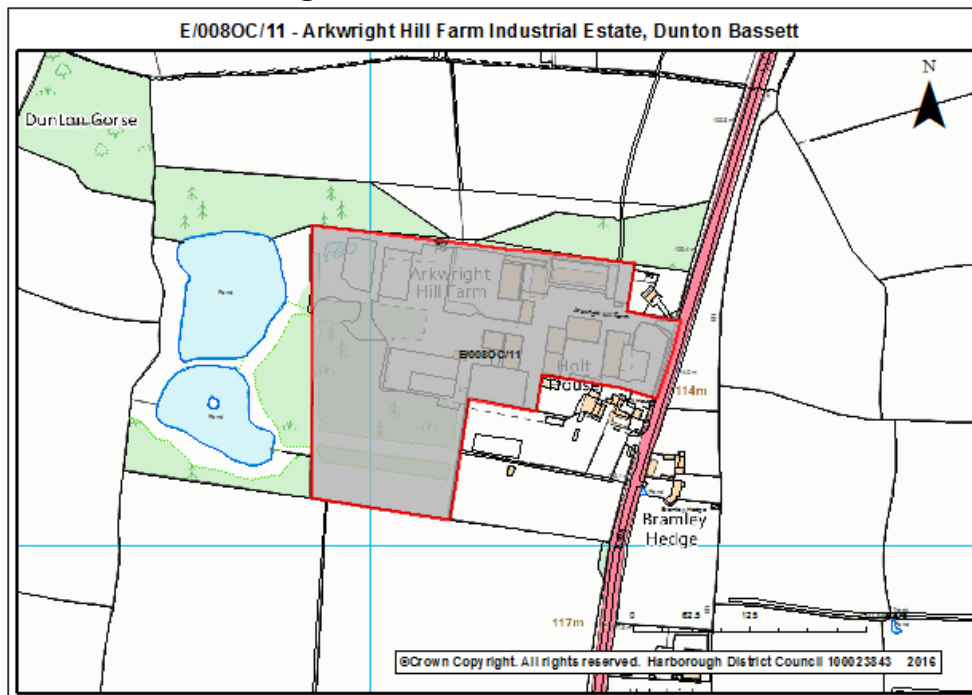
Availability: The site was put forward in 2015. It is currently vacant with existing tree cover and is controlled by the owner with an intention to develop it for employment uses. No timeframes for development are indicated. There is an existing planning consent for B1(b) employment development on 0.63ha of the site. BPG has an extensive planning history for permanent and temporary uses. It is therefore considered **potentially 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. Overall it is assessed as having low market attractiveness to meet local demand. The site as proposed is considered **not currently achievable**. Some limited development based on restricted / specialist BPG related uses may be achievable.

Summary: The above factors result in the site being **not currently developable**.

Site Capacity:	
Total site area available for development (hectares):	13.3ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	PDL
Timeframe for Development	Not currently developable

E/0080C/11 – Arkwright Hill Farm Industrial Estate, Dunton Bassett



Site Description: The site is located approximately 2km from Dunton Bassett, the closest settlement and Selected Rural Village, with a limited range of services. The closest key / rural centre is Broughton Astley approximately 5 km 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 lies in open countryside and is not well related to Market Harborough, Key Centres or Rural Centres (recognised as sustainable locations for employment development). It is regular in shape and is partly previously developed land. Development could have a negative impact on the landscape and potential contaminated land issues (related to intensive agriculture) would need to be investigated. The site is remote and has poor accessibility by sustainable modes of transport. The site is therefore considered **not suitable** for employment development.

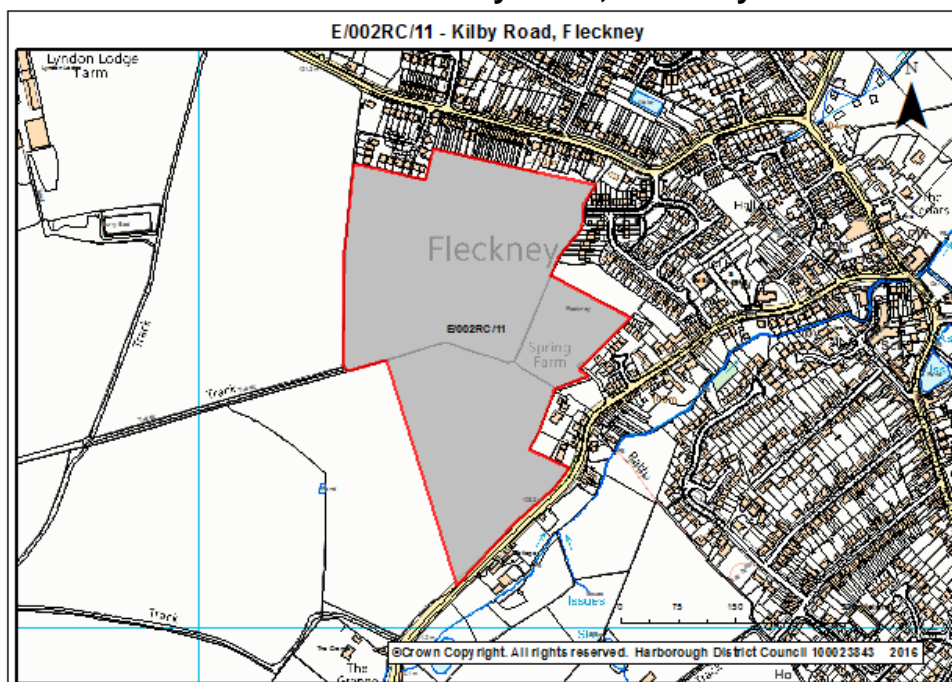
Availability: Site is currently partly agricultural land and partly in employment use. It is controlled by an owner / developer with an intention of developing it for employment. It currently has a range of B class and sui generis uses on site and on adjacent sites and a history of (mainly retrospective) permissions. The owner estimated in 2012 that the site was deliverable within 3 years. No updated evidence has been submitted. The site is considered **potentially available** for employment development.

Achievability: There are unlikely to be any cost factors to make the site unviable and the overall market attractiveness is assessed as medium. However, the site does not relate well to the settlement hierarchy and is not considered a sustainable location for employment development. Given these factors the site is considered **not currently achievable** for employment development.

Summary: The above factors result in the site being **not currently developable**.

Site Capacity:	
Total site area available for development (hectares):	7.8ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield/PDL
Timeframe for Development	Not currently developable

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 is consistent with the settlement hierarchy being adjacent to Fleckney, a Rural Centre. However, the scale of the site is unlikely to be appropriate for Fleckney and may present problems in terms of access for larger commercial vehicles as all traffic would need to go through the village centre and residential areas. The Highway Authority has indicated that 2 points of access would be needed and that all roads are narrow and subject to 7.5 tonne weight restriction with a high volume of on street parking. It is not well related to the existing employment area. Therefore the site is considered **not currently suitable**.

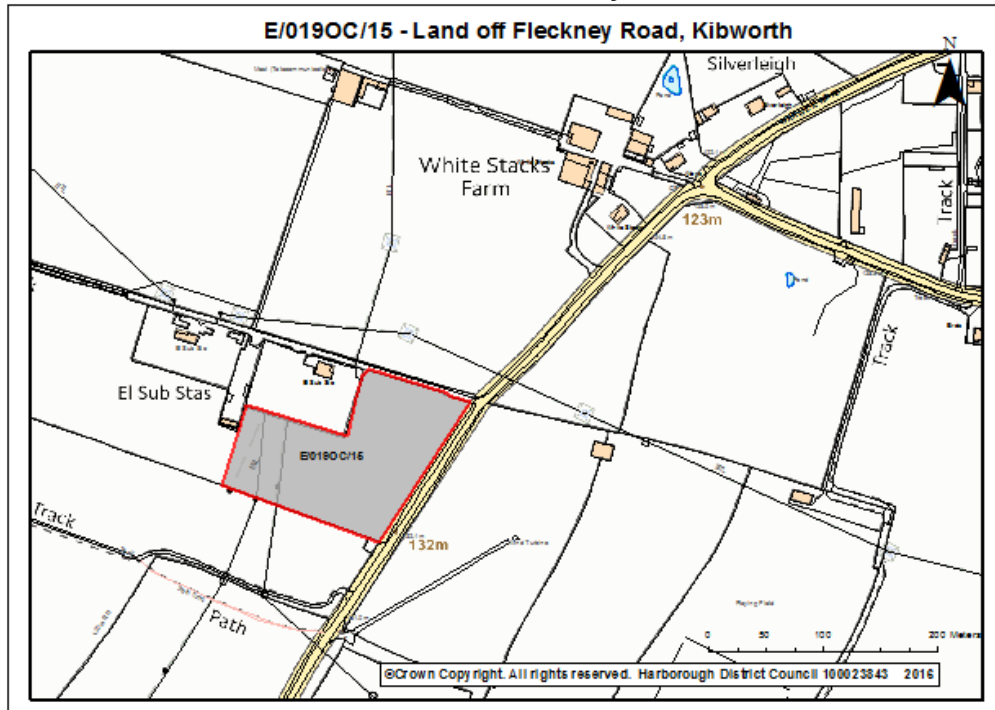
Availability: Site is currently in agricultural use. The site, which was put forward in 2012, is in multiple ownership, and the owners stated an intention to release for employment development. It currently has no planning consent. There has been no update relating to the site. Therefore the site is considered **not currently available** for employment use.

Achievability: Access to the site could have a substantial impact on the village centre and residential areas. The current scale of the site is unlikely to be achievable for Fleckney and the local employment market is unlikely to support development on the scale proposed. Overall market attractiveness is assessed as low. 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**.

Summary: The above factors result in the site **not currently developable**.

Site Capacity:	
Total site area available for development (hectares):	12.4ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield
Timeframe for Development	Not currently developable

E/0190C/15 – Land off Fleckney Road, Kibworth



Site Description: The site lies outside Kibworth to the west of Fleckney Road. It is currently agricultural land and is adjacent to the electricity substation. The nearest settlement is Kibworth, approximately 1.6km away, which is a rural centre and has a range of services and facilities.

Suitability: The site is well beyond the built up area of Kibworth in open countryside. It is not accessible by sustainable modes of transport. The adjacent power substation is a contaminated land consultation zone and there are high voltage power cables in the vicinity. Given its isolation the site is considered **not suitable** for employment development.

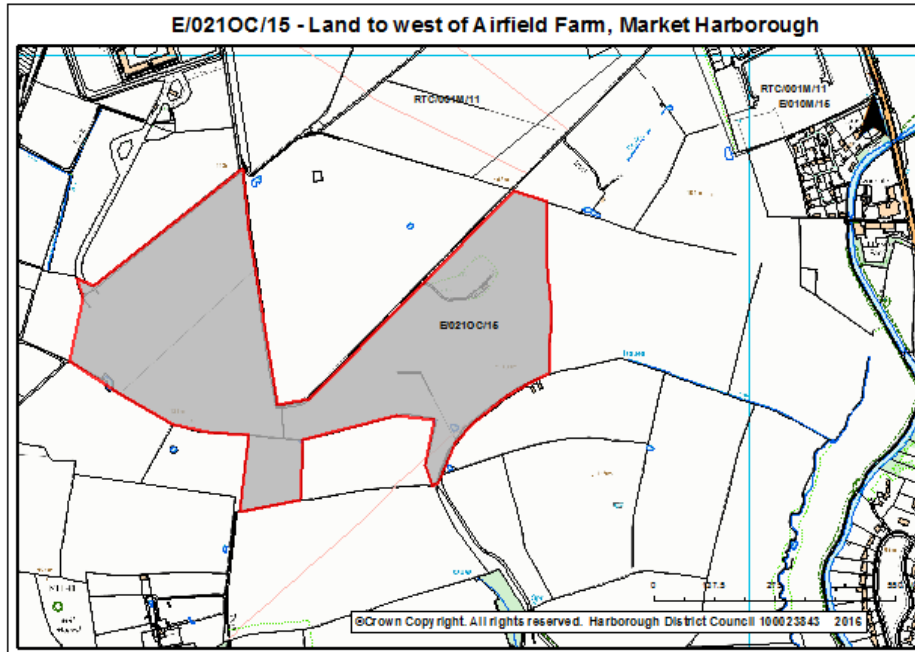
Availability: The site was submitted in 2015 with the promoter indicating that the site could come forward in 0 – 5 years. There is no planning consent relating to the site. The site is considered **potentially available** for employment development.

Achievability: The site is in open countryside and is not well related to Kibworth. Overall the sites market attractiveness for all B uses is assessed as low. The site is considered **not achievable** for employment development.

Summary: The above factors result in the site being **not currently developable** for employment development. The site is in open countryside and not a sustainable location for employment development.

Site Capacity:	
Total site area available for development (hectares):	1.8ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield
Timeframe for Development	Not currently developable

E/0210C/15 – Land to west of Airfield Farm, Market Harbourough



Site Description: This site lies to the east of the committed North West Market Harbourough Strategic Development Area (SDA). It extends west towards Gartree Prison and south towards the edge of Lubenham. It is in agricultural use. Services and facilities are available nearby in the district centre of Market Harbourough.

Suitability: The site does not relate well to the committed MH Strategic Development Area. It extends into open countryside between Lubenham and Market Harbourough. It is located in the Area of Separation between the 2 settlements as proposed in the examination version of the Lubenham Neighbourhood Plan. There is no suitable access to the site and access through the Airfield Farm planned development would be unacceptable. The site is irregular in shape and excessive in scale. The site is considered **not currently suitable** for employment development.

Availability: The site was put forward in 2016 and is in single ownership. There is no developer involvement, no planning history for employment development and no other evidence to support the submission. The site is considered **potentially available**.

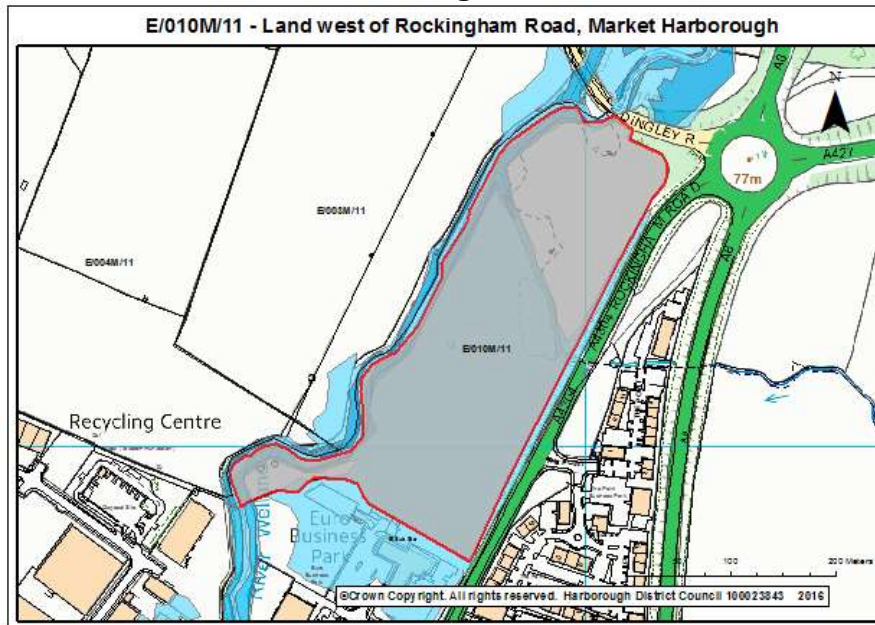
Achievability: The site is too remote from the town and planned development at the SDA. The site is out of scale with current and expected market demand and there is no access to the site. Overall the market attractiveness of the site is assessed as low, with the potential to meet local need. Furthermore the site is likely to be within the Area of Separation defined in the Lubenham Neighbourhood Plan, currently at the Examination stage. The site is therefore considered **not currently achievable**.

Summary: The above factors result in the site being **not currently developable**.

Site Capacity:	
Total site area available for development (hectares):	37.9ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield
Timeframe for Development	Not currently developable

* site proposers estimate.

E/010M/11 – Land west of Rockingham Road, Market Harbourough



Site Description: The site is located to the north east of Market Harbourough adjoining Euro Business Park to the south. The site is a medium sized greenfield site bordered by the A4304 (Rockingham Road), Dingley Road to the north and open countryside to the west. The northern part (approximately a third) of the site lies within the administrative area of Kettering Borough Council. A wide range of services and facilities are available in the town centre of Market Harbourough (1.3km).

Suitability: Site is located on the edge of the town and close to existing employment areas. The site has access to the highway network although some mitigation measures may be needed. There is good access to sustainable modes of transport. Site lies within the Area of Separation between Great Bowden and Market Harbourough, as currently defined (to be reviewed as part of the Local Plan). The site is within a mineral consultation area. The part of the site within Harborough District is almost entirely within flood zones 2 and 3 associated with the River Welland. This is unlikely to be mitigatable and therefore the site is considered **not suitable** for employment development.

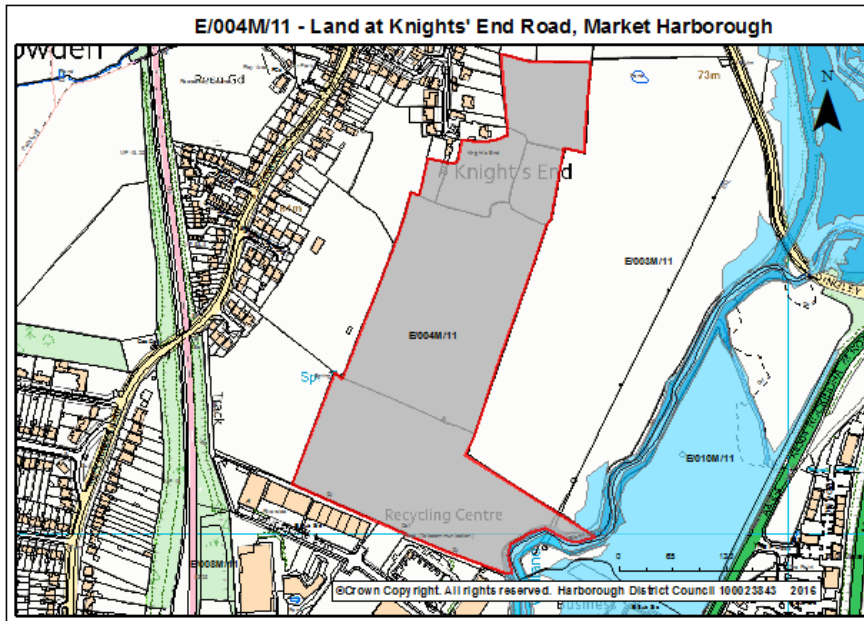
Availability: The site was put forward in 2012 with the promoter indicating that the site is in single ownership and could come forward for development in 0 – 5 years. No update has been received. There is no planning history for employment development on the site. The site is considered **not currently available** for employment use.

Achievability: The site has a long main road frontage and could form a continuation of existing employment development in the area. Its overall market attractiveness is assessed as medium. The vast majority of the site is within flood zones 2 and 3. Necessary adjustments to allow for climate change, and the potential cost of mitigation measures and highway improvements could affect achievability. The overall market attractiveness of the site is assessed as medium. Given the flood risk issue, the site is considered **not currently achievable** for employment use.

Summary: The above factors result in the site being **not currently developable**.

Site Capacity:	
Total site area available for development (hectares):	6.6ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield
Timeframe for Development	Not currently developable

E/004M/11 – Land at Knights End Road, Market Harborough



Site Description: This site extends from the edge of Great Bowden to Riverside Industrial Estate on the northern edge of Market Harborough. It is agricultural land and there is further agricultural land to the east and west. Land adjacent to the west adjoining Great Bowden has planning permission for residential development. A wide range of services and facilities are available in the town centre of Market Harborough (1.3km).

Suitability: The whole of the site is currently within the Area of Separation between Market Harborough and Great Bowden although this is due for review as part of the Local Plan (and is a policy on issue not considered by this assessment). Development has the potential to impact on the setting of Great Bowden and the Conservation Area. Housing has been permitted adjacent to the east and development could limit the range of B class uses and impact on future occupiers. Only the southern part of the site relates well to Market Harborough being adjacent to an existing industrial area. Access would need to be via Riverside Industrial Estate which may have insufficient capacity for a site of this scale. The Highway Authority has indicated that 2 points of access may be needed. The site does not have access to Dingley Road. Most of the site is within a mineral consultation area and the industrial area is a contaminated land consultation zone. It is accessible by sustainable modes of transport. Given its current extent and scale, the site is considered **not currently suitable** for employment development.

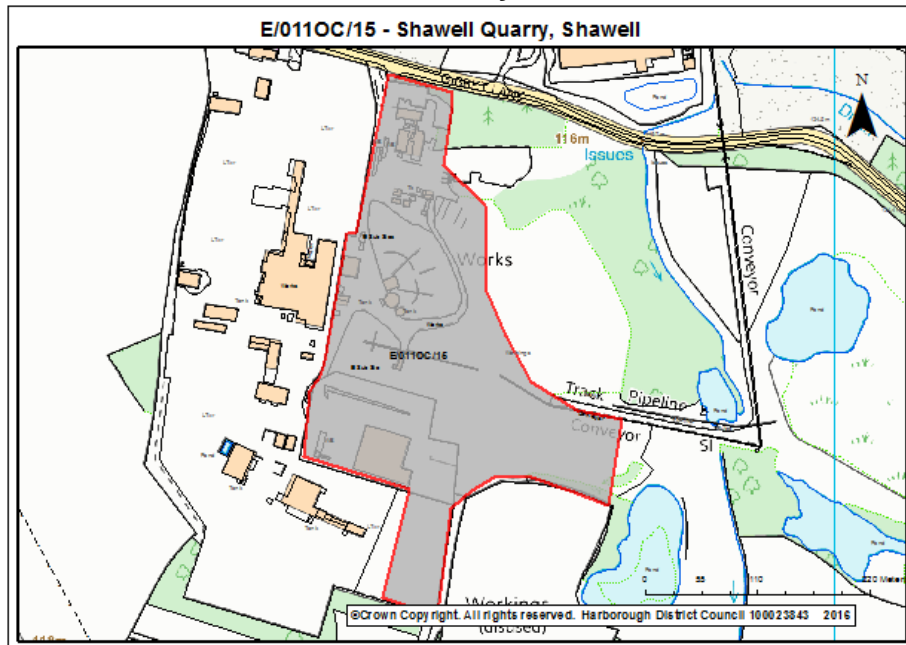
Availability: Availability was last updated in 2012 and indicated that the site is in single ownership and could be developed in 5 – 10 years. Part of the original site has been excluded as it now has planning permission for housing. It is not known if the owner is still promoting the site in view of the recent planning permission. The site in its current form is therefore considered **not currently available**.

Achievability: Overall the market attractiveness of the site is assessed as medium, with potential to meet local/regional demand. Given the above constraints, particularly around access capacity and impact on planned residential development, it is unlikely that the full extent of the site is achievable. The southern part of the site adjacent to the industrial estate may provide some scope for a small extension to the existing industrial area. However, taken as a whole, the site is considered **not currently achievable**.

Summary: The above factors result in the site being **not currently developable**. There may be some scope for a small extension the industrial area in the southern part of the site. A change in the Area of Separation boundary as part of the Local Plan would be needed to allow for this.

Site Capacity:	
Total site area available for development (hectares):	10.6ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	Greenfield
Timeframe for Development	Not currently developable

E/0110C/15 – Shawell Quarry, Gibbet Lane, Shawell



Site Description: This site lies within Shawell parish and forms part of the Shawell Quarry site south of Gibbet Lane, approximately 800m from the A5. Main uses on the site include concrete blockworks, stock yard, recycling yard, Readymix plant, offices and laboratories associated with this operation quarry. Adjacent uses include Moiner Tiles Works and agricultural land. There are limited services and facilities nearby. The closest rural settlement is Shawell just over 1km away and Lutterworth town centre is almost 6km away.

Suitability: The site is in open countryside, lying nearly 5 kilometres from Lutterworth. The site would constitute previously developed land. The site has reasonably good access to the A5 and the wider strategic transport network including the M1 and M6. The existing access has accommodated HGVs for many years without any access constraints. Due to its isolation, it is not considered a sustainable location for employment development. Accessibility by sustainable modes of transport is poor. There are various contaminated land issues relating to the site which would need to be investigated. The site is considered **not currently suitable** for employment development.

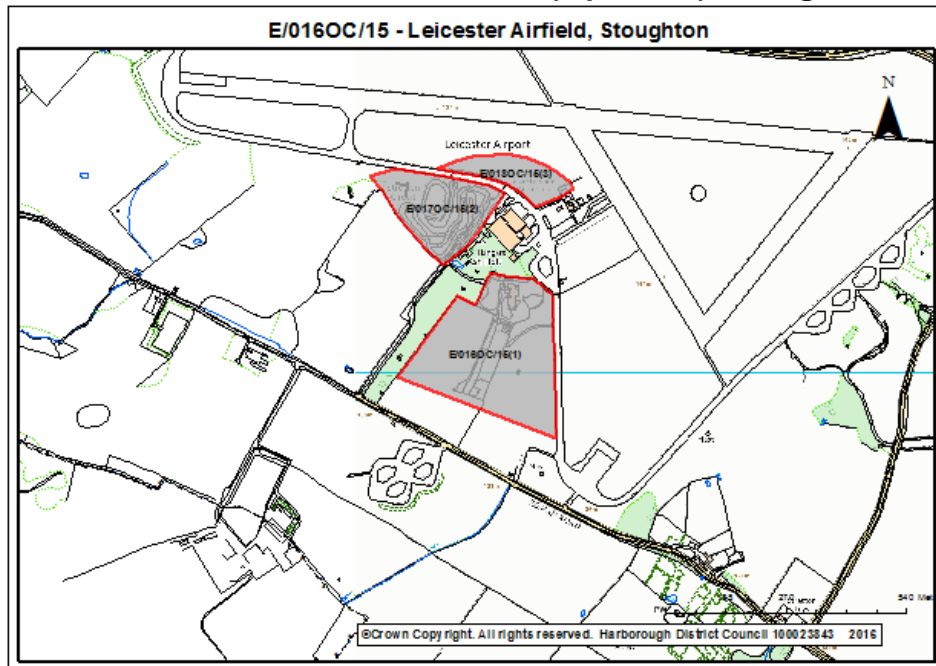
Availability: The site was put forward by an agent on behalf of the owner in 2016 for B1c/B2/B8 (small / strategic) uses. The submission indicates that the site will become available for development upon cessation of mineral extraction operations, estimated to cease when current ROMP permission expires on 31st December 2021. If further mineral extraction is approved, the site availability will be deferred accordingly. The site could therefore become available in 6 – 10 years. The site is therefore **not currently available** for employment development.

Achievability: The site is not available and would only become so if there is no extension to mineral extraction permission. Whilst the site would be PDL, it is in open countryside and does not constitute a sustainable location for employment development. Overall the market attractiveness of the site is assessed as medium to low, with potential to meet local / regional demand. Costs associated with addressing site conditions and constraints could negatively affect achievability. The site is considered **not currently achievable** for employment development.

Summary: The above factors result in the site being **not currently developable**.

Site Capacity:	
Total site area available for development (hectares):	7.5ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	PDL
Timeframe for Development	Not currently developable

E/016OC/15 – Leicester Airfield (3 parcels), Stoughton



Site Description: The site forms part of Leicester Airport and lies south east of Stoughton and to the east of Oadby. The site is currently in use as the airfield hub, a go-kart track and agricultural land. The site is relatively flat and is accessed by Gartree Road. There are limited services and facilities nearby and the nearest Rural Centre (Great Glen) is approximately 4 kilometres away. There are other services available in Oadby (within 5 kilometres).

Suitability: The site lies in open countryside and is not a sustainable location for employment development. Access would be via Gartree Road which is subject to a 50, mph speed limits and a 7.5 tonne weight restriction. The Highway Authority has indicated that a development generating HGV movements is unlikely to be supported. There is a contaminated land consultation zone associated with the Airport which would need to be investigated. Although close to the Leicester Principal Urban Area, accessibility by sustainable modes of transport is poor. Given its scale, the site is considered **not currently suitable** for employment development.

Availability: Site is in single ownership and the landowner has indicated through a 2016 submission that the site is available and could come forward in 3 phases, the first of which could be within the next 5 years. There are no planning consents in place relating to the proposed uses. The site is considered **potentially available** for employment development.

Achievability: The site promoter cites strong demand for both aviation and non-aviation uses at the airport. However, given the capacity the existing highway network in this area, the achievability of this scale of scheme is limited. Although close to the PUA, the site is in open countryside and not considered a sustainable location for such development. Overall the market attractiveness of the site is assessed as low, with some potential to meet local demand. The site is therefore considered **not currently achievable** for employment development.

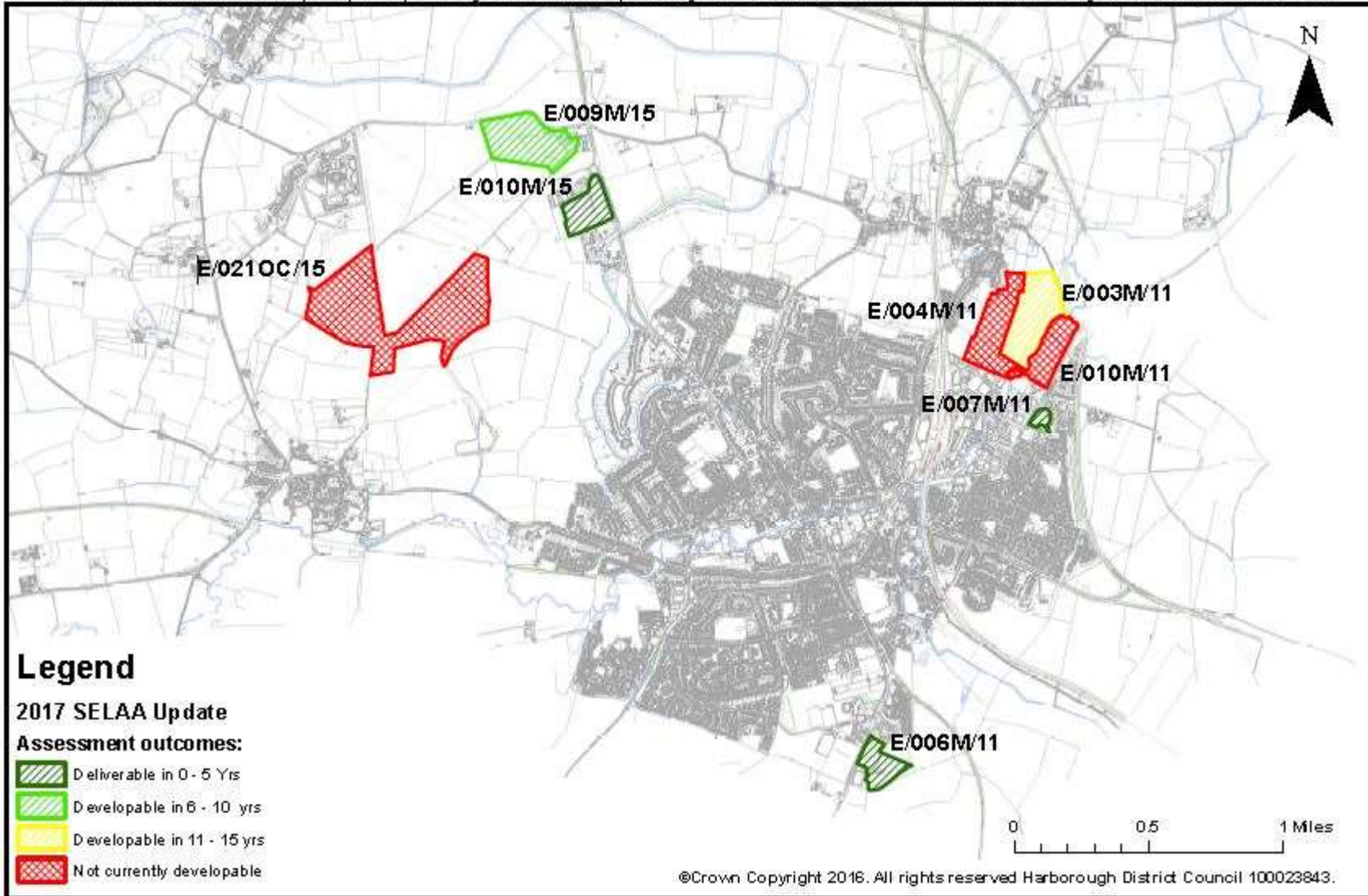
Summary: The above factors result in the site being **not currently developable** for employment development. Notwithstanding the above, there may be some capacity to accommodate small scale employment development specifically related to the airport use.

Site Capacity:	
Total site area available for development (hectares):	25ha
Density applied (sq.m per ha):	N/A
Estimated capacity (sq.m)	N/A
Likely Use Class:	N/A
Greenfield / PDL	PDL/Greenfield
Timeframe for Development	Not currently developable

Appendix D: Settlement maps

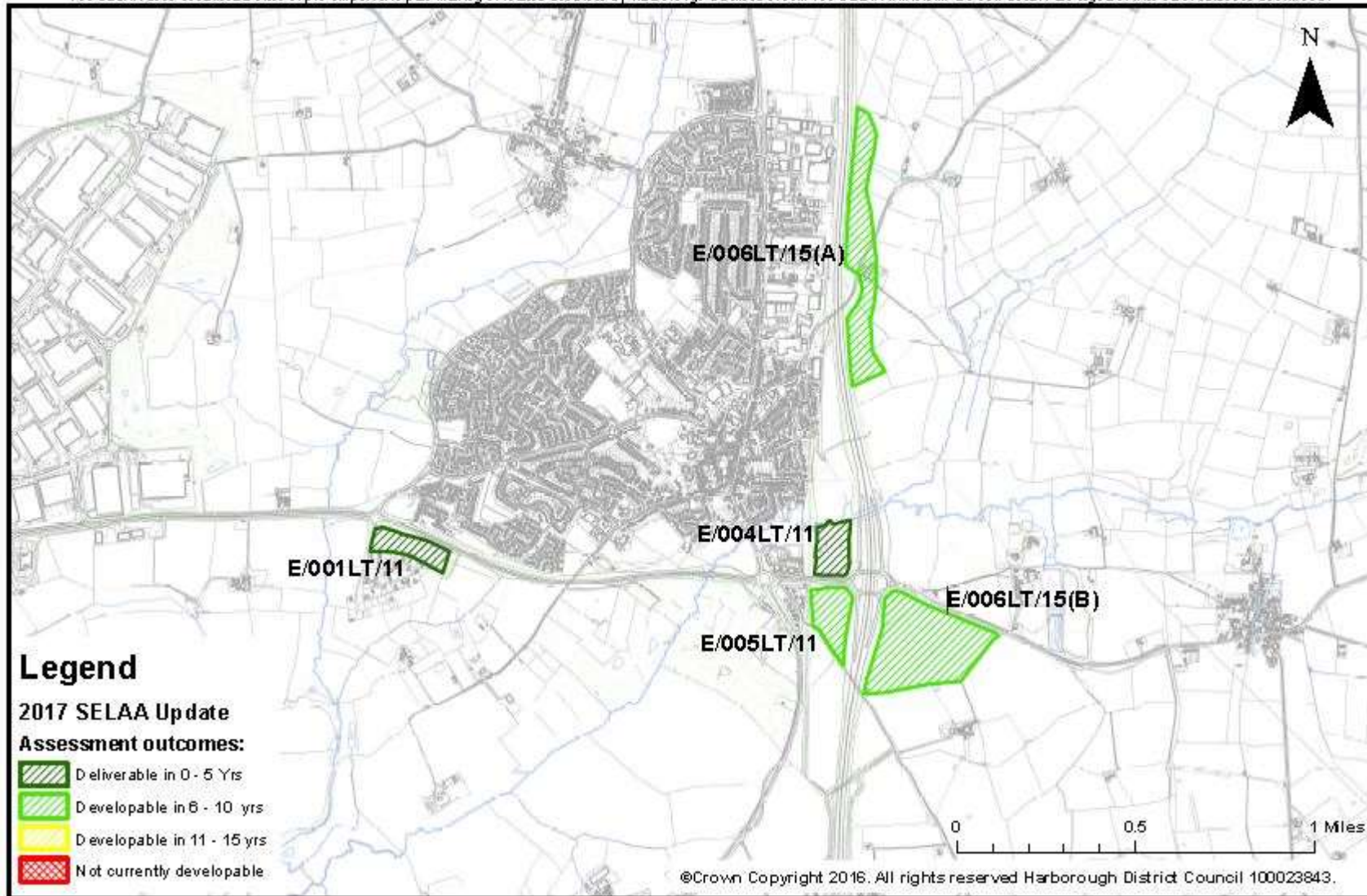
SELAA 2017 Market Harbour Outcomes

The SELAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council. The SELAA will inform the new Local Plan together with other evidence documents.



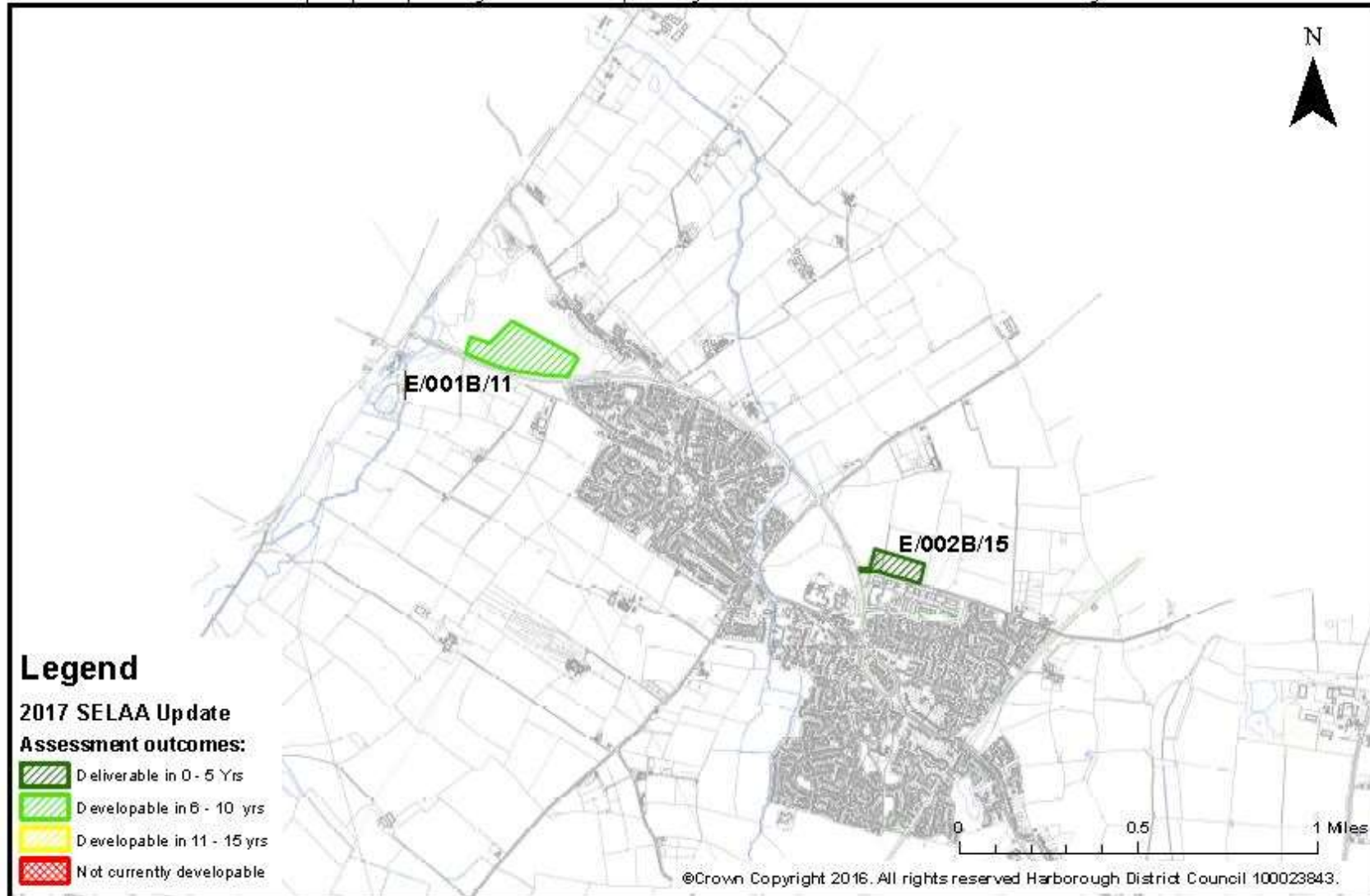
SELAA 2017 Lutterworth Outcomes

The SELAA does not allocate sites or pre-empt future planning or related decisions by Harborough District Council. The SELAA will inform the new Local Plan together with other evidence documents.



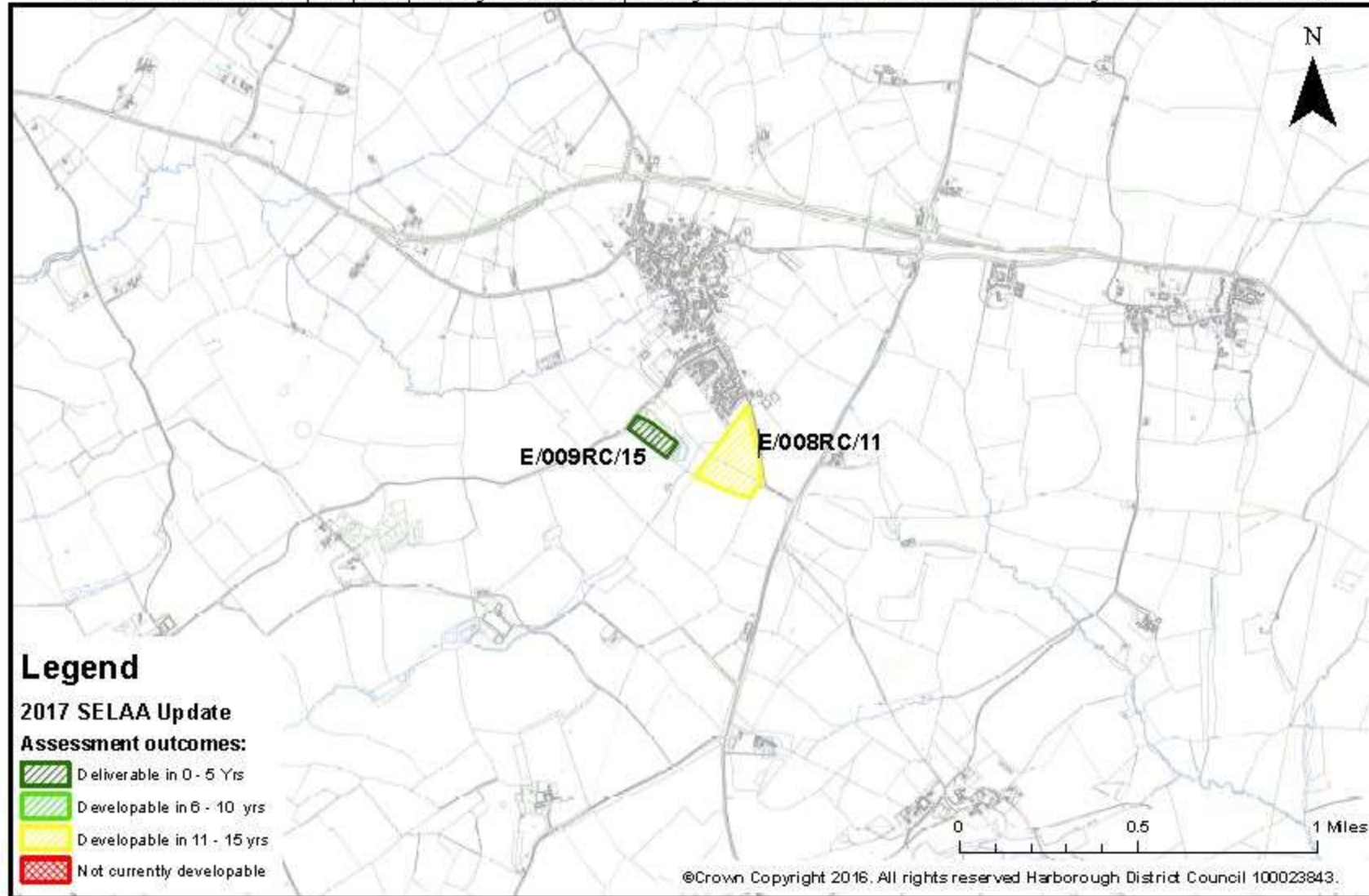
SELAA 2017 Broughton Astley Outcomes

The SELAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council. The SELAA will inform the new Local Plan together with other evidence documents.



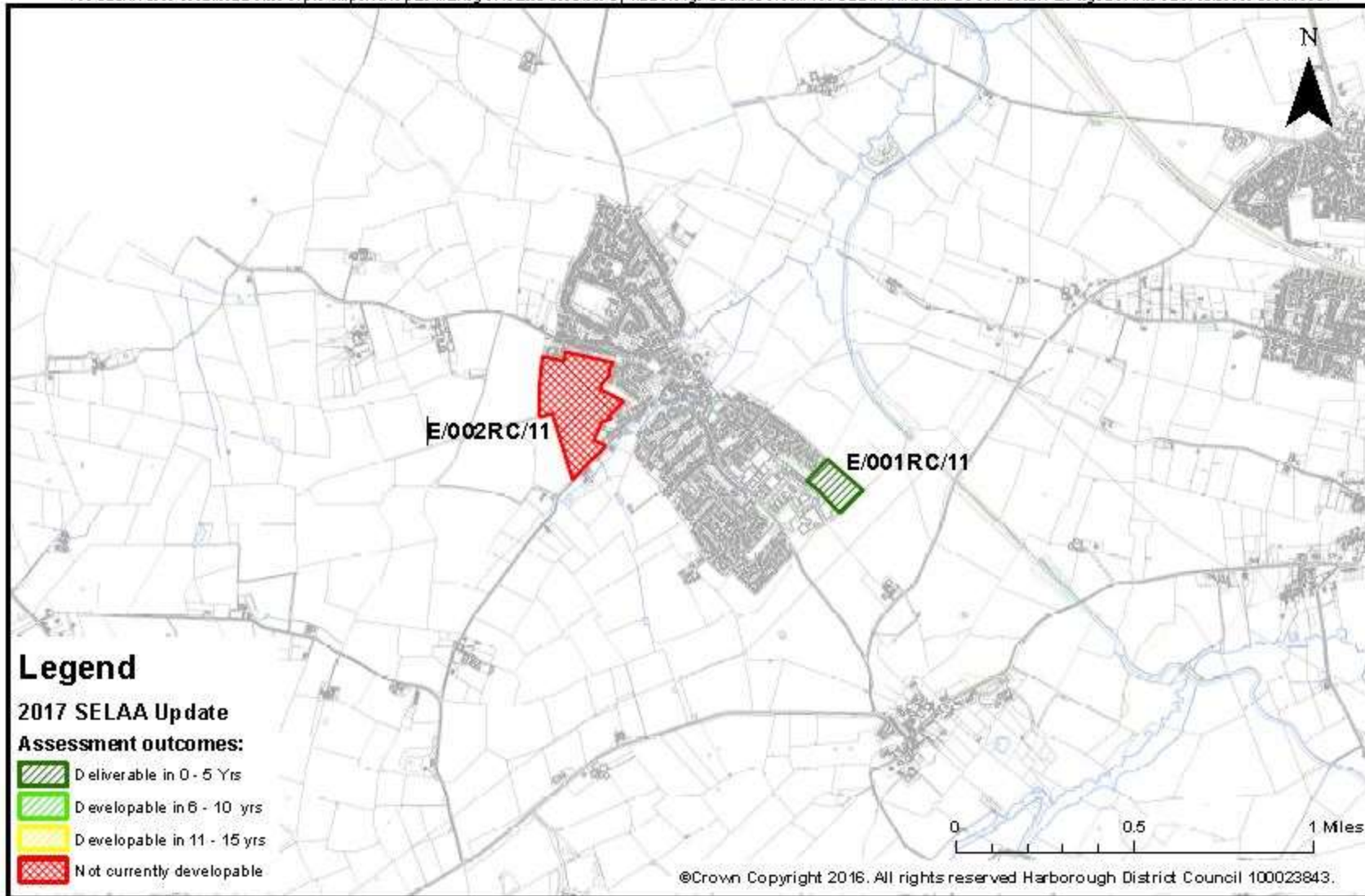
SELAA 2017 Billesdon Outcomes

The SELAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council. The SELAA will inform the new Local Plan together with other evidence documents.



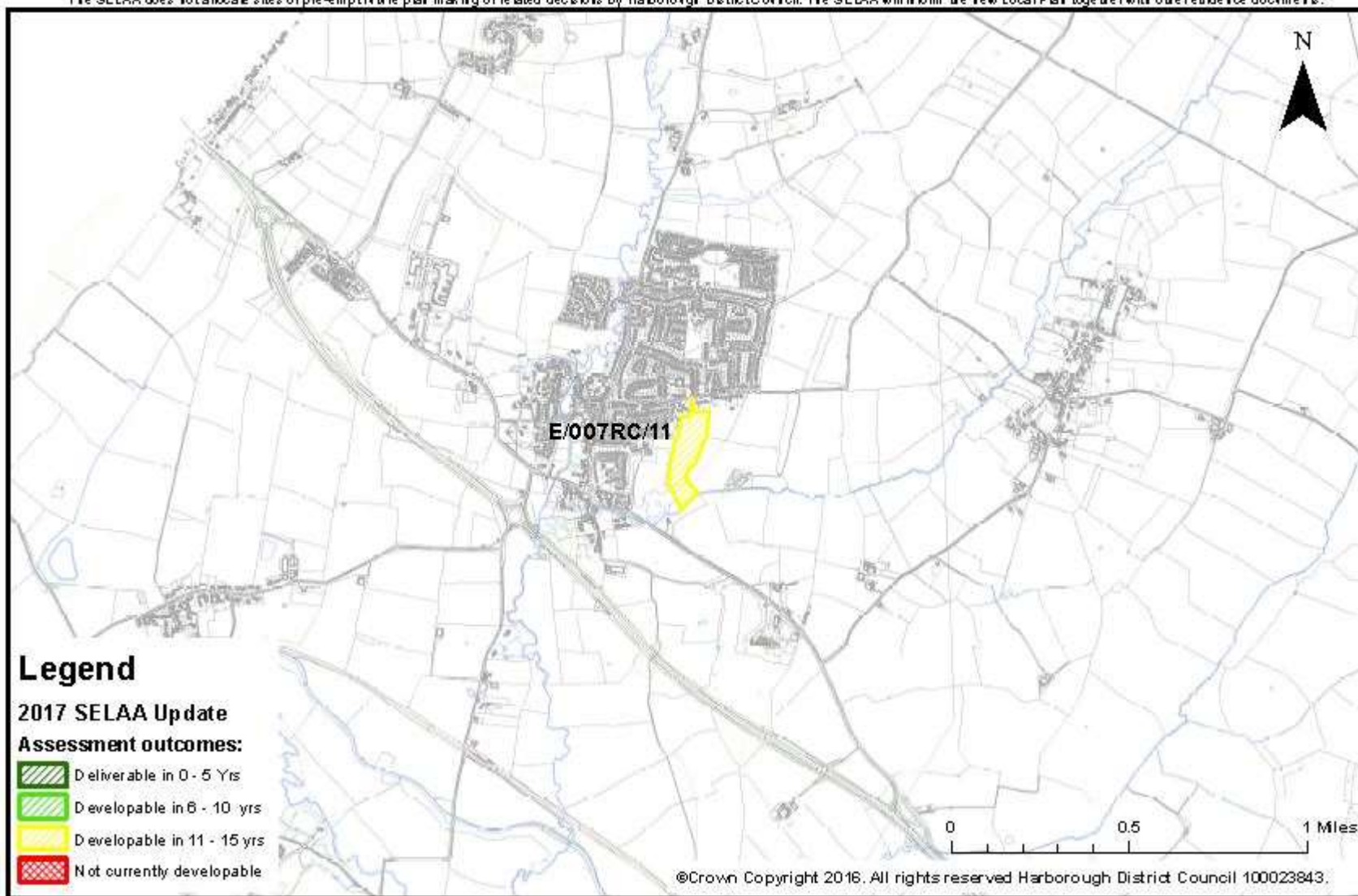
SELAA 2017 Fleckney Outcomes

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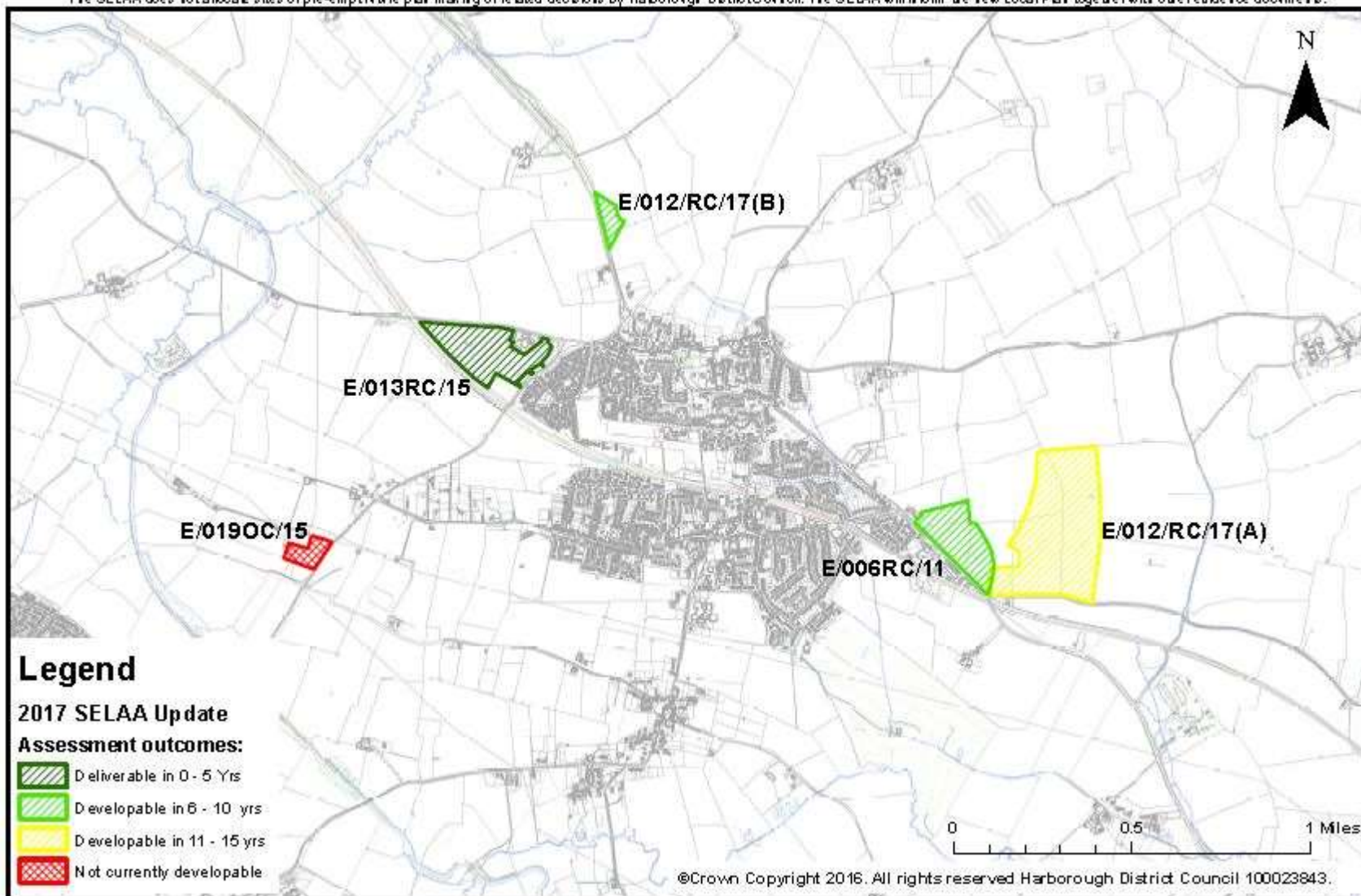
SELAA 2017 Great Glen Outcomes

The SELAA does not allocate sites or pre-empt the planning or related decisions by Harborough District Council. The SELAA will inform the new Local Plan together with other evidence documents.



SELAA 2017 Kibworth Outcomes

The SELAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council. The SELAA will inform the new Local Plan together with other evidence documents.



SELAA 2017

Bitteswell / Lutterworth Outcomes

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